

Pre-lets from
200,000 sq ft – 1.2m sq ft
Luton Road, Chalton, LU4 9TT | M1 (J11a)



GOODMAN LONDON LUTON

Space for opportunity

Be part of a first-class commercial park providing up to 1.2 million sq ft of industrial and distribution space.

Offering units from 200,000 sq ft, Goodman London Luton will combine sustainably designed warehouse space with high quality landscaping, creating a premium workplace environment.



7MVA of power



Outline planning secured



Available for immediate delivery



Unlock efficiency

If you're looking for a location with unrivalled transport links and fast access to Greater London and the Midlands, look no further.

Adjacent to J11a of the M1, businesses can service Greater London on a same-day basis, while benefiting from wider connectivity to the Midlands and the North.





Grade A units
designed with
flexibility in mind.

Supporting innovation

Luton is an attractive location for a range of business - from advanced manufacturing and high performance technology, to distribution and logistics.

That's why our properties are designed to maximise operational flexibility and include premium office space and staff welfare facilities for those all-important first impressions.

Indicative masterplan



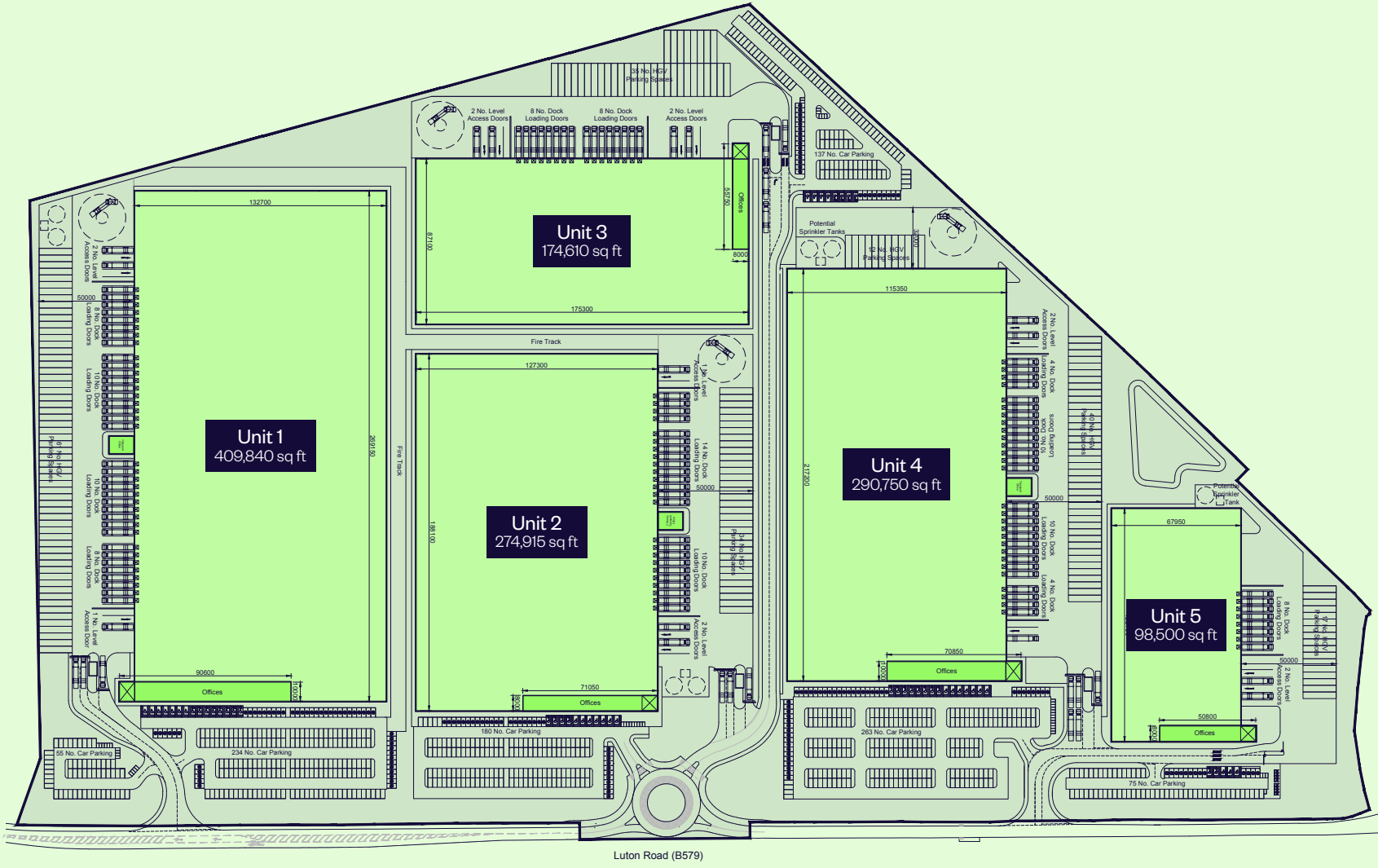
Unit 1	sq ft	sq m
Warehouse	384,480	35,719
Offices	20,360	1,891
Transport office	5,000	465
TOTAL	409,840	38,075

Unit 2	sq ft	sq m
Warehouse	256,990	23,875
Offices	12,925	1,200
Transport office	5,000	465
TOTAL	274,915	25,540

Unit 3	sq ft	sq m
Warehouse	164,320	15,265
Offices	10,290	956
TOTAL	174,610	16,221

Unit 4	sq ft	sq m
Warehouse	269,640	25,050
Offices	16,110	1,496
Transport office	5,000	465
TOTAL	290,750	27,011

Unit 5	sq ft	sq m
Warehouse	89,750	8,338
Offices	8,750	813
TOTAL	98,500	9,151



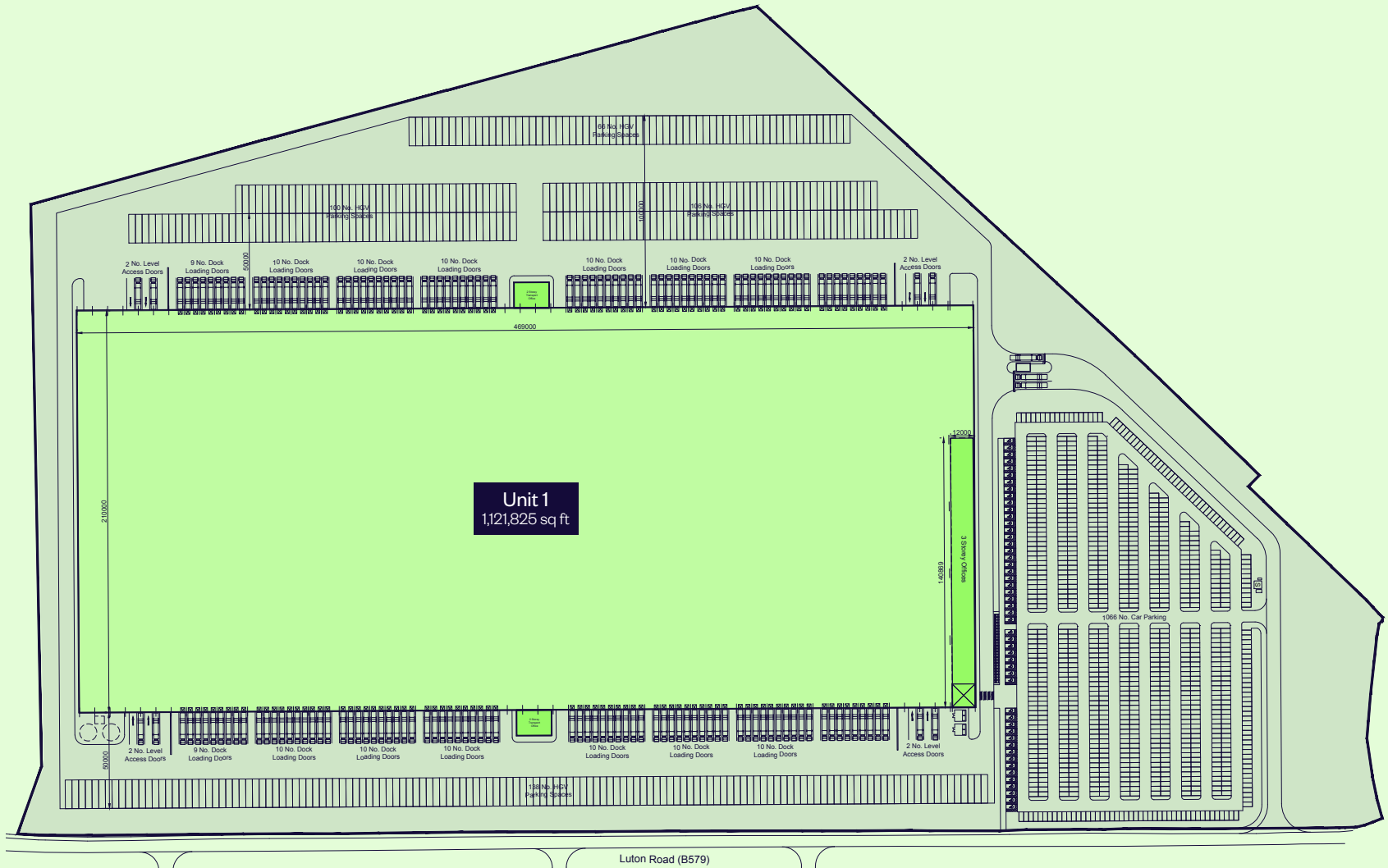
■ Warehouse space
■ Office space

Indicative single unit layout



1,121,825 sq ft

Unit 1	sq ft	sq m
Warehouse	1,055,949	98,100
Offices including ground floor core	55,576	5,163
Transport office	10,000	929
Gatehouse	300	28
TOTAL	1,121,825	104,220



- Warehouse space
- Office space

Designed for the future



Our buildings are designed to be energy efficient, use lower-carbon materials and help reduce their long-term impact on the environment.



Sustainable design

Targeting a BREEAM 'Excellent' rating as a minimum



Energy-efficient

Designed to achieve an A+ EPC



On-site renewables

Full rooftops of solar PV to provide clean energy



Electric vehicle charging

Including infrastructure for future EV fleets



Sustainable landscaping

Ecologically diverse plants to maximise biodiversity



LED lighting

To reduce energy use and lower operating costs



Smart metering

Helping to monitor and reduce energy and water use

Positioned for growth



The area's large available workforce and local skills base is ideally suited to growing businesses operating across the manufacturing and distribution sectors.

Combined with the location's excellent consumer reach, Goodman London Luton is perfectly-placed to deliver supply chain efficiencies.



Gross weekly pay

Luton
£585.10

East
£628.60

UK
£613.10



Employee jobs by industry – transportation and logistics

Luton
10.8%

East
5.6%

UK
5.1%



Access to nearby labour

330,000
residents of working age in Central Bedfordshire and Luton

Faster connections

The site's strategic M1 location and proximity to the M25 provide fast access to Central London, placing 27.1m consumers within a two-hour HGV drivetime*.



ROAD

M1 J11a	1 mile
M25 J21	17 miles
Central London	39 miles
M1 / M6	55 miles
Birmingham	83 miles



AIRPORTS

London Luton Airport	10 miles
London Heathrow	39 mile
London Stansted	58 miles



PORTS

London Gateway	64 miles
Port of Southampton	99 miles
Port of Felixstowe	114 miles
Port of Dover	120 miles



What3words: ///posed.linked.next

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