

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 SUMMER 2027



www.prologis.co.uk/luton

 **PROLOGIS**
URBAN



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 Summer 2027.



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.



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.



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.



GREAT LABOUR POOL

Located in the heart of Luton, with 107,700 economically active people in the area and close connections to towns like Hemel Hempstead, Dunstable, and Aylesbury, the Park offers excellent access to a skilled labour pool.



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.



POWER

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

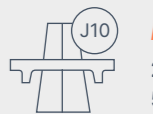
ON YOUR DOORSTEP

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.

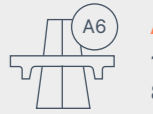
In addition, all of the facilities of Luton Town Centre are within easy reach, with Luton Airport Parkway train station only a 10-minute walk away providing fast access to Central London.



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

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 Summer 2027.

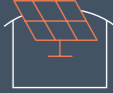
Phase 1 also has a detailed planning consent, with 7 units ranging from 13,641 sq ft to 43,346 sq ft.



DC8 UNIT PLAN



18m clear internal height



Solar PV – 267,000 kWh per annum



1.8MVA available (ability to upgrade further)



50kN/m² 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 – Summer 2027

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 |
| Total | 171,310 sq ft | 15,916 sq m |

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+, 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.



CGI of Prologis Park Luton DC8



**NET ZERO
CARBON**



**PV SOLAR
ARRAY**



**TARGET
BREEAM
OUTSTANDING**



**CYCLE PARKING
PROVISION**



**TARGET EPC
RATING A+**



**EV
CHARGING**

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 | Luton to Stevenage (centrebus.info) via Harpenden, Kimpton, Codicote and Knebworth (Every 2 hours*) |
| 230 | Luton to Caddington Woods (centrebus.info) via Caddington, Slip End, L&D Hospital (Every hour*) |
| 366 | Luton to South Hatfield (centrebus.info) via Harpenden, Wheathampstead and Welwyn Garden City (Every hour*) |
| X10 | Luton to Hatfield (unobus.info) via Harpenden and Wheathampstead (Every hour*) |
| 88 | Luton to Hitchin (redeagle.org.uk) via Cockernhoe, Breachwood Green and Gosmore (Every 2 hours*) |
| A | Dunstable to Luton Airport (arrivabus.co.uk) via Dunstable and Luton Airport (Every 10 minutes*) |
| F70 F77 | Milton Keynes to Luton Airport (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+

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

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

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.

PARKlife™



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



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

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.



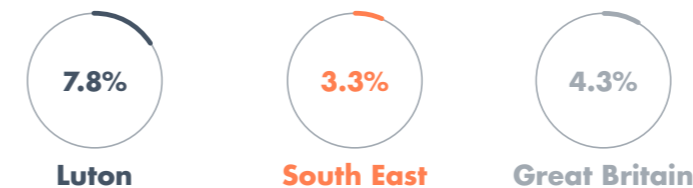
PERCENTAGE OF ECONOMICALLY ACTIVE PEOPLE (2024)

Luton 72.1% (107,700)

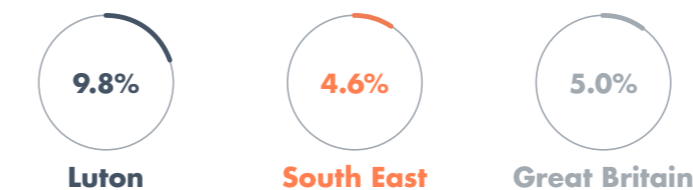
AVERAGE GROSS WEEKLY PAY FULL TIME (by place of residence)



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



EMPLOYEE JOBS IN TRANSPORTATION & STORAGE



Source: NOMIS

MAJOR EMPLOYERS IN LUTON



Your Journey, Powered by Prologis Essentials



Before you move in, Prologis Essentials gives you a confident start. Our experts work with you to design the right layout, source and implement your fit-out, and provide cost clarity – so your warehouse is ready to perform from day one. And we stay with you to optimise operations and help you get the most from your space.

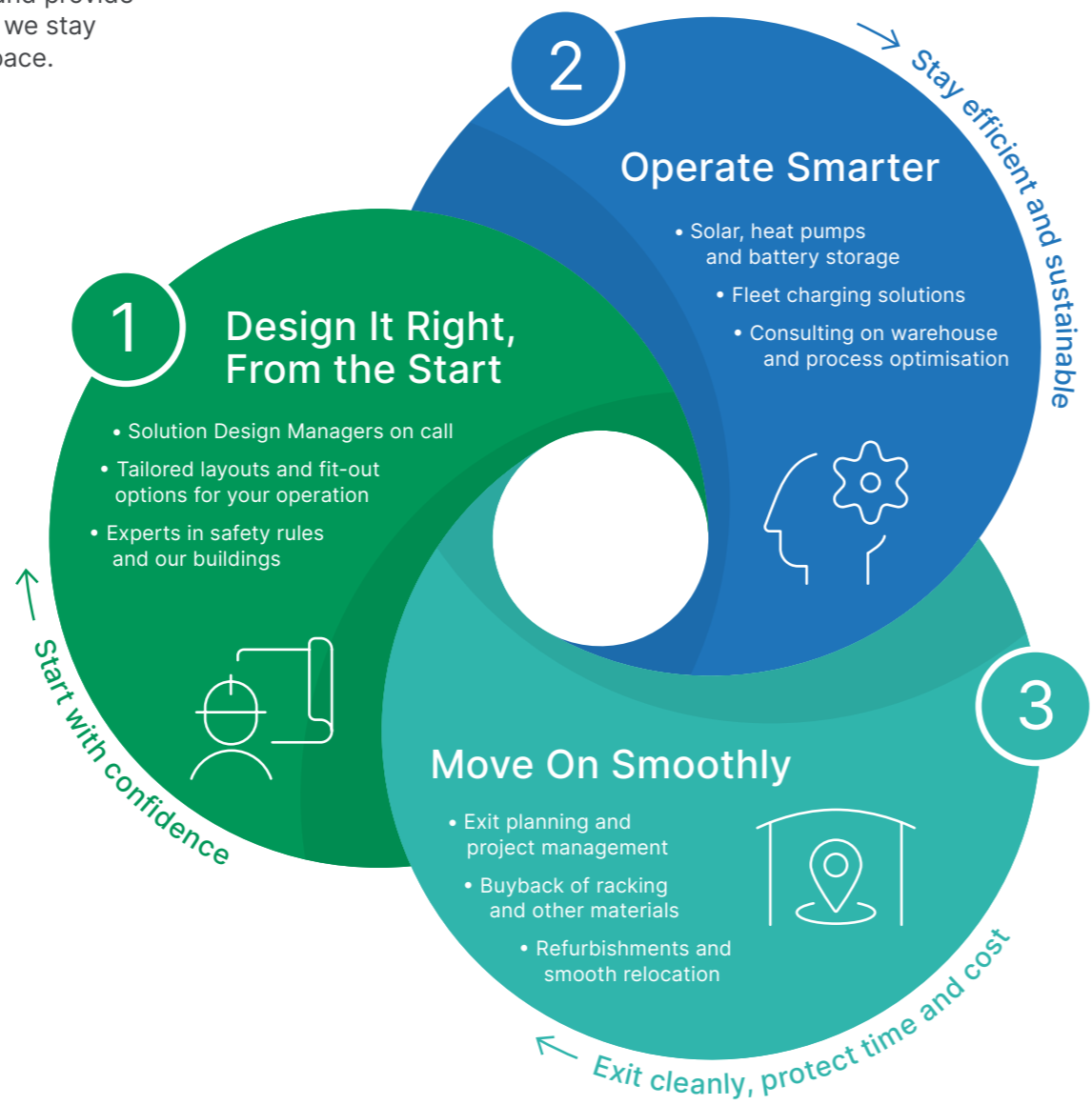
Why It Matters

- **Operational Expertise:** Tailored layout and intralogistics advice, grounded in real experience.
- **Regulatory Know-How:** Fire regulations and permitting managed across markets and countries.
- **Cost Transparency:** A clear view of your options – upfront, phased, or included in rent, with no surprises.

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



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

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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