

PROLOGIS PARK

# LUTON

DC1-DC7

LU1 3XL ///major.angel.frost

**7 UNITS RANGING FROM**  
**13,642 SQ FT (1,267 SQ M) TO**  
**43,346 SQ FT (4,027 SQ M)**



**DETAILED PLANNING CONSENT GRANTED**  
**– EARLIEST DELIVERY FROM OCTOBER 2026**

[www.prologis.co.uk/luton](http://www.prologis.co.uk/luton)



# ON YOUR DOORSTEP

**PROLOGIS PARK LUTON IS STRATEGICALLY LOCATED FOR BUSINESS AND PERFECTLY LOCATED FOR YOUR STAFF**



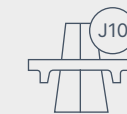
Exceptional access to national road network



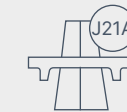
Proximity to local amenities



Excellent public transport connections



**M1 (J10)**  
2.2 miles  
5 mins



**M25 (J21)**  
13.3 miles  
20 mins



**A6**  
1.5 miles  
8 mins



**LUTON AIRPORT**  
1.5 miles  
6 mins



**CENTRAL LONDON**  
33.9 miles  
1hr 12 mins



**LUTON PARKWAY**  
0.5 miles  
3 mins



# YOUR BUILDING IN FOCUS

Welcome to Prologis Park Luton. Located in the heart of the business community, Phase 1 of Prologis Park Luton is being transformed to create 7 new, modern industrial units ranging from 13,642 to 43,346 sq ft, with pre-let opportunities available.

CGI of Prologis Park Luton DC4 to DC7

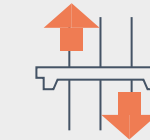


## COST SAVINGS

Reach the same markets and save c.35% on your rent and business rates compared to locating inside the M25.

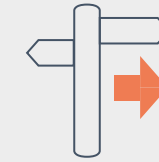
The units are targeting an EPC A+ rating with solar PV included, generating an average 1st year saving of £15,735 (£0.61 per sq ft).\*

\*Assuming a grid tariff rate of £0.30 per kWh.



## EXCELLENT CONNECTIVITY

The park benefits from excellent connectivity to the M1, Luton Airport and public transport connections.



## SERVICES & AMENITIES

Within easy reach of a wealth of services and amenities including hotels, retail, leisure and direct access to Manor Road Park.



## GREAT LABOUR POOL

Located in the heart of the Luton business community, with 107,700 economically active people in the area and close connections to towns like Hemel Hempstead, Dunstable and Aylesbury.



# IT'S ALL IN THE DETAILS

With detailed planning secured for a total of 180,282 sq ft of flexible employment floorspace (use classes B2/B8/E[9][ii]/[iii]), DC1 to DC7 can be delivered for occupation from October 2026.



## ACCOMMODATION (GEA)

	Warehouse	Office	Mezzanine	Total
DC1	12,842 sq ft (1,193 sq m)	2,534 sq ft (235 sq m)	3,781 sq ft (351 sq m)	19,157 sq ft (1,780 sq m)
DC2	19,152 sq ft (1,779 sq m)	2,534 sq ft (235 sq m)	3,214 sq ft (299 sq m)	24,900 sq ft (2,313 sq m)
DC3	34,572 sq ft (3,212 sq m)	4,396 sq ft (408 sq m)	4,378 sq ft (407 sq m)	43,346 sq ft (4,027 sq m)
DC4	15,196 sq ft (1,412 sq m)	2,534 sq ft (235 sq m)	2,819 sq ft (262 sq m)	20,549 sq ft (1,909 sq m)
DC5	9,922 sq ft (922 sq m)	2,101 sq ft (195 sq m)	1,619 sq ft (150 sq m)	13,642 sq ft (1,267 sq m)
DC6	16,506 sq ft (1,534 sq m)	2,366 sq ft (220 sq m)	2,863 sq ft (266 sq m)	21,735 sq ft (2,019 sq m)
DC7	27,277 sq ft (2,534 sq m)	3,979 sq ft (370 sq m)	5,697 sq ft (529 sq m)	36,953 sq ft (3,433 sq m)
Total area				180,282 sq ft (16,748 sq m)



Target BREEAM  
Outstanding



PV solar array



Cycle provision



EV charging

# A FOCUS ON SELF-SUFFICIENT SPACE

ALL UNITS AT PROLOGIS PARK LUTON WILL BE CONSTRUCTED WITH THE FUTURE IN MIND, ENSURING THAT UNNECESSARY ENERGY USAGE IS AVOIDED.

The new buildings will meet excellent sustainability credentials including a target EPC rating of A+, target BREEAM Outstanding and embodied carbon mitigation.\*

Prologis is the first industrial property company in the UK to measure, reduce and mitigate 100% of the embodied carbon in our buildings. We should play our part to bring the benefits of sustainability to our customers, the local community and beyond.

\*Measured, reduced and mitigated embodied carbon in line with the UKGBC Net Zero Carbon Framework.

	 Clear height	 Yard depth	 Dock doors	 Level access doors	 Car parking spaces	 Power	 PV solar array	 PV solar savings*
DC1	10m	25m	-	3	11	120 kVA	21.5 kWp generating 17,871 kWh per annum	£5,361 per annum
DC2	10m	27m	-	2	12	152 kVA	23.6 kWp generating 19,646 kWh per annum	£5,894 per annum
DC3	12.5m	35m	-	3	28	240 kVA	43.1 kWp generating 35,749 kWh per annum	£10,725 per annum
DC4	10m	27m	-	2	13	135 kVA	22.6 kWp generating 18,758 kWh per annum	£5,627 per annum
DC5	10m	25m	-	1	7	110 kVA	17.2 kWp generating 14,289 kWh per annum	£4,287 per annum
DC6	10m	25m	-	2	13	135 kVA	22.6 kWp generating 18,767 kWh per annum	£5,630 per annum
DC7	10m	35m	2	3	21	200 kVA	36.6 kWp generating 30,381 kWh per annum	£9,114 per annum

\*The roofs are 'solar ready'. Subject to DNO approval the arrays could be increased in size, with the potential addition of battery storage, if required.



## MEZZANINE

Mezzanines within DC1 to DC7 will provide your business with maximum flexibility and potential to grow. With direct access to the offices, the space can be used however you need – whether it's providing extra warehouse space, increasing the office size or adding an additional function area.



## BRISE SOLEIL / SOLAR SCREENING

Brise Soleil / solar screening to office elevations to reduce solar gain and improve thermal comfort.



## ALL ELECTRIC BUILDING

All electric building allows for zero carbon operation.



## EV CAR & CYCLE CHARGING

20% of parking spaces at each unit come with EV charging installed. All other parking spaces have passive provision for EV charging.

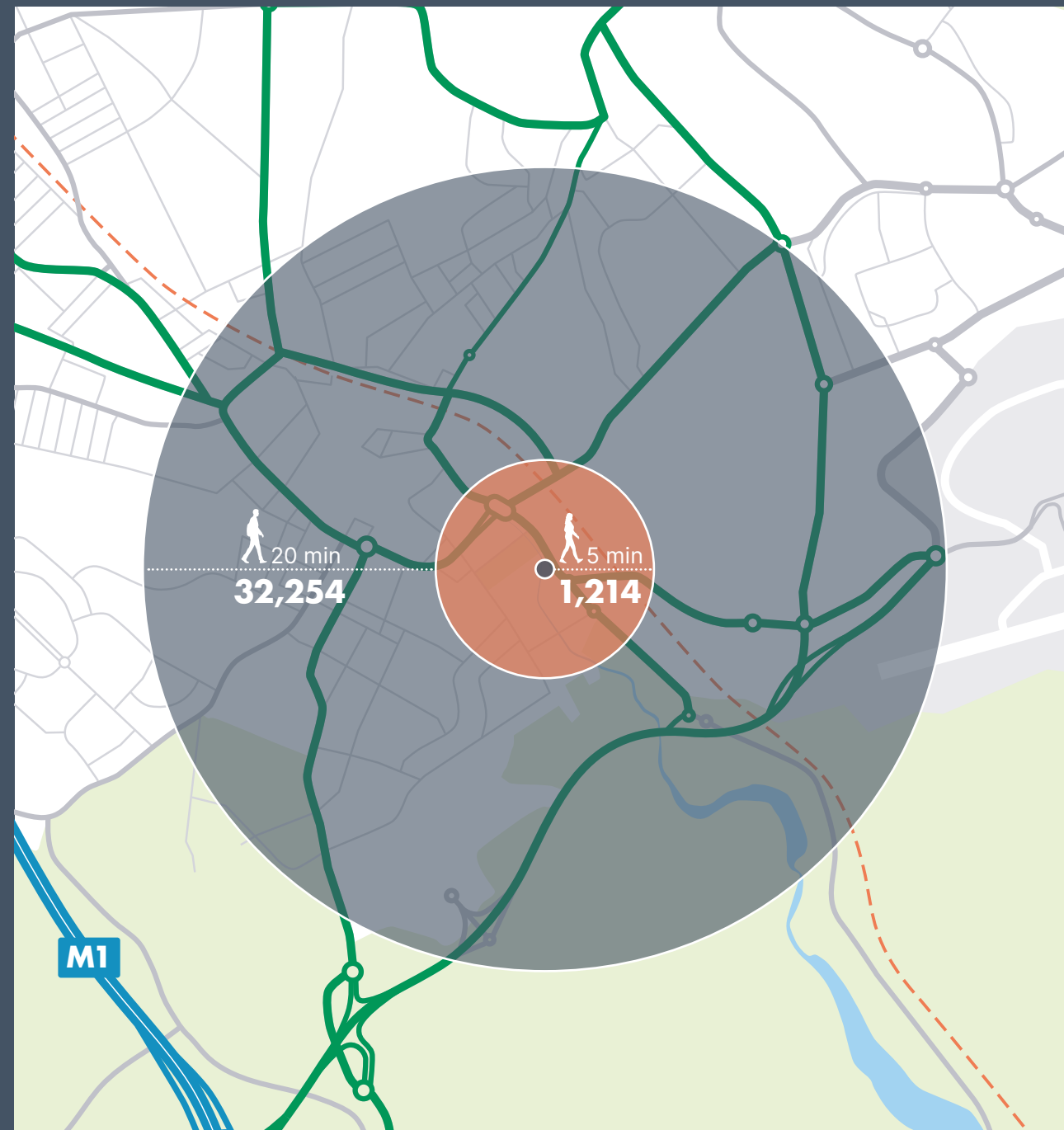
# HELP IS ON HAND

## PROLOGIS PARK LUTON GIVES YOU ACCESS TO AN EXCELLENT LOCAL LABOUR POOL

Conveniently positioned in central Luton and within easy commuting distance of Dunstable, Hemel Hempstead and Aylesbury, the Park offers excellent access to a large local workforce. Luton itself has a vibrant labour pool, with many potential employees living just a short walk away.

	5-minute walk	20-minute walk
No of residents aged 16 and over	1,214	32,254
Economically active	700	22,095

\*Source: Census 2021



## PERCENTAGE OF ECONOMICALLY ACTIVE PEOPLE (2024)

Luton 72.1% (107,700)



## AVERAGE GROSS WEEKLY PAY FULL TIME (by place of residence)



£670.70

Luton



£779.20

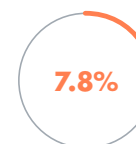
South East



£729.80

Great Britain

## PEOPLE ACTIVELY SEEKING WORK (out-of-work benefits claimant count)



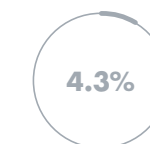
7.8%

Luton



3.3%

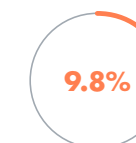
South East



4.3%

Great Britain

## EMPLOYEE JOBS IN TRANSPORTATION & STORAGE



9.8%

Luton



4.6%

South East



5.0%

Great Britain

Source: NOMIS

## MAJOR EMPLOYERS IN LUTON



# ON THE MAP

PROLOGIS PARK LUTON IS LOCATED IN AN AREA THAT HAS ACCESS TO MANY GREAT AMENITIES.

These bring a wealth of food and leisure facilities to your doorstep. A retail park, supermarket and multiple food and drink options are all within walking distance.



## COMMUTING TIMES

Dunstable	12 mins
Hemel Hempstead	18 mins
Stevenage	29 mins
Milton Keynes	30 mins
Letchworth Garden City	31 mins
Aylesbury	35 mins

## TRAIN TIMES\*

Bedford	18 mins
London St Pancras	22 mins
London Bridge	45 mins
Birmingham	2 hrs 24 mins
Manchester	3 hrs 15 mins
Leeds	3 hrs 18 mins

\*From Luton Airport Parkway. Source: National Rail

## BUS SERVICES

44 45	<b>Luton to Stevenage</b> ( <a href="http://centrebus.info">centrebus.info</a> ) via Harpenden, Kimpton, Codicote and Knebworth (Every 2 hours*)
230	<b>Luton to Caddington Woods</b> ( <a href="http://centrebus.info">centrebus.info</a> ) via Caddington, Slip End, L&D Hospital (Every hour*)
366	<b>Luton to South Hatfield</b> ( <a href="http://centrebus.info">centrebus.info</a> ) via Harpenden, Wheathampstead and Welwyn Garden City (Every hour*)
X10	<b>Luton to Hatfield</b> ( <a href="http://unobus.info">unobus.info</a> ) via Harpenden and Wheathampstead (Every hour*)
88	<b>Luton to Hitchin</b> ( <a href="http://redeagle.org.uk">redeagle.org.uk</a> ) via Cockernhoe, Breachwood Green and Gosmore (Every 2 hours*)
A	<b>Dunstable to Luton Airport</b> ( <a href="http://arrivabus.co.uk">arrivabus.co.uk</a> ) via Dunstable and Luton Airport (Every 10 minutes*)
F70 F77	<b>Milton Keynes to Luton Airport</b> ( <a href="http://arrivabus.co.uk">arrivabus.co.uk</a> ) via Bletchley, Leighton Buzzard, Stanbridge and Dunstable (Every 30 minutes*)

\*All times are approximate.



# ON A MISSION FOR NET ZERO

DC1 TO DC7 WILL BE CONSTRUCTED WITH THE FUTURE IN MIND TO ENSURE THAT UNNECESSARY ENERGY USAGE IS AVOIDED.

AVERAGE  
SOLAR PV  
SYSTEM SIZE

27  
kWp

AVERAGE  
1ST YEAR TOTAL  
SOLAR PRODUCTION

22,208  
kWh

AVERAGE  
COST  
SAVINGS

£15,735  
(£0.61 per sq ft)

Estimated 1st year energy cost savings (combination of EPC A+ rating and PV installation) compared to an equivalent newly built unit, assuming a grid energy price of £0.30 per kWh (units).

A+ 

With a target EPC A+ rating, these sustainable buildings will include a solar PV array.

NET ZERO 

The new buildings will be Net Zero regulated energy use (target EPC A+ rating) & measured, reduced and mitigated embodied carbon (in line with the UKGBC Net Zero Carbon Framework).

100%

Prologis is the first industrial property company in the UK to measure, reduce and mitigate 100% of the embodied carbon in our buildings and feel that we should play our part to bring the benefits of sustainability to our customers, the local community and beyond.

£66m

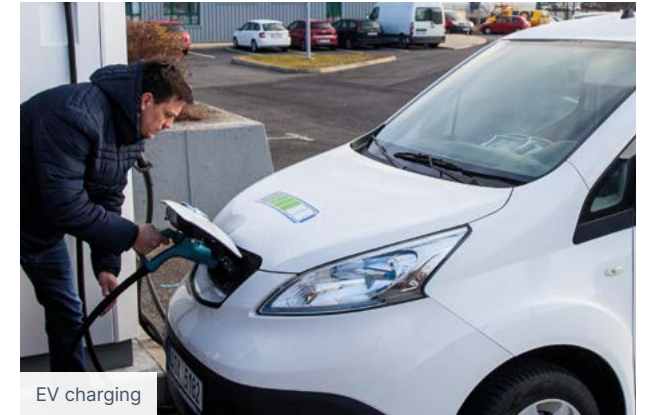
Once complete, the scheme will deliver an annual £66 million productivity boost to gross value added (GVA) economic output in Luton.

COOL EARTH

To make a real difference and ensure we play our part in reducing carbon emissions for the long-term, we mitigate five times the unavoidable embodied carbon emissions in our buildings. We do this by working with Cool Earth, a charity that works with local people to halt deforestation and climate change.

This scheme will protect 193 acres of rainforest, which is equal to over 18 times the size of Wembley Stadium.

18,087   
ACRES OF RAINFOREST  
PROLOGIS UK HAS  
PROTECTED TO DATE



EV charging



Solar PV



Solar bike sheds



# ON YOUR SIDE

## WHY CHOOSE PROLOGIS?

“ From 15 years working with Prologis, I've found them to be extremely engaged and supportive of our ambition to be an employer of choice in the local area. We're in regular contact and have collaborated recently on a full refit of LED lighting and are currently in ongoing discussion about other initiatives to support our ESG commitments. The Prologis team are a real pleasure to work with and we look forward to working closely together for years to come. ”

**MICHAEL GRAY**  
General Manager, Halfords.

**PARK**life™



CGI view of The Hub, a flexible training facility to serve both the park occupiers and local community



Aerial view of Prologis Park Luton and its proximity to Manor Road Park



CGI view of the upgrading and opening up of the river Lea to create a walkway and exceptional park environment.



On-site security



Bus services



Park signage



On-site parking controls



Litter picking



Snow clearance / road gritting



Green travel plan



Maintained park drainage



Community liaison



Customer estate meetings



Maintained private roads



Shared external building clean



Maintained landscaping

For more information on the above services and how you, your business and your employees can benefit, please speak to Milena Blair.



# Prologis Essentials

Making Fulfillment Better



For more information, please visit  
[prologis.co.uk/Essentials](https://prologis.co.uk/Essentials)

Built on the Prologis foundation of global logistics real estate, the Essentials platform delivers the next generation of solutions to address some of the most critical challenges fulfillment centers face. We create the resiliency your business requires to innovate, grow and thrive – today and in the future.



## Operations

Unlock your warehouse potential with integrated, turnkey solutions that maximise efficiency and boost productivity. From move-in services to forklifts and racking systems, Prologis has you covered.

- Turnkey Move-In + Setup Solutions
- Turnkey Renewal + Optimisation Solutions
- Turnkey Move-out + Relocation Solutions



## Energy + Sustainability

Improve energy efficiency and minimise costs with solutions purpose-built to deliver carbon-neutral facilities. With rooftop solar installations and LED lighting, we're dedicated to your success.

- Onsite Solar
- Energy Storage
- Lighting and Electrical
- Network Infrastructure and Security
- Grid-Scale Energy



## Mobility

Whether you're located at a Prologis warehouse or a third-party facility, we're your dedicated partner to transition to zero-emissions vehicles, keeping your fleet powered onsite and on the go.

- Fleet Electrification
- Depot Charging
- Hub Charging
- OnDemand Charging
- Workplace Charging

## Meet Your Essentials Solutions Manager



"Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!"  
**Danny Bostock**



CGI of Prologis Park Luton DC3



## ABOUT PROLOGIS

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver the high quality buildings that help our customers run their businesses as efficiently as possible.

Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.

For more information regarding this development, please visit:

**PROLOGIS.CO.UK/LUTON**



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