

PROLOGIS PARK

# LUTON

DC8

LU1 3XL ///steer.quite.direct

DC8 BUILD TO SUIT OPPORTUNITY

171,310 SQ FT (15,916 SQ M)

DETAILED PLANNING CONSENT GRANTED

– EARLIEST DELIVERY SEPTEMBER 2026





CGI of Prologis Park Luton DC8

# YOUR HQ IN FOCUS

Welcome to Prologis Park Luton. Located in the heart of the town, the Park is being transformed to create new, modern industrial units, whilst enhancing the overall environment – opening up the park and making the River Lea a focal point for the community and park users.

An excellent headquarters opportunity, DC8 provides high quality office and amenity space for your business operations, alongside 124 car parking spaces and excellent public transport links to Central London for commuting employees. Detailed planning consent has been granted, with an earliest delivery date of September 2026.



## BUILT TO SUIT YOUR NEEDS

With a 171,310 sq ft unit tailored to suit your needs, including flexibility of layout for a full width mezzanine, benefit from the ideal space for your business to thrive.



## GREAT LABOUR POOL

Being in the centre of Luton, with 107,700 economically active people in the area, as well as in close proximity to towns such as Hemel Hempstead, Dunstable and Aylesbury, means you have easy access to an excellent labour pool.



## SERVICES & AMENITIES

DC8 is within easy reach of a wealth of services and amenities including: several hotels (Premier Inn, Hampton by Hilton, Ibis and Holiday Inn Express); Luton Retail Park, Venue 360 health club, gym and tennis club; Luton town centre; and enjoys direct access to Manor Road Park.



## BEST-IN-CLASS SUSTAINABILITY

DC8 will be Net Zero Carbon in construction and operation, helping you reach your Net Zero goals. The unit is targeting an EPC A+ rating with solar PV included - generating an estimated 1st year saving of up to c. £66.5k.\*

\*Assuming a grid tariff rate of £0.25 per kWh.



## EXCELLENT CONNECTIVITY

The site benefits from excellent connectivity with Junction 10 of the M1 in close proximity, Luton Airport Parkway train station only a 10 minute walk away and regular bus services running along Osborne Road and Park Street.



## POWER

1.8 MVA power secured, with ability to upgrade further. Designed to support the latest technology and automation across a variety of sectors.

# ON YOUR DOORSTEP

## PROLOGIS PARK LUTON IS SITUATED PERFECTLY TO ACCESS THE WIDER UK MOTORWAY AND LUTON TOWN CENTRE

Being located strategically, only a 5 minute drive from the M1, you can reach your desired location with ease.

The M1 provides direct access to the M25/London to the south, and Leeds/Scotland to the north. With Luton Airport almost on the doorstep, Prologis Park Luton can cater to all your logistical and distribution needs.

In addition, all of the facilities of Luton Town Centre are within easy reach, with Luton Airport Parkway train station only a 10-minute walk away providing fast access to Central London.



**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

Location

# IT'S ALL IN THE DETAILS

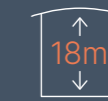
## DETAILED PLANNING CONSENT SECURED

With detailed planning permission secured for 171,310 sq ft of flexible employment floorspace (use classes B2/B8/E[9][ii]/[iii]), DC8 can be delivered for occupation from September 2026.

Phase 1 also has a detailed planning consent, with 7 units ranging from 13,641 sq ft to 43,346 sq ft.



## DC8 UNIT PLAN



18m clear internal height



Solar PV – 267,000 kWh per annum



1.8 MVA available (ability to upgrade further)



50kN/m<sup>2</sup> floor loading



13 EV charging spaces (100% passive provision)



40 Covered Cycle Parking Spaces

## DELIVERY TIMING

- ➔ Detailed planning consent granted
- ➔ Demolition underway
- ➔ Utilities secured
- ➔ Earliest delivery – September 2026

## ACCOMMODATION (GEA)

Warehouse	132,974 sq ft	12,354 sq m
Office	3,068 sq ft	285 sq m
First floor office	13,939 sq ft	1,295 sq m
Mezzanine	21,329 sq ft	1,982 sq m
<b>Total</b>	<b>171,310 sq ft</b>	<b>15,916 sq m</b>

# A FOCUS ON THE FUTURE

**DC8 AT PROLOGIS  
PARK LUTON WILL BE  
CONSTRUCTED WITH  
THE FUTURE IN MIND,  
ENSURING THAT  
UNNECESSARY ENERGY  
USAGE IS AVOIDED.**

DC8 will meet excellent sustainability credentials including a target EPC rating of A+, BREEAM Excellent 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.

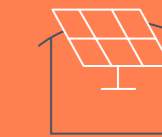
\*Measured, reduced and mitigated embodied carbon in line with the UKGBC Net Zero Carbon Framework.



CGI of Prologis Park Luton DC8



**NET ZERO  
CARBON**



**PV SOLAR  
ARRAY**



**BREEAM  
EXCELLENT**



**CYCLE PARKING  
PROVISION**



**TARGET EPC  
RATING A+**



**EV  
CHARGING**

# 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.



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



CGI view of The Hub, a flexible training facility to serve both the park occupiers and local community (subject to receipt of planning permission).



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

“ I will be your main point of contact. I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers' needs and helping them grow within our network. ”



**MILENA BLAIR**  
Real Estate & Customer  
Experience Manager

- 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.

# HELP IS ON HAND

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

With Dunstable, Hemel Hempstead and Aylesbury only a short commute away, and with its central Luton location, it is highly accessible to a large local workforce.

The park is very well connected by public transport, with bus stops and a train station on your doorstep, employees will have no trouble getting to and from work. With green spaces nearby, such as Manor Road Park, partnered with high quality buildings makes Prologis Park Luton a great place to work.



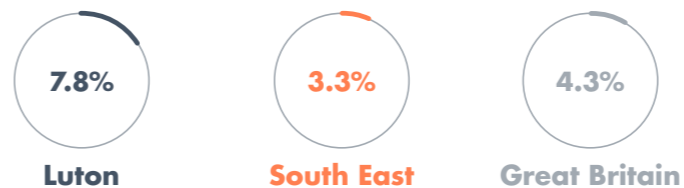
### PERCENTAGE OF ECONOMICALLY ACTIVE PEOPLE (2024)



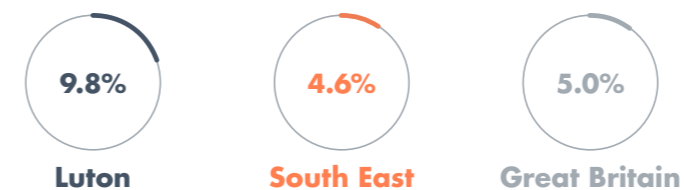
### AVERAGE GROSS WEEKLY PAY FULL TIME (by place of residence)



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



### EMPLOYEE JOBS IN TRANSPORTATION & STORAGE



Source: NOMIS

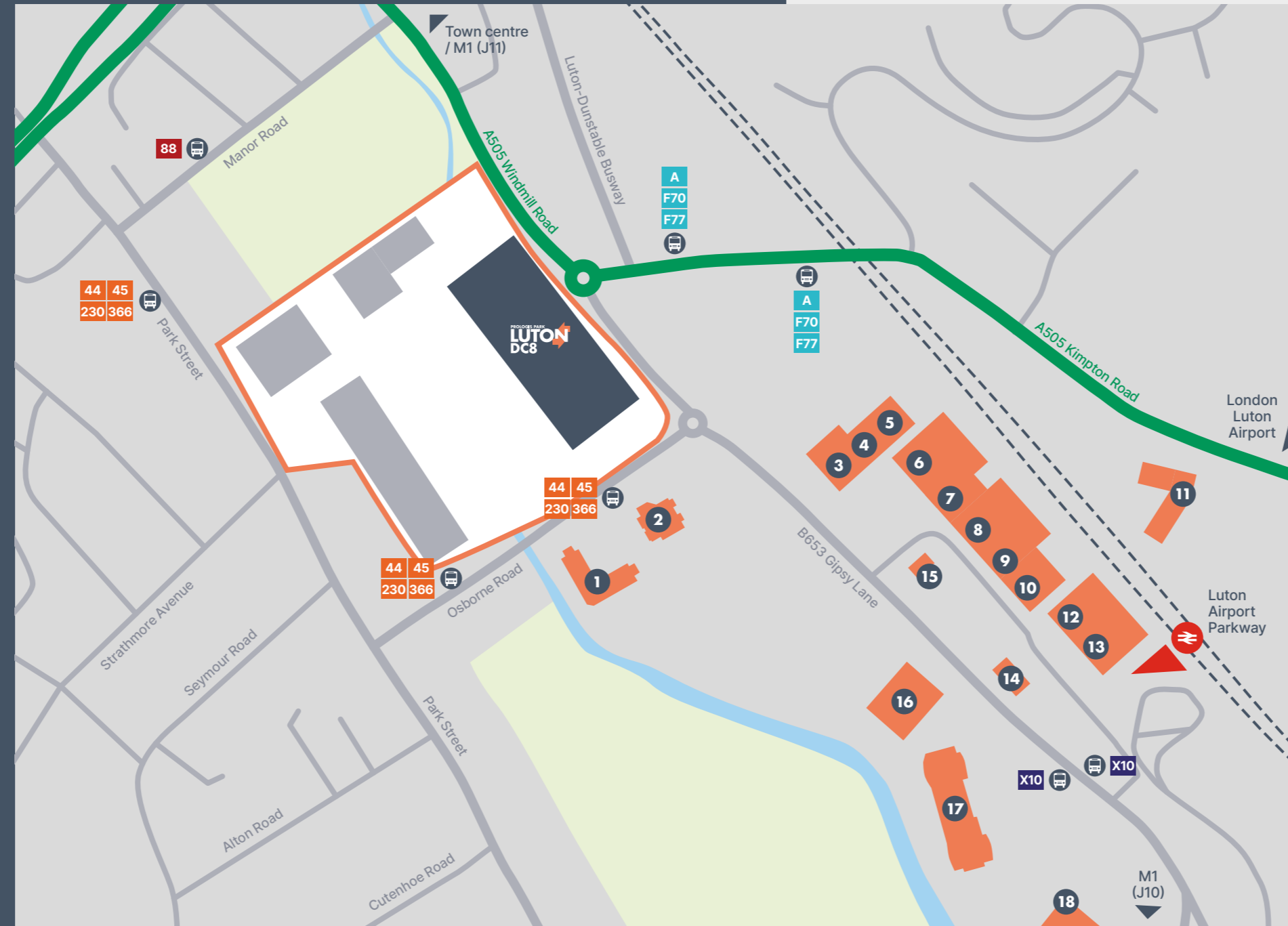
### MAJOR EMPLOYERS IN LUTON

- GKN AEROSPACE
- shoalgroup™
- Electrolux
- tillomed
- LEONARDO
- AstraZeneca
- HAYWARD TYLER
- elster

# 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.



1 Premier Inn Rest easy	2 Beefeater
3 hobbycraft	4 Superdrug
5 Argos	6 b.m.
7 next	8 Poundland
9 pets at home	10 halfords
11 Hampton	12 the food WAREHOUSE
13 Wickes	14 McDonald's
15 Starbucks	16 ALDI
17 Venue 360 Club & Gym	18 Venue 360 Tennis

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

\*All times are approximate.



# ON A MISSION FOR NET ZERO

**DC8 AT PROLOGIS PARK LUTON WILL BE CONSTRUCTED WITH THE FUTURE IN MIND, ENSURING THAT UNNECESSARY ENERGY USAGE IS AVOIDED.**

**SOLAR PV SYSTEM SIZE**

**325 kWp**

**1ST YEAR TOTAL SOLAR PRODUCTION**

**267,000 kWh**

**AVERAGE COST SAVINGS**

**£66.5K**

Estimated 1st year energy cost savings compared to an equivalent newly built unit, assuming a grid energy price of 0.25 per kWh.

**A+**

To add to the sustainable provision, solar PV is to be installed on DC8 to target an EPC A+ rating.

**NET ZERO**

DC8 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**

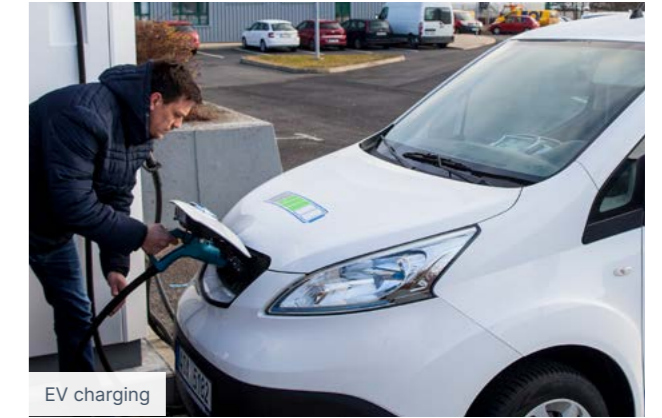
Once complete, the scheme will deliver an annual £66 million productivity boost to gross value added (GVA) economic output in Luton.

**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

# KEEPING YOU ON TRACK

## FOR EASY SET UP AND SMOOTH OPERATIONS

Prologis Essentials is the first turnkey warehouse solutions platform for every phase of your journey, sustainably now and in the future.

It's about keeping it simple. We believe that the right location, with the right end-to-end operations, energy, sustainability, mobility and workforce solutions gives you strategic advantage, helping to transform today's logistics challenges into opportunities for your business.

Built around customer care, the Essentials platform applies scalable business value and a full-service approach to your business' everyday needs, whether you lease a Prologis building or not.



### OPERATIONS

A streamlined warehouse setup, from facility arrangement and material handling to intelligent warehouse management.



### MOBILITY

Designed to transform fleets of all sizes with speed, simplicity, and scale. Our experts have your every vehicle covered.



### ENERGY + SUSTAINABILITY

Access to continuous innovation to help you identify sustainable opportunities that lowers your business' carbon footprint.



### WORKFORCE

Programmes that elevate recruitment, retention and productivity so your business can leverage an upskilled workforce and top-tier talent that grows alongside you.



## 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 – Essentials Solutions Manager



# SAVINGS ON US

**A SOLAR ARRAY WILL BE INSTALLED ON DC8 TO TARGET AN EPC A+ RATING.**

This will make the unit use minimal energy to operate, resulting in reduced energy costs and a smaller carbon footprint. This makes DC8 Net Zero regulated energy use (target EPC A+ rating) & measured, reduced and mitigated embodied carbon (in line with the UKGBC Net Zero Carbon Framework).

The array can be extended in size through Prologis Essentials to further reduce Unregulated Operational Energy requirements.

Operational energy savings

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

## 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](https://prologis.co.uk/luton)



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