



Prologis Park Luton is a 19.75 acre logistics park built on a site of industrial heritage between Luton town centre and the M1. The new development will include high-quality, purpose-built and sustainable spaces for industrial & logistics use.

The current construction programme will take around 18 months, with start on site anticipated in Q3 2024, targeting completion in Q1 2026.

Phase 1 of Prologis Park Luton incorporates 7 buildings, DC1-DC7, which will be built speculatively. A further phase will include one unit, DC8, being developed on a build-to-suit basis. Unit sizes in Phase 1 range from 12,000 – 40,000 sq. ft. ensuring that the park is suitable for logistic, warehousing, or small manufacturing business needs.

Prologis Park Luton will enhance the local area for park users and the wider community. The River Lea will become a focal point in the new development, with a focus on restoring the river to a more natural state. The scheme will incorporate new public walking routes alongside the revitalised river, with amenity areas for the use of the local community, those visiting or working at the park.

The site has excellent connectivity with the M1 only a 5-minute drive away providing direct access to the M25/London to the south, and Leeds/Scotland to the north. With Luton Airport close by, Prologis Park Luton can cater to differing logistical and distribution needs.

Being close to the centre of Luton, as well as in proximity to towns such as Hemel Hempstead, Dunstable, and Aylesbury, the site also has access to an excellent labour pool.

All new buildings in Prologis Park Luton will be built to achieve excellent sustainability credentials, targeting EPC A+ and BREEAM 'Excellent' ratings, alongside being net zero carbon in construction.

Prologis Park Luton will be the proud home of our new regional training hub, which will provide a base for the Prologis Warehouse & Logistics Training Programme, offering local people the opportunity with the skills and experiences to join the logistics sector.

For any enquiries please contact Gillian at gscarth@prologis.com



Targeting BREEAM 'Excellent' and EPC A+ sustainability ratings



Cycle facilities & electric vehicle charging to support sustainable travel



Creating approximately 540 new jobs for local people



New pedestrian and cycle paths, rejuvenating the River Lea



Excellent connectivity to support logistics operations

LUTON

Find out more at invest.stepforwardluton.co.uk

Or search **Invest Luton**

Email us at invest@stepforwardluton.co.uk

**STEP
FORWARD
LUTON**