



Junction is a premium gateway site strategically located adjacent to J10 of the M1, for fast connections to the North, the Midlands and London & the South East.

Construction is underway on 4 warehouses ranging in size from 42,550 to 309,794 square feet with practical completion in 2025.

**Unit 1** – 221,258 sq. ft.    **Unit 2** – 307,652 sq. ft.  
**Unit 3** – 62,228 sq. ft.    **Unit 4** – 39,332 sq. ft.

Units 1 & 2 benefit from 18m clear internal eaves and units 3 & 4 have 12m.

All units have a combination of dock and level access loading doors. The new Grade A scheme will be built to meet EPC A+ & BREEAM Excellent. It will provide a 'green' amenity mix & feature architectural design material, which puts energy reduction, environmental sustainability, community integration and a zero emissions targets at the heart of the development.

Wrenbridge and Morgan Stanley's aim is to push the boundaries on specification and sustainability, for a new generation of enlightened occupiers.

For all enquires email [harry.gibson@wrenbridge.co.uk](mailto:harry.gibson@wrenbridge.co.uk)



Gateway to London, Midlands and the North on the M1



BREEAM Excellent & EPC A+



4 minute drive to Luton Airport Parkway



Local amenities available



1 minute drive from M1 J10

# LUTON

Find out more at [invest.stepforwardluton.co.uk](https://invest.stepforwardluton.co.uk)

Or search **Invest Luton**

Email us at [invest@stepforwardluton.co.uk](mailto:invest@stepforwardluton.co.uk)

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