

A PROPOSED DEVELOPMENT OF 8 BRAND NEW UNITS FROM 4,950 - 113,950



LONDON
12 MILES | 24 MINS



M25
15 MILES | 21 MINS



CENTRAL LONDON
38 MILES | 57 MINS



LONDON
41 MILES | 49 MINS



M1 M6
50 MILES | 1HR 4 MINS

JUNCTION
11a



M11A
MILLA PARK

MILLA PARK | LUTON ROAD | LU4 9TT

MILLAPARK.CO.UK

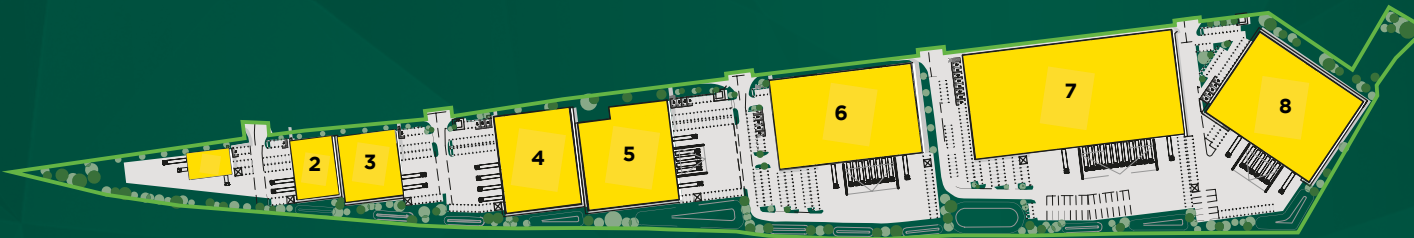
AVIVA
INVESTORS

Unit 1	FT ² (GIA)	M ² (GIA)	Metres
Warehouse (GF)	4,950	459.9	
Eaves Height			8
Yard Depth			13
Total	4,950	459.9	

Unit 3	FT ² (GIA)	M ² (GIA)	Metres
Warehouse (GF)	18,050	1,676.9	
Office (FF)	1,950	181.2	
Eaves Height			8
Yard Depth			25
Total	20,000	1,858.1	

Unit 2	FT ² (GIA)	M ² (GIA)	Metres
Warehouse (GF)	11,500	1,068.4	
Office (FF)	2,350	218.3	
Eaves Height			8
Yard Depth			20
Total	13,850	1,286.7	

Unit 4	FT ² (GIA)	M ² (GIA)	Metres
Warehouse (GF)	35,900	3,335.2	
Office (FF)	2,600	241.5	
Eaves Height			10
Yard Depth			35
Total	38,500	3,576.7	



Unit 5	FT ² (GIA)	M ² (GIA)	Metres
Warehouse (GF)	42,150	3,915.9	
Office (FF)	3,300	306.6	
Eaves Height			10
Yard Depth			45
Total	45,450	4,222.4	

Unit 6	FT ² (GIA)	M ² (GIA)	Metres
Warehouse (GF)	63,300	5,880.8	
Office (FF)	2,750	255.5	
Office (SF)	2,750	255.5	
Eaves Height			15
Yard Depth			45
Total	68,800	6,391.8	

Unit 7	FT ² (GIA)	M ² (GIA)	Metres
Warehouse (GF)	107,450	9,982.4	
Office (FF)	3,250	301.9	
Office (SF)	3,250	301.9	
Eaves Height			15
Yard Depth			50
Total	113,950	10,586.2	

Unit 8	FT ² (GIA)	M ² (GIA)	Metres
Warehouse (GF)	58,750	5,458.1	
Office (FF)	2,750	255.5	
Office (SF)	2,750	255.5	
Eaves Height			15
Yard Depth			50
Total	64,250	5,969.1	

LABOUR AVAILABILITY

Population within drive to work times

Up to 15 mins - **234,444 people**
 Up to 30 mins - **672,408 people**
 Up to 45 mins - **1,776,426 people**

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

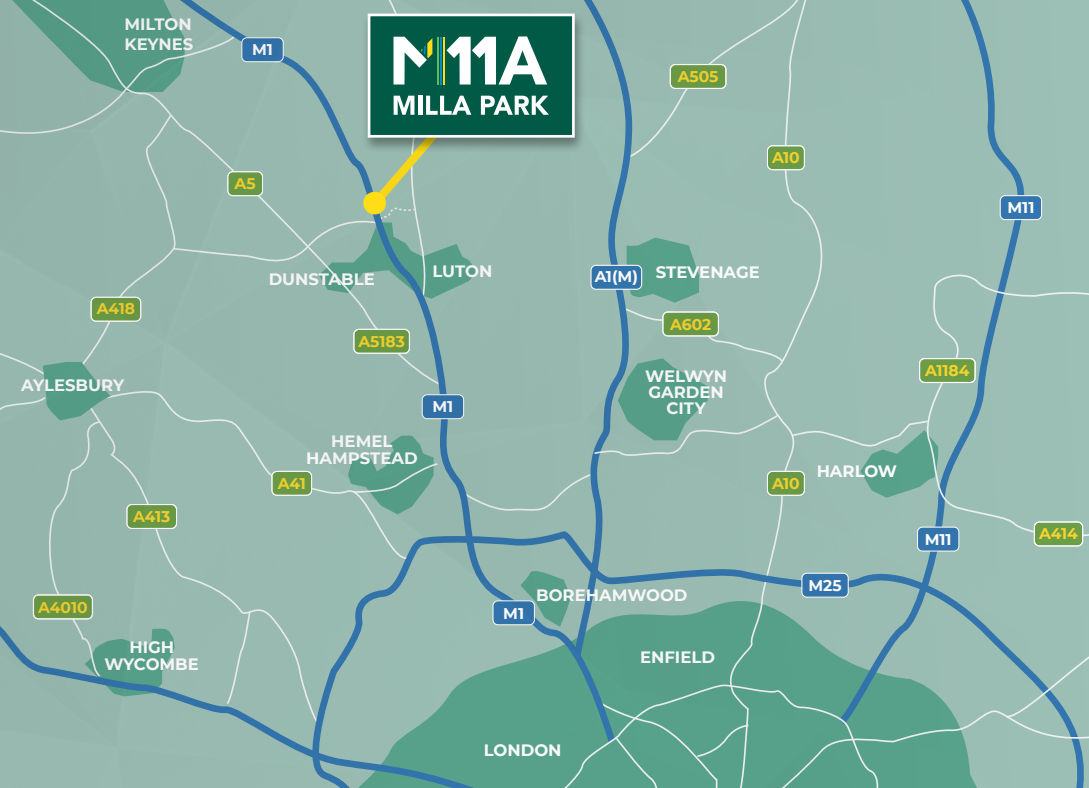
Working age population
Over 153,500 people
 Economically active in Central Bedfordshire

HGV DRIVE TIMES

Location	Distance	Time
M25	15 miles	21 mins
M1 M6 Junction	50 miles	1hr 4 mins
Central London	40 miles	1 hr 25 mins
Birmingham	84 miles	1 hr 44 mins
Leeds	161 miles	2 hrs 55 mins
Manchester	166 miles	3 hrs 25 mins

Airports	Distance	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

Ports	Distance	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



M11A MILLA PARK

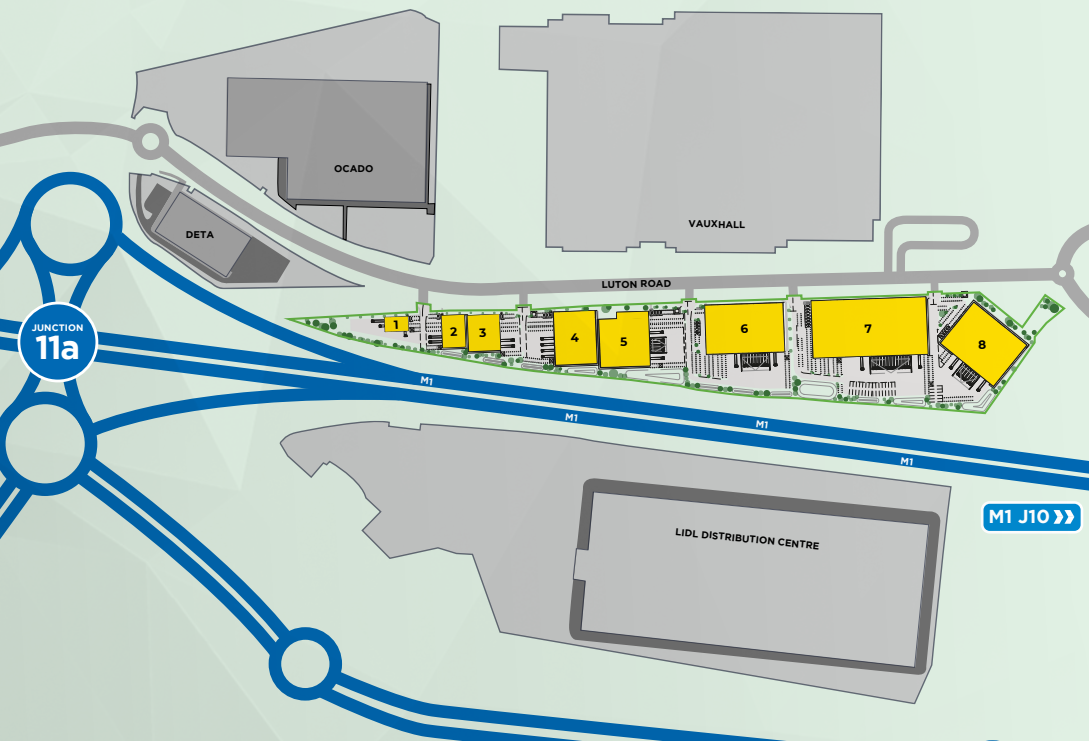
LOCATION

Milla Park is located in a prime position directly off Junction 11a of the M1 at Luton. This well established industrial & logistics corridor hosts the new Ocado Customer Fulfilment Centre, Vauxhall Parts Centre, the recently occupied Deta Electrical building and the Lidl Distribution Centre.

CONNECTIVITY

Positioned at J11a M1; Milla Park offers swift access to London and South East markets aswell as the Midlands and the North. In addition the junction will also offer a new link road to the A6 improving access to the A1.

The site sits close to public transport routes linking to central Luton and Leagrave Station. Luton Airport is 11 miles away and the road infrastructure around the area has been improved to accommodate dedicated cycle lanes. These links allow the large skilled workforce based locally to access the scheme.



ALL ENQUIRIES



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