

LUTON BUSINESS PARK

M1, JUNCTION 11A



**A NEW HIGH-SPEC
MULTI-LET DEVELOPMENT**

COMPRISING 98,115 SQ FT ACROSS 8 UNITS

Units from 5,831 – 32,273 sq ft



COMING SOON

Planning secured

A high specification multi-let development ideally located with immediate access to M1 Junction 11A, comprising 98,115 sq ft across 8 units.



EPC
A RATED



IMMEDIATE ACCESS
TO M1 JUNCTION 11A



Prime access, premium space

Luton Business Park will deliver 98,115 sq ft across 8 units in an enviable location at Junction 11A of the M1.

Units 1 to 7 offer unit sizes ranging from 5,831 - 15,227 sq ft with clear eaves heights of 8m to under haunch. Units can be combined to deliver various sizes up to 65,841 sq ft.

Unit 8 is a detached and secure self contained unit of 32,273 sq ft with 10m clear eaves height to under haunch with a self-contained yard.

The development will be delivered to a high specification, EPC A rated and BREEAM Excellent.



Built for a greener future

sustainable design, renewable energy
& eco-friendly innovation



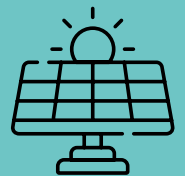
As a PlanetMark Certified Business, Hampton Brook is committed to the delivery of sustainable urban industrial / logistics solutions.



Responsible sourced assured
construction materials

BREEAM®

BREEAM Excellent



331 sq m of PV installation
targeting more than 8
tonnes of CO² savings / year



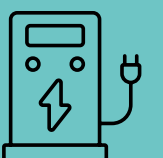
10% Roof Lights



EPC A rating



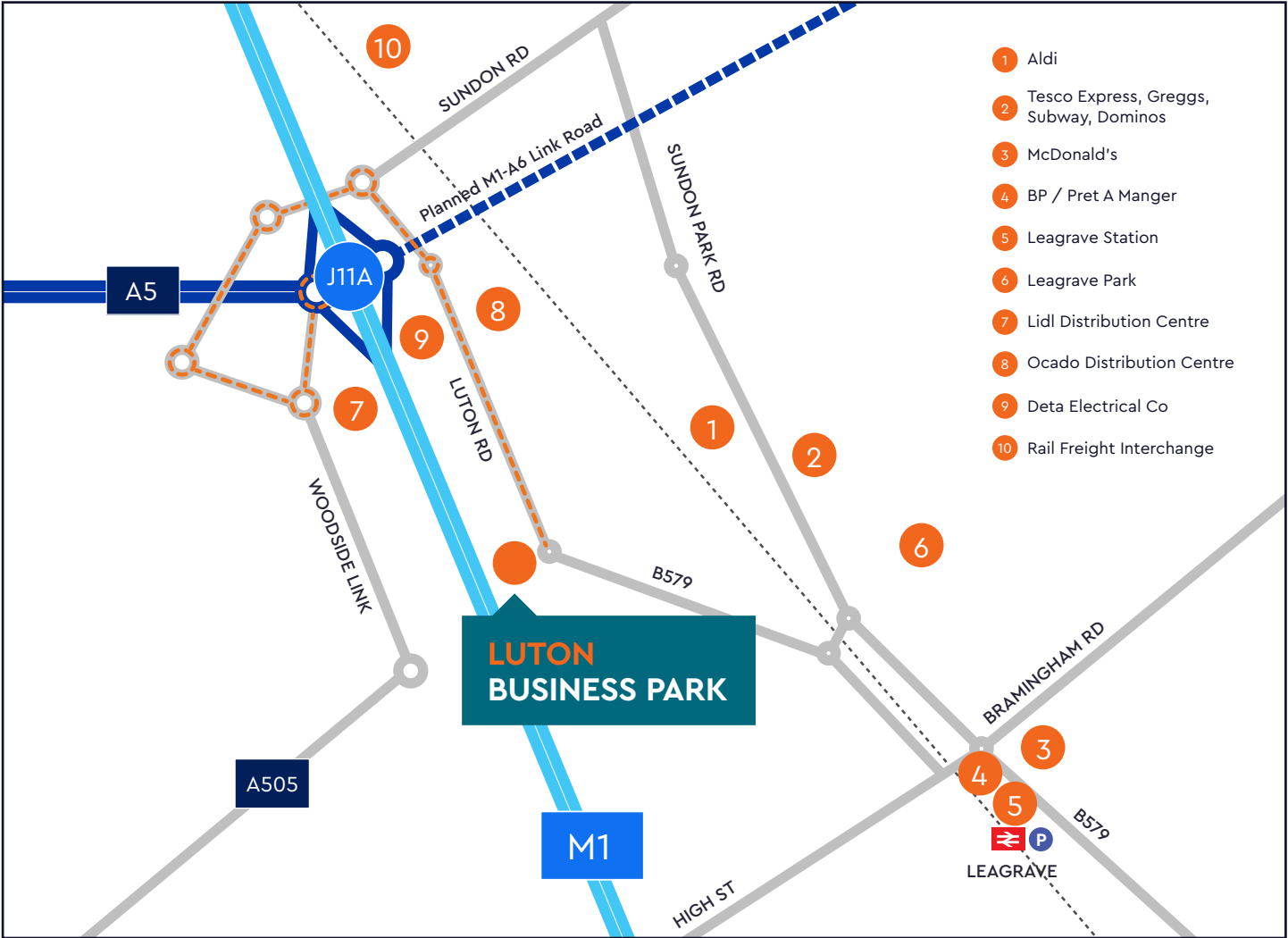
58 Cycle
Parking
Spaces



37 Electric
Car Charging
Points

Strategically located

Luton Business Park is located to the North West of Luton accessible from Junction 11A, where the A5 link road also meets the M1.



Located to the north west of Luton the site is accessible from Junction 11 of the M1 via Luton town and Junction 11A of the M1 to the North adjacent to the A5 link road.

The nearest train stations are Leagrave 1.1 miles, Luton 5 miles and Luton Airport Parkway 7.7 miles. All stations provide frequent services into London St. Pancreas. The DART connects Luton Airport Parkway to the airport in under 4 minutes.

The site is accessed via Luton Road, providing good access onto the wider road network and excellent link to key infrastructure routes M1, A5 and A6.

Places	Miles	Time
Luton Leagrave Station	1.3	6 mins
M1 Junction 11A	2	4 mins
M25 Junction 21A	16	24 mins
M1/M6 Junction	48	1hr 1 min
Central London	40	1hr 19 mins
Birmingham	82	1hr 40 mins

Airports	Miles	Time
London Luton	9	15 mins
London Heathrow	41	49 mins

Ports	Miles	Time
London Gateway	65	1hr 30 mins
Dover	120	2hrs 30 mins

Trains to London St Pancras		Time
Luton Airport Parkway	23 mins (connects to DART – 4 mins)	
Luton		26 mins
Leagrave		40 mins

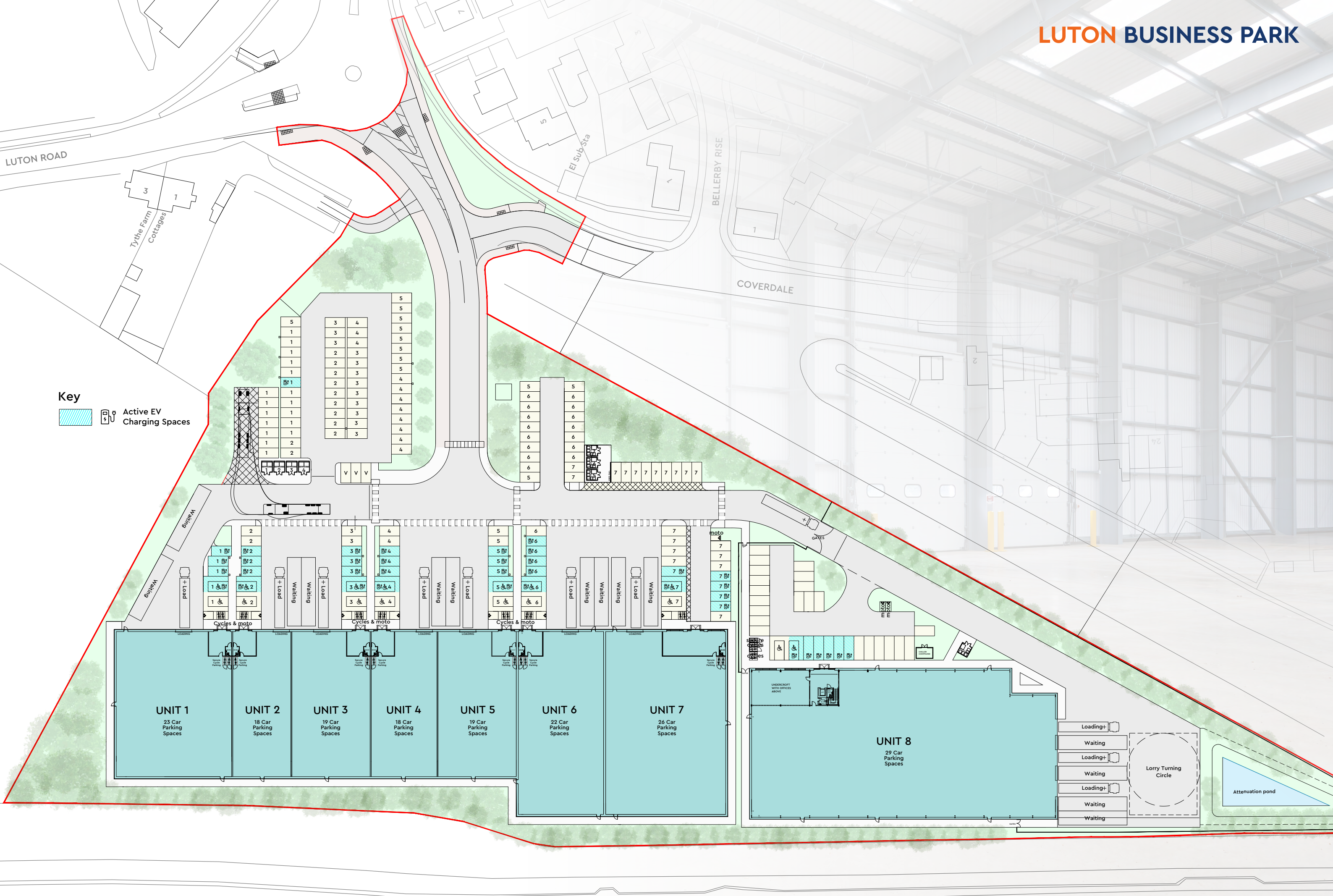


Unit 8:

Detached and self contained unit with secure yard

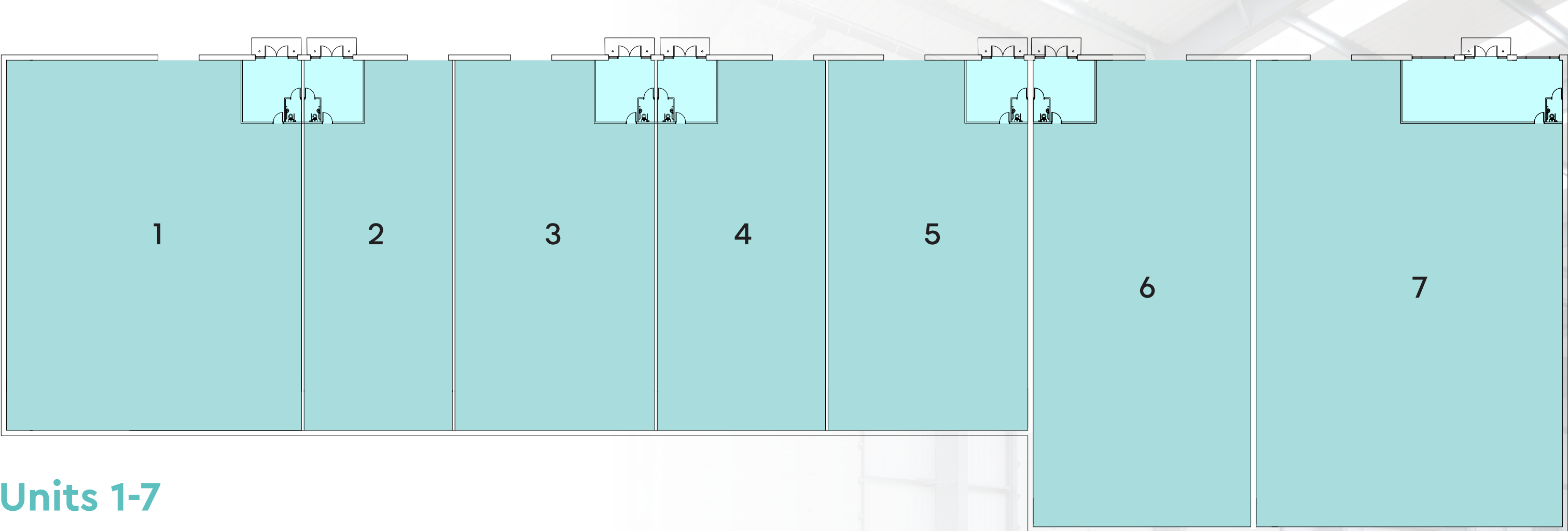
32,273 sq ft of industrial excellence with flexibility, power, and access built in





Key

Active EV Charging Spaces



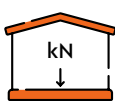
Units 1-7

Units 1-7 at Luton Business Park are part of an eight-unit development, offering high-quality accommodation from 5,831 - 15,227 sq ft. With 8m clear heights and 50 kN/sq m floor loading, they suit various industrial and logistics needs. Each unit includes a loading door, 18-26 parking spaces, active EV charging, HGV bays, cycle spaces, and motorcycle parking.

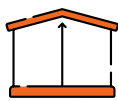
Power capacities range from 65 KVA to 150 KVA, ensuring flexibility for various operations. Combining efficient layouts with modern, energy-efficient features, these adaptable units provide functional, accessible premises for growing businesses.



Unit Size



Floor Loading



Clear Height



Loading doors



Car Parking Spaces



Active EV Parking Spaces



HGV Parking



Cycle Parking

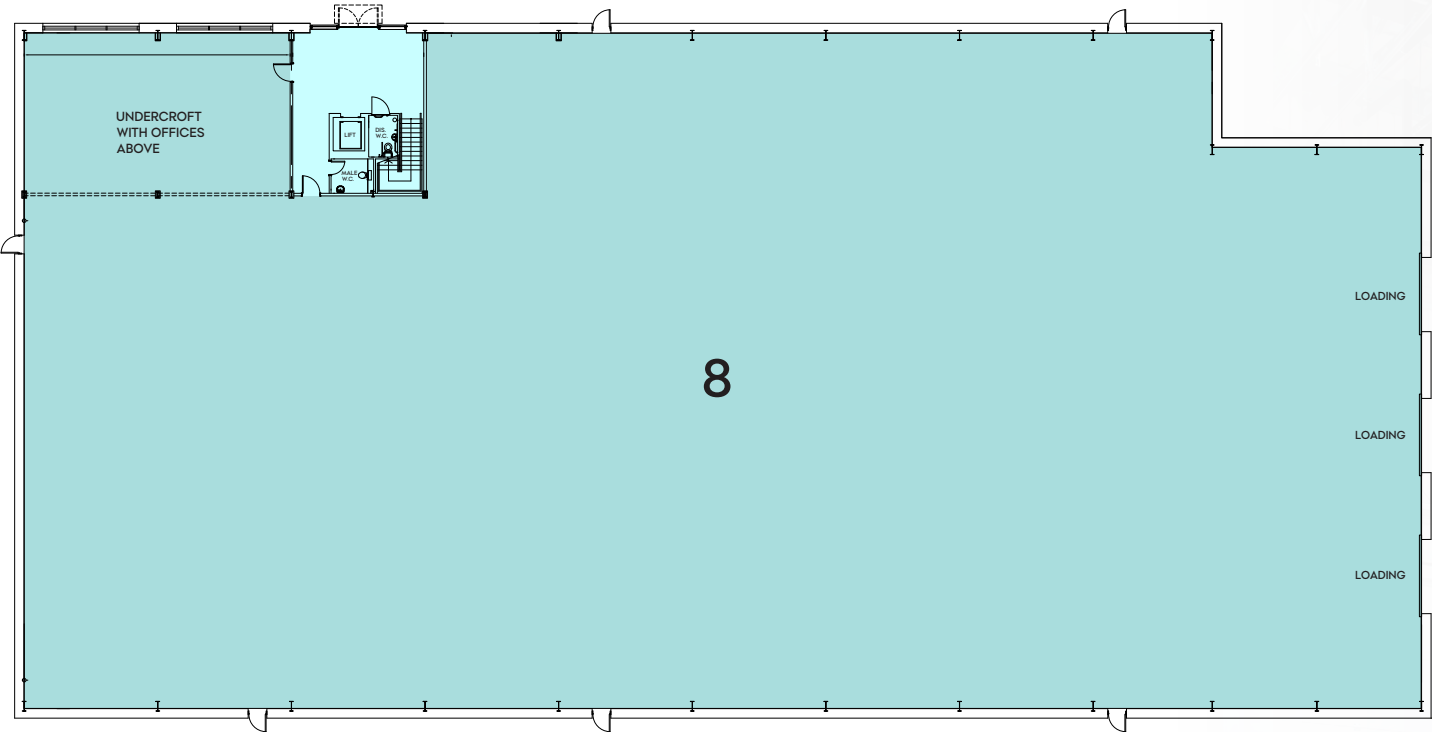


Motorcycle Parking

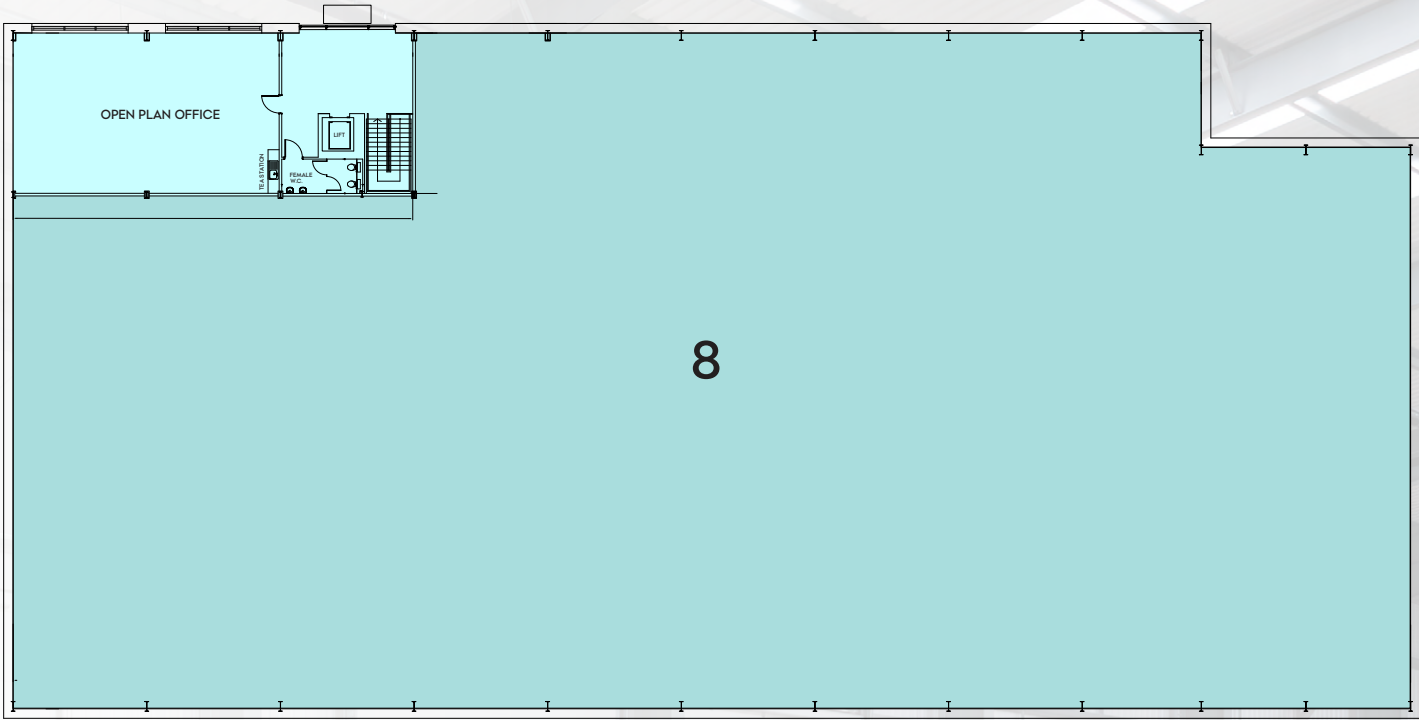


Power supply

Unit 1	11,658 sq ft	50 kN/sq m	8m	1	23	5	3	8	1	110 KVA
Unit 2	5,831 sq ft	50 kN/sq m	8m	1	18	4	2	6	1	65 KVA
Unit 3	7,821 sq ft	50 kN/sq m	8m	1	19	4	2	6	1	80 KVA
Unit 4	6,602 sq ft	50 kN/sq m	8m	1	18	4	2	6	1	75 KVA
Unit 5	7,874 sq ft	50 kN/sq m	8m	1	19	4	2	6	1	80 KVA
Unit 6	10,828 sq ft	50 kN/sq m	8m	1	22	5	3	8	1	120 KVA
Unit 7	15,227 sq ft	50 kN/sq m	8m	1	26	6	3	8	2	150 KVA



GROUND FLOOR



FIRST FLOOR

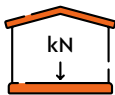
Unit 8

Unit 8 is the largest and only standalone unit at Luton Business Park, offering 32,273 sq ft of space designed for industrial and logistics operations. It includes first-floor offices with an undercroft beneath, providing flexible use of space for various business needs. With a clear internal height of 10m and a floor loading capacity of 50 KN/sq m, the unit is built to accommodate diverse operational requirements. It features three loading doors, ensuring smooth and efficient access to a 35m deep yard, making it ideal for high-volume operations.

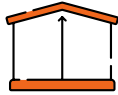
The unit is supported by extensive parking facilities, including 29 car spaces, 7 HGV parking bays, and provisions for cycles and motorcycles. Additional amenities include 10 cycle parking spaces and a powerful 300 KVA power supply, making Unit 8 a versatile and highly functional choice for businesses seeking a premium, independent facility.



Unit Size



Floor Loading



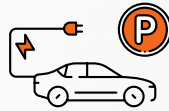
Clear Height



Loading doors



Car Parking Spaces



Active EV Parking Spaces



HGV Parking



Cycle Parking



Motorcycle Parking



Power supply

Unit 8	32,273 sq ft	50 KN/sq m	10m	3	29	6	7	10	2	300 KVA
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LUTON BUSINESS PARK

M1, JUNCTION 11A

For further details, please contact the sole agent:



Eamon Kennedy

T: 07887 835815

Paul Quay

T: 07917 268 653

A DEVELOPMENT BY

Ian Jackson

ijackson@hamptonbrook.com

Clemmie Hoare

choare@hamptonbrook.com

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