

6 **NEW** INDUSTRIAL/WAREHOUSE UNITS
13,477 - 127,940 ft²

M1LLA PARK

M1 J11a

LUTON ROAD | LU4 9TT



A DEVELOPMENT BY

AVIVA
INVESTORS

&

BELL HAMMER

MILLAPARK.CO.UK



Prime position at Junction 11a of the M1



**EXCEPTIONAL MOTORWAY
FRONTAGE AND
VISIBILITY**



**SITUATED WITHIN A
WELL-ESTABLISHED
INDUSTRIAL AND
LOGISTICS CORRIDOR**

MAJOR OCCUPIERS NEARBY

cocado

deta[^]
electrical

LIDL

Regional Distribution Centre





159,217 vehicles pass the site daily*
MAJOR BRANDING OPPORTUNITY

* Source: (AADF) roadtraffic.dft.gov.uk



M1

J11a



Access to the M1
1.6 miles
5 minutes



Access to the A5
1.6 miles
5 minutes



M25
15 miles
21 minutes



Central London
38 miles
57 minutes



M6
50 miles
64 minutes



Birmingham
82 miles
94 minutes



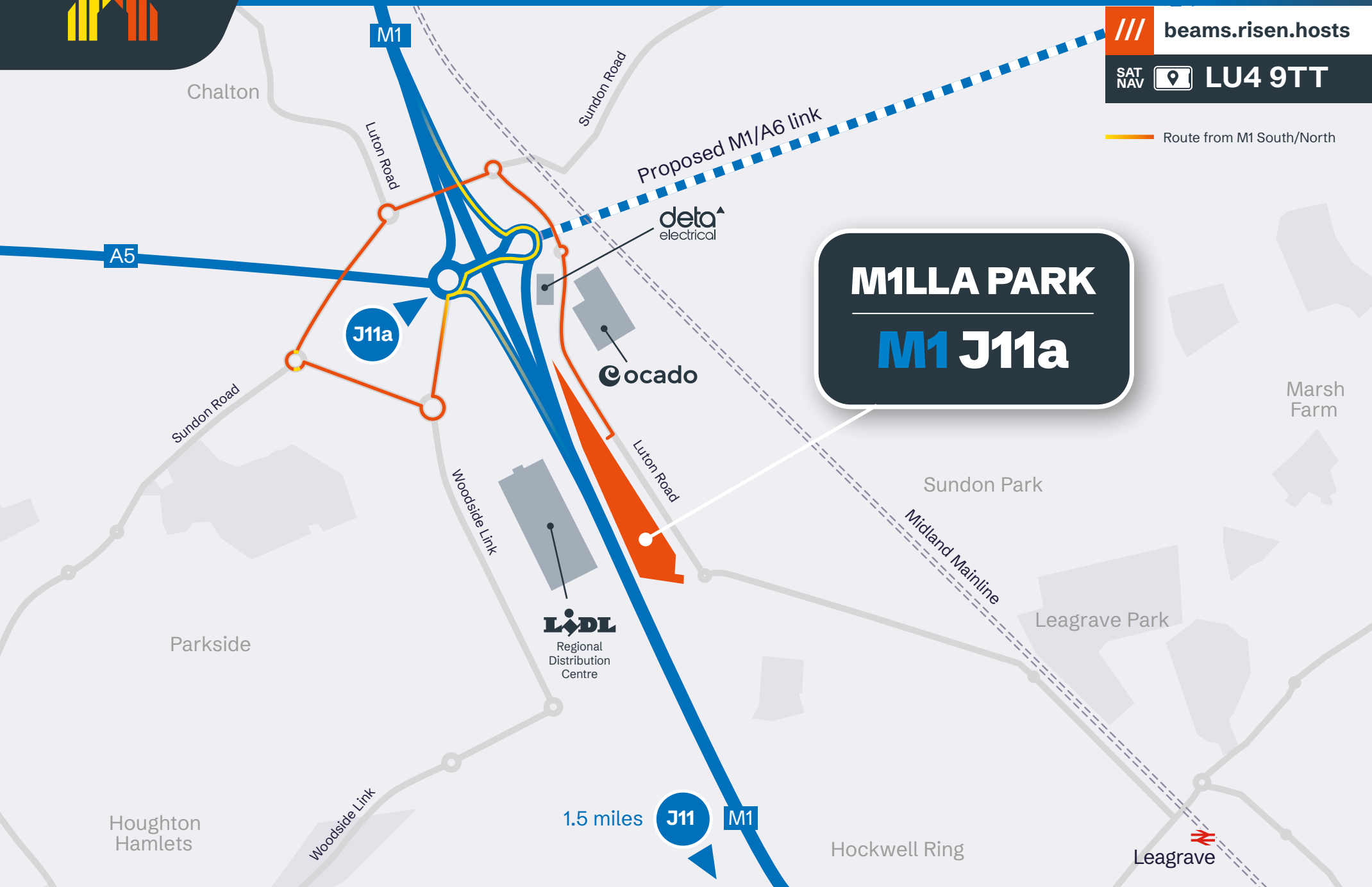
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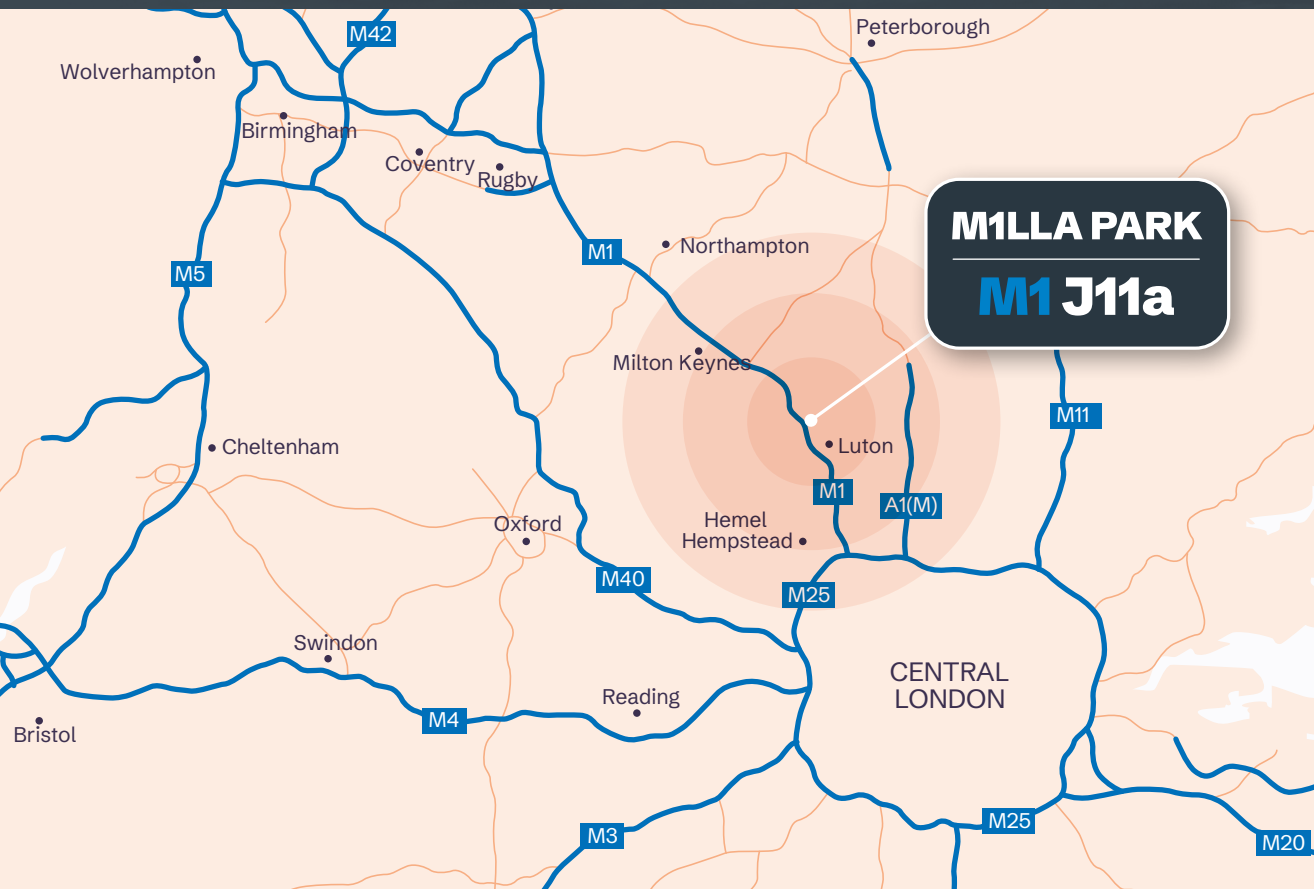
SAT NAV  LU4 9TT

 Route from M1 South/North

M1LLA PARK

M1 J11a





Population
375,000 people
 within 15 min drive

9,000,000 people
 within 45 min drive



Suitable workforce
9,000 employed
 in transport & storage in
 Central Bedfordshire



Access to nearby labour
340,000 residents
 of working age in Central
 Bedfordshire and Luton



PORTS

	Distance	Drive-Time
London Gateway	69 miles	1 hr 22 mins
Southampton	102 miles	1 hr 57 mins
Felixstowe	116 miles	2 hrs 8 mins
Dover	112 miles	2 hrs 15 mins



AIRPORTS

	Distance	Drive-Time
Luton	12 miles	24 mins
Heathrow	41 miles	49 mins
Stansted	58 miles	1 hr 6 mins
Gatwick	77 miles	1 hr 27 mins



RAIL LINKS

From Luton Station - 5 miles away (Drive-time: 15 mins)

	Distance	Journey-Time	Frequency of Services
London St Pancras	27 miles	26-40 mins	Up to 7 trains per hr
London City Thameslink	31 miles	40-45 mins	Frequent Thameslink
London Bridge	34 miles	45-55 mins	Frequent Thameslink
Gatwick Airport	75 miles	1 hr 15 mins	Frequent Thameslink



6 modern, premium units available **13,477 - 127,940 ft²**



Unit 1	FT ² (GEA)	M ² (GEA)
Warehouse	11,087	1,030
FF Office	2,390	222
Total	13,477	1,252

Clear Internal Height	10m
Level Loading Doors	2
Power	230 kVA
Yard Depth	30m
Car Parking (incl 5 EV bays)	23

Unit 2	FT ² (GEA)	M ² (GEA)
Warehouse	24,337	2,261
FF Office	2,852	265
Total	27,189	2,526

Clear Internal Height	10m
Level Loading Doors	2
Power	300 kVA
Yard Depth	30m
Car Parking (incl 7 EV bays)	35

Unit 3	FT ² (GEA)	M ² (GEA)
Warehouse	33,422	3,105
FF Office	2,939	273
Total	36,361	3,378

Clear Internal Height	10m
Level Loading Doors	3
Dock Loading Doors	3
Power	350 kVA
Yard Depth	35m
Car Parking (incl 6 EV bays)	29

Unit 4	FT ² (GEA)	M ² (GEA)
Warehouse	71,203	6,615
FF Office	2,842	264
SF Office	3,315	308
Total	77,360	7,187

Clear Internal Height	15m
Level Loading Doors	2
Dock Loading Doors	6
Power	800 kVA
Yard Depth	50m
Car Parking (incl 19 EV bays)	96



Unit 5	FT ² (GEA)	M ² (GEA)
Warehouse	92,311	8,576
FF Office	3,897	362
SF Office	3,897	362
Total	100,105	9,300

Clear Internal Height	15m
Level Loading Doors	2
Dock Loading Doors	10
Power	1,150 kVA
Yard Depth	50m max
Car Parking (incl 22 EV bays)	103

Unit 6	FT ² (GEA)	M ² (GEA)
Warehouse	116,832	10,854
FF Office	5,554	516
SF Office	5,554	516
Total	127,940	11,886

Clear Internal Height	15m
Level Loading Doors	2
Dock Loading Doors	12
Power	1,350 kVA
Yard Depth	50m
Car Parking (incl 24 EV bays)	119



4,180 kVA power supply
to site



BREEAM
Targeting 'Excellent'



PV array
20% roof coverage
with capability for 100%



EPC
Targeting 'A'

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M1

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