TWO NEW LOGISTICS/MANUFACTURING UNITS

UNIT 1
344,599 sq ft
- Located adjacent to Junction 11a of the M1 Motorway
- Max yard depths of 90m
- Up to 15m eaves height
- Dedicated bus stop with routes to local amenities

UNIT 2 PRE-LET
68,610 sq ft
CONSTRUCTION UNDERWAY COMPLETION Q4 2019

www.ppluton.com
Panattoni Park Luton offers immediate access to the national motorway network via the newly developed junction 11a of the M1. It is an ideal location from which to serve Greater London, the Midlands and the North. In addition, there are proposals for a new link road from junction 11a of the M1 to the A6, improving the scheme’s access to the A1.

The scheme’s two speculatively built industrial buildings will be available for occupation Q4, 2019. The larger of the two, Unit 1 - Luton 345, will have a clear internal height of 15m and benefit from 13,584 sq ft of offices over two floors. Unit 2 has been pre-let.

The scheme will be the latest development in a well established and successful industrial and logistics location, easily accessible to the large and suitably skilled local workforce.

Panattoni Park Luton will benefit from its own dedicated bus service, serving employees throughout the surrounding area. The site bus stop is located at the entrance roundabout to the north of the site. The road infrastructure around the site has also been improved to accommodate traffic free cycle lanes.
Panattoni Park Luton provides direct access to the national motorway network via junction 11a of the M1.
DEMographics

Suitable Workforce

9,000 employed in transport and storage in Central Bedfordshire

Over 153,500 people economically active in Central Bedfordshire

Source: Nomisweb 2018

Earnings by place of work

Central Bedfordshire £546.10

East £558.10

Great Britain £570.90

Source: Nomisweb 2018

Drive to work times

1,776,426 people live within a 45 minute drive to work time of Panattoni Park Luton.

0-15 mins

15-30 mins

30-45 mins

Source: www.drivetimemaps.co.uk

HGV drive times

PLACES

Drive times Distance Journey

M25 14.8 miles 21 mins

Central London 40.4 miles 1 hr 25 mins

M1/M6 junction 49.6 miles 1 hr 4 mins

Birmingham 85.5 miles 1 hr 44 mins

Leeds 161 miles 2 hrs 55 mins

Manchester 166 miles 3 hrs 25 mins

Source: Freight Journey Planner

AIRPORTS

London Luton 11.6 miles 24 mins

London Heathrow 40.1 miles 49 mins

London Stansted 58.1 miles 1 hr 6 mins

London Gatwick 77 miles 1 hr 27 mins

PORTS

London Gateway 68.7 miles 1 hr 22 mins

Southampton 102 miles 1 hr 57 mins

Felixstowe 116 miles 2 hrs 8 mins

Dover 122 miles 2 hrs 15 mins

Source: www.drivetimemaps.co.uk
PANATTONI

Panattoni is the world’s largest privately owned industrial developer with 26 offices across the United States, Canada and Europe having developed over 320 million sq ft. In the UK, Panattoni is the largest speculative developer with over 6 million sq ft of development underway.

Panattoni has an enviable record which we are justly proud of, but we have our eye firmly fixed on the future. Overall, our aim is to provide customers with the quality of product on which their business can depend. This is achieved through our continual investment in engineering improvement and employing a ‘best in class’ supply chain, supported through our experienced delivery team.

Panattoni projects are characterised by innovation, flexibility, speed and convenience. Not for the sake of simply getting the job done, but to provide our customers with real cost, service and performance advantages.

www.panattoni.co.uk
EASY MOTORWAY ACCESS CLOSE TO JUNCTION 11A OF THE M1