



regrowth.zones.city

HILLWOOD PARK LUTON

SUNDON PARK ROAD, LU3 3BL

**NEW SPECULATIVE MULTI-UNIT INDUSTRIAL /
LOGISTICS DEVELOPMENT TO LET**

8 units ranging from 14,251 - 79,975 sq ft

WWW.HILLWOODPARKLUTON.CO.UK

 **HILLWOOD**
A PEROT COMPANY®

AVAILABLE IN Q1 2027

MARKET LEADING SPACE

Hillwood Park Luton is a new industrial and logistics scheme located to the north west of Luton in the established Sundon Park Industrial Estate off Sundon Park Road, providing excellent access onto the wider road network and fast links to the key infrastructure routes of the M1, A5 and A6.

- 01

02

03

04
- 05

06

07

08

09



Join the leading brands
already thriving
in Luton. Explore
available logistics
space today.

HOME TO GLOBAL LOGISTICS BRANDS

Luton isn't just a strategic location—it's a proven logistics hub trusted by some of the world's biggest names. With direct access to the M1, proximity to London, and London Luton Airport on the doorstep, leading occupiers have chosen Luton for its connectivity, cost efficiency, and operational advantages.

MAJOR LOGISTICS OCCUPIERS IN LUTON

DHL

Large-scale distribution for retail and e-commerce

amazon

Fulfillment and sortation centres serving next-day delivery.

Clipper **XPO**
Wincanton

Third-party logistics providers supporting retail and FMCG.

ups

Parcel and freight operations with air cargo capability.

FedEx

Express shipping and international freight services.

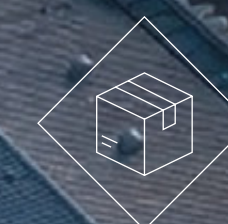
AUTOMOTIVE & AEROSPACE SUPPLY CHAINS

Warehousing and distribution for OEMs and manufacturers.

WHY THEY'RE HERE



Direct motorway access (M1, M25) for national distribution.



Close to London for last-mile delivery.



Air freight via London Luton Airport.



Competitive property costs compared to Greater London.



Strong labour pool for logistics and warehousing roles.



From its prime M1 location, the site is ideally placed to serve London's consumer base while maintaining strong reach into the Midlands.

WHY CHOOSE LUTON FOR YOUR LOGISTICS OPERATIONS?

**STEP
FORWARD
LUTON**



STRATEGIC LOCATION

Luton sits at the heart of the UK's logistics network. Positioned just off the M1 motorway, it offers direct north-south connectivity and fast access to the M25, linking you to London, the Midlands, and major distribution routes nationwide.



PROXIMITY TO LONDON

Only 30 miles from Central London, Luton is perfect for last-mile delivery into one of Europe's largest consumer markets. This means faster delivery times, reduced transport costs, and improved customer satisfaction.



AIR FREIGHT ADVANTAGE

With London Luton Airport on your doorstep, you gain immediate access to air cargo services for fast international shipping—ideal for time-sensitive supply chains and global e-commerce operations.



SKILLED WORKFORCE

Luton offers a large, experienced labour pool in logistics, warehousing, and transport. Competitive employment costs compared to London make staffing efficient and cost-effective.



MODERN FACILITIES

The area boasts high-spec industrial units with:

- High eaves for racking and storage
- Large yards for HGV access
- Advanced sustainability features for ESG compliance



COST EFFICIENCY

Compared to Greater London, Luton provides lower property costs while maintaining excellent connectivity—helping you optimise overheads without compromising service levels.

LUTON DEMOGRAPHICS

Luton is a proven logistics location with access to a young, diverse and growing labour pool within a highly active distribution corridor. The workforce is well established in warehousing and logistics, supported by competitive pay levels and flexible shift patterns.

While demand remains strong, above-average unemployment and a mature recruitment market continue to provide occupiers with dependable access to labour, reinforcing Luton's appeal for logistics operations.



68.7%
Economically active (ages 16+)



70.5%
Employment Rate for Ages 16–64
(Year ending December 2023, ONS)



£46.3 k
Average salary: £46.3 k (Compared to UK average £48.5 k)



£36.9 k
Median salary: £36.9 k (Compared to UK median £39.0 k)



147,400
Working-age population
(16–64 / 64.9% of total)



239,000
Total population: 239,000
(Mid-2024 estimate)



SUBSTANTIAL
The labour force is substantial



DIVERSE
The borough hosts a young, ethnically diverse population, with higher-than-average population growth

Ready to optimise your logistics operations? Discover why Luton is the smart choice for your business.



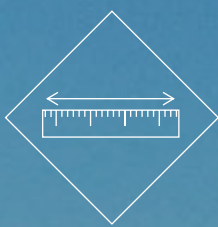
SUNDON PARK ROAD, LU3 3BL

IT'S ALL IN THE DETAILS

Hillwood UK is known for delivering market-leading enhanced specifications in their logistics and industrial warehouse developments, designed to meet the

demands of modern occupiers and future-proof operations. Here's a detailed breakdown of what makes their spec stand out:

FUTURE-PROOF DESIGN



Flexible Unit Sizes: Scalable layouts for growing businesses.



Digital Connectivity: Fibre-ready for high-speed data and cloud-based operations.



High Power Availability: Suitable for automation, robotics, and advanced manufacturing.



Flexible office design: Efficient and flexible space with excellent natural light.

HIGH-PERFORMANCE BUILDING ENVELOPE



Sustainable Construction: Built to BREEAM Excellent and EPC A ratings, ensuring energy efficiency and compliance with ESG goals.



Air Tightness: Enhanced standards to minimise energy loss and improve operational efficiency.



Insulated Cladding & Roof Systems: Superior thermal performance for reduced heating/cooling costs.



Wired Gold: Internationally recognized rating with superior digital connectivity, resilient infrastructure, and future-ready technology.

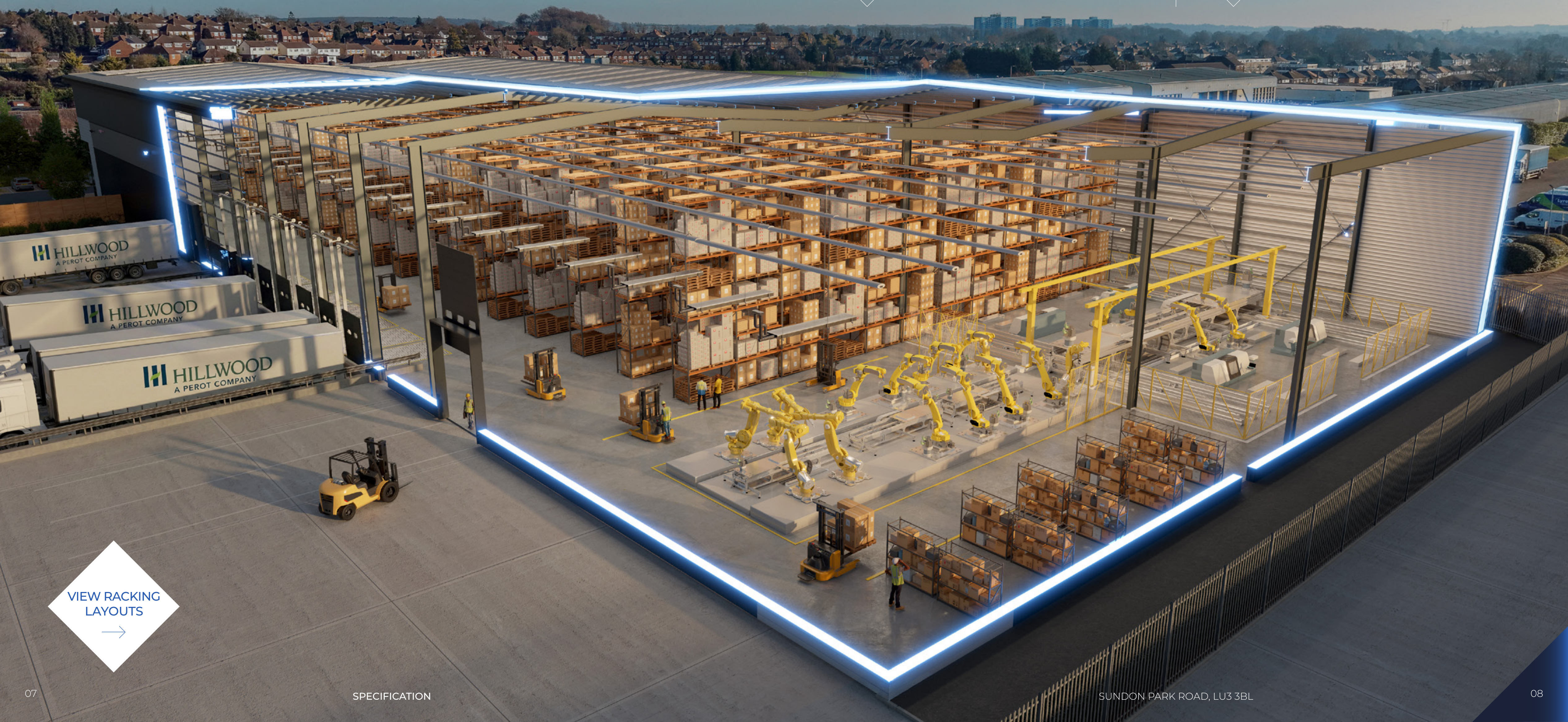
OFFICE & WELFARE SPACE



Grade A Offices: Fully fitted with modern finishes, air conditioning, and high-speed connectivity.



Staff Amenities: Breakout areas, welfare facilities, and cycle storage to support workforce wellbeing.



SPACE TO GROW



UNIT 1.0	74,152 SQ FT	6,889 SQ M
UNIT 2.0	79,975 SQ FT	7,430 SQ M
UNIT 3.0	51,817 SQ FT	4,818 SQ M
UNIT 4.1	19,105 SQ FT	1,775 SQ M
UNIT 4.2	14,983 SQ FT	1,392 SQ M
UNIT 4.3	15,779 SQ FT	1,466 SQ M
UNIT 5.1	14,251 SQ FT	1,324 SQ M
UNIT 5.2	15,930 SQ FT	1,480 SQ M

Approximate Gross External Areas.

TRAIN LINE

SITE PLAN

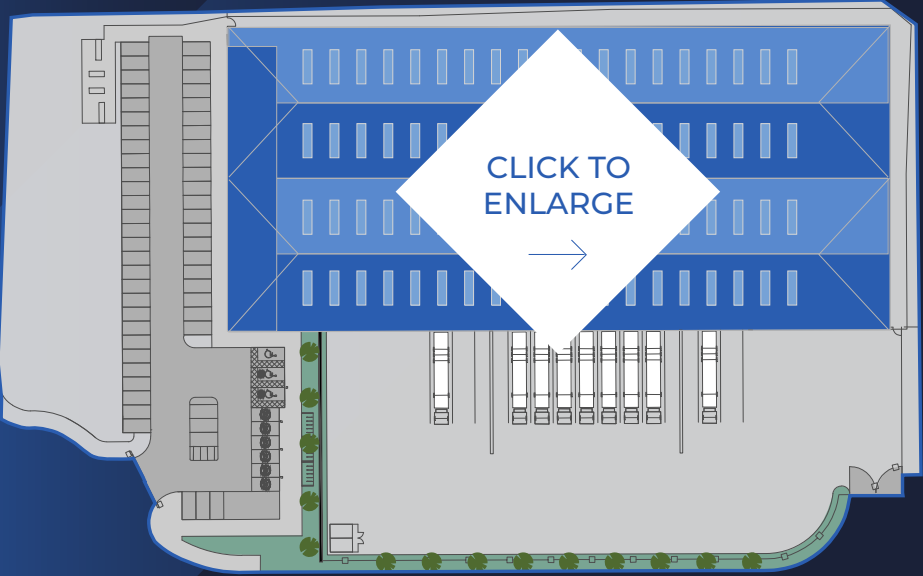
BREEAM
"EXCELLENT"

EPC A rating
as standard

WiredScore
GOLD

SUNDON PARK ROAD, LU3 3BL

UNIT 1.0



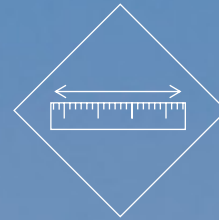
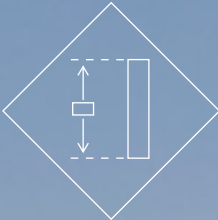
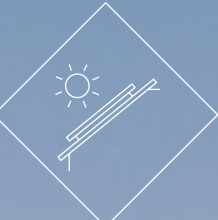
66,902 SQ FT
Warehouse

5,241 SQ FT
First Floor Office

74,152 SQ FT
TOTAL

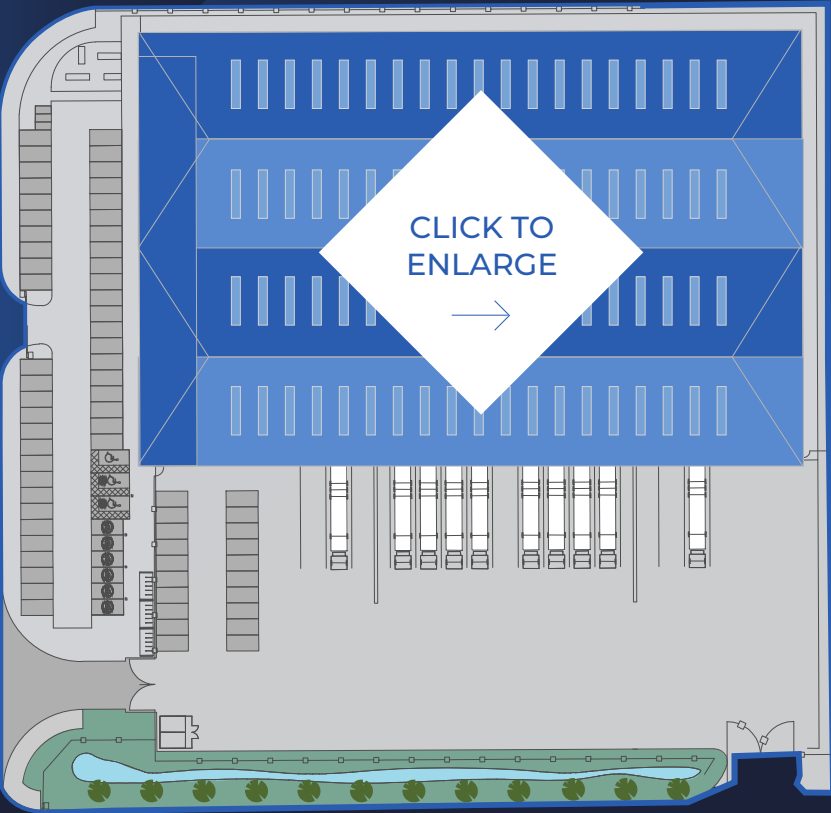
VIEW PEEL
BACK CGI
→

VIEW RACKING
LAYOUTS
→

- | | | | | |
|---|---|---|--|--|
| 
7 Dock level loading doors | 
2 Level access loading doors | 
50 kN/m ² floor loading | 
Secure yard up to 40m depth | 
1 mVA power supply |
| 
64 car parking spaces | 
8 EV charging points | 
12m clear internal height | 
Grade A offices | 
Roof designed for PV panels |



UNIT 2.0



71,634 SQ FT
Warehouse

6,565 SQ FT
First Floor Office

79,975 SQ FT
TOTAL



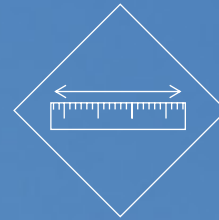
8 Dock level loading doors



2 Level access loading doors



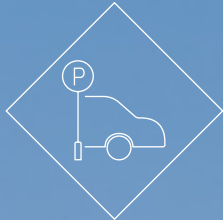
50 kN/m² floor loading



Secure yard up to 45m depth



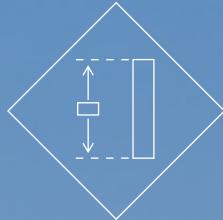
1 mVA power supply



75 car parking spaces



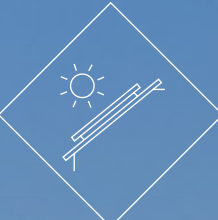
8 EV charging points



12m clear internal height



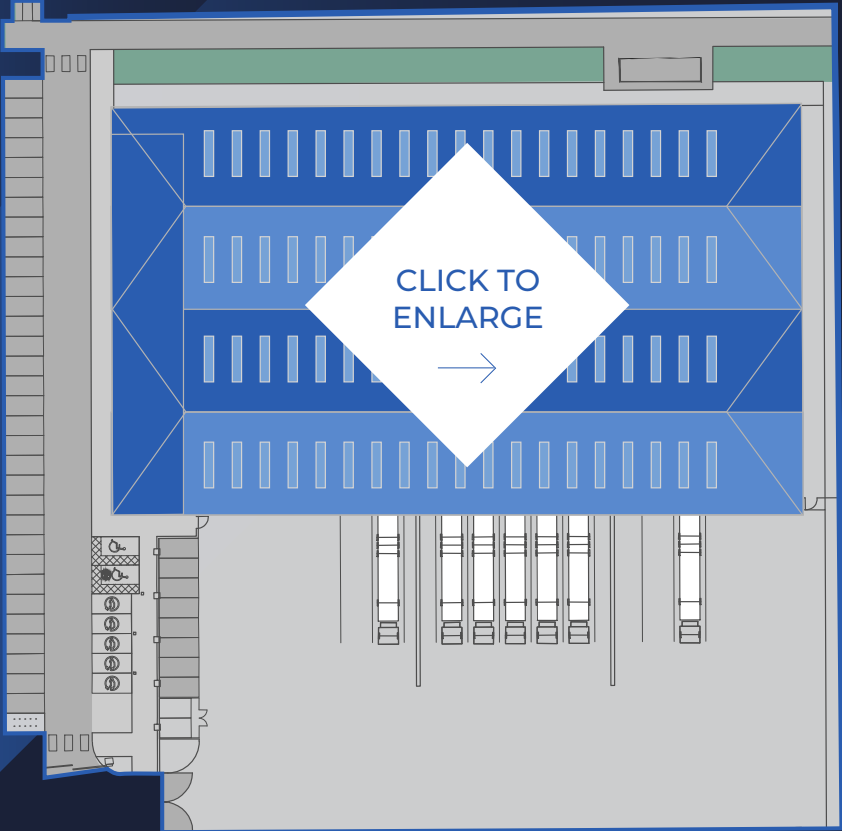
Grade A offices



Roof designed for PV panels



UNIT 3.0

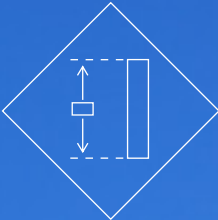
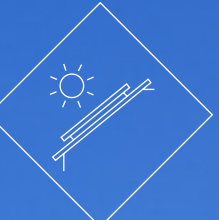


45,198 SQ FT
Warehouse

5,209 SQ FT
First Floor Office

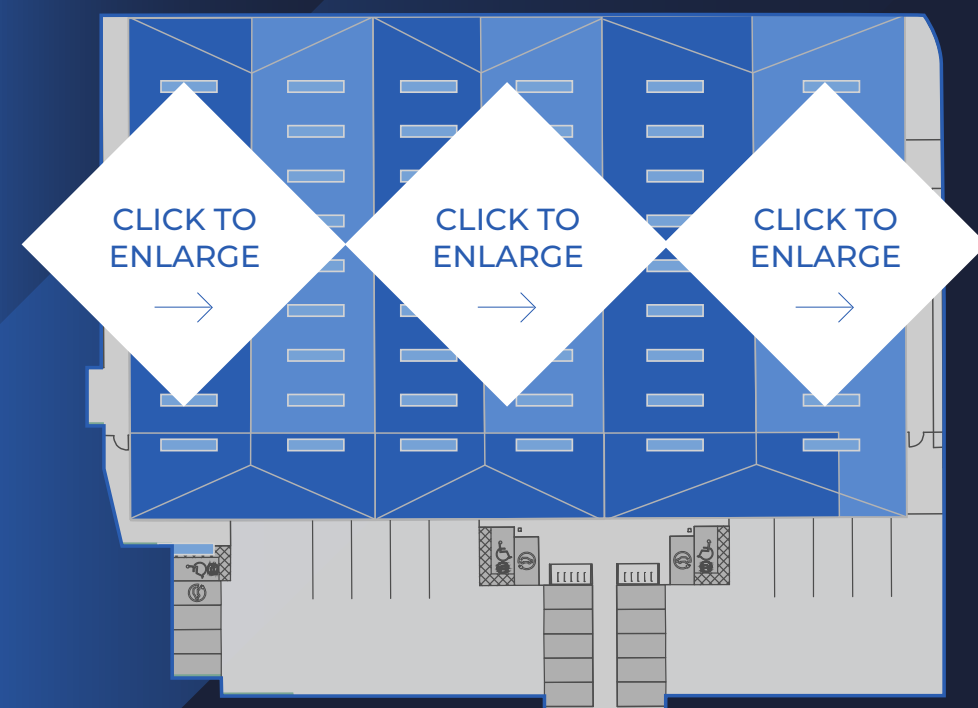
51,817 SQ FT
TOTAL



- | | | | | |
|---|---|---|--|--|
| 
5 Dock level loading doors | 
2 Level access loading doors | 
50 kN/m ² floor loading | 
Secure yard up to 40m depth | 
835 kVA power supply |
| 
47 car parking spaces | 
6 EV charging points | 
12m clear internal height | 
Grade A offices | 
Roof designed for PV panels |



UNITS 4.1–4.3



UNIT 4.1

15,769 SQ FT
Warehouse

2,723 SQ FT
First Floor Office

19,105 SQ FT
TOTAL

UNIT 4.2

11,926 SQ FT
Warehouse

2,669 SQ FT
First Floor Office

14,983 SQ FT
TOTAL

UNIT 4.3

12,410 SQ FT
Warehouse

2,723 SQ FT
First Floor Office

15,779 SQ FT
TOTAL

VIEW RACKING
LAYOUTS



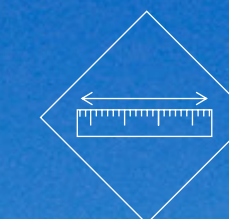
Cycle
spaces



Level access
loading doors



50 kN/m²
floor loading



Yard up to
20m depth



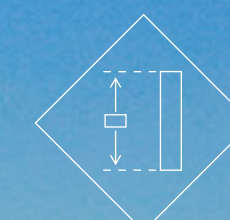
Enhanced
power supply



Car parking
spaces



2 EV charging
points



10m clear
internal height



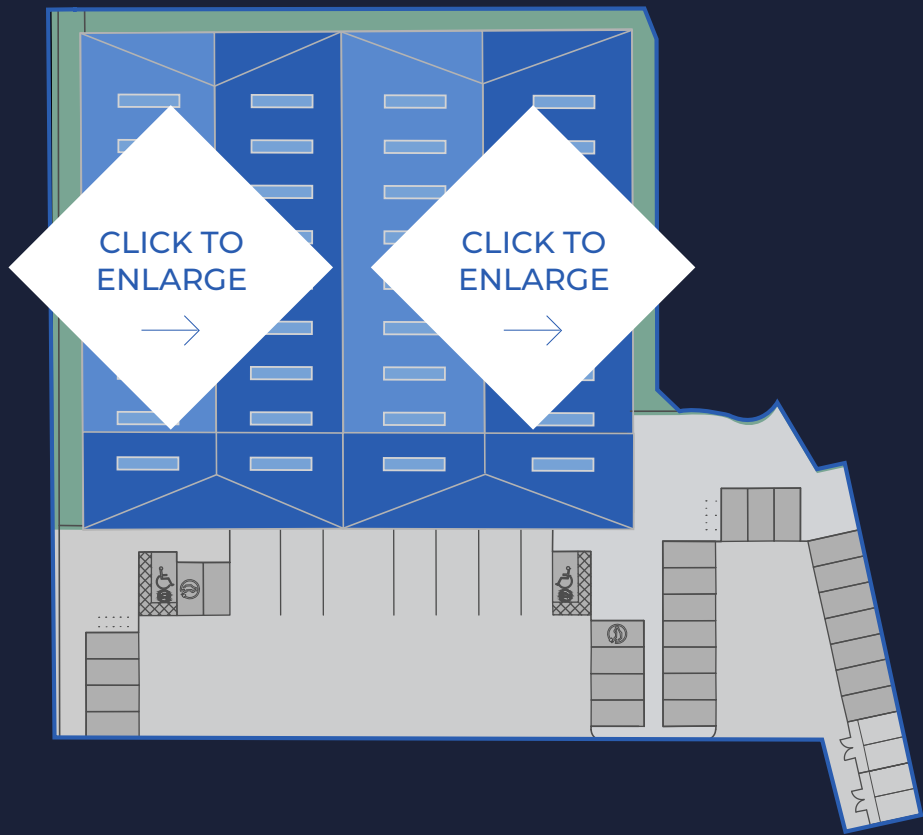
Grade A
offices



Roof designed
for PV panels



UNITS 5.1 – 5.2



UNIT 5.1

10,957 SQ FT
Warehouse

2,702 SQ FT
First Floor Office

14,251 SQ FT
TOTAL

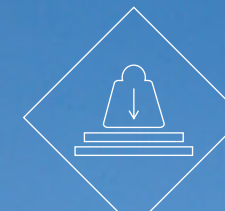
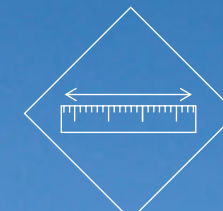
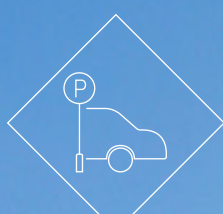
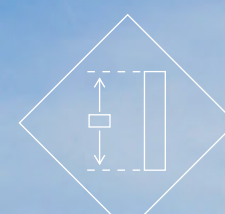
UNIT 5.2

12,350 SQ FT
Warehouse

2,949 SQ FT
First Floor Office

15,930 SQ FT
TOTAL



-  Cycle spaces
-  Level access loading doors
-  50 kN/m² floor loading
-  Yard up to 20m depth
-  Enhanced power supply
-  Car parking spaces
-  2 EV charging points
-  10m clear internal height
-  Grade A offices
-  Roof designed for PV panels



PERFECTLY LOCATED FOR BUSINESS

DRIVE TIMES

M1 junction 11A	2.5 miles	6 mins
Luton Town Centre	4.3 miles	12 mins
Luton Train Station	4.6 miles	14 mins
M25	16 miles	24 mins

M1/M6 junction	48 miles	1 hr 1 mins
Central London	40 miles	1 hr 19 mins
Birmingham	82 miles	1 hr 40 mins

AIRPORTS

London Luton	8.4 miles	14 mins
London Heathrow	41 miles	49 mins
Stansted	57 miles	1 hr 6 mins
Birmingham	71 miles	1 hr 20 mins
East Midlands	81 miles	1 hr 30 mins

PORTS

London Gateway	65 miles	1 hr 30 mins
Felixstowe	109 miles	2 hrs 15 mins
Dover	120 miles	2 hrs 30 mins

TRAINS

Luton Central	3 mins (from Leagrave)
---------------	------------------------

London St Pancras	38 mins (from Luton Central)
-------------------	------------------------------



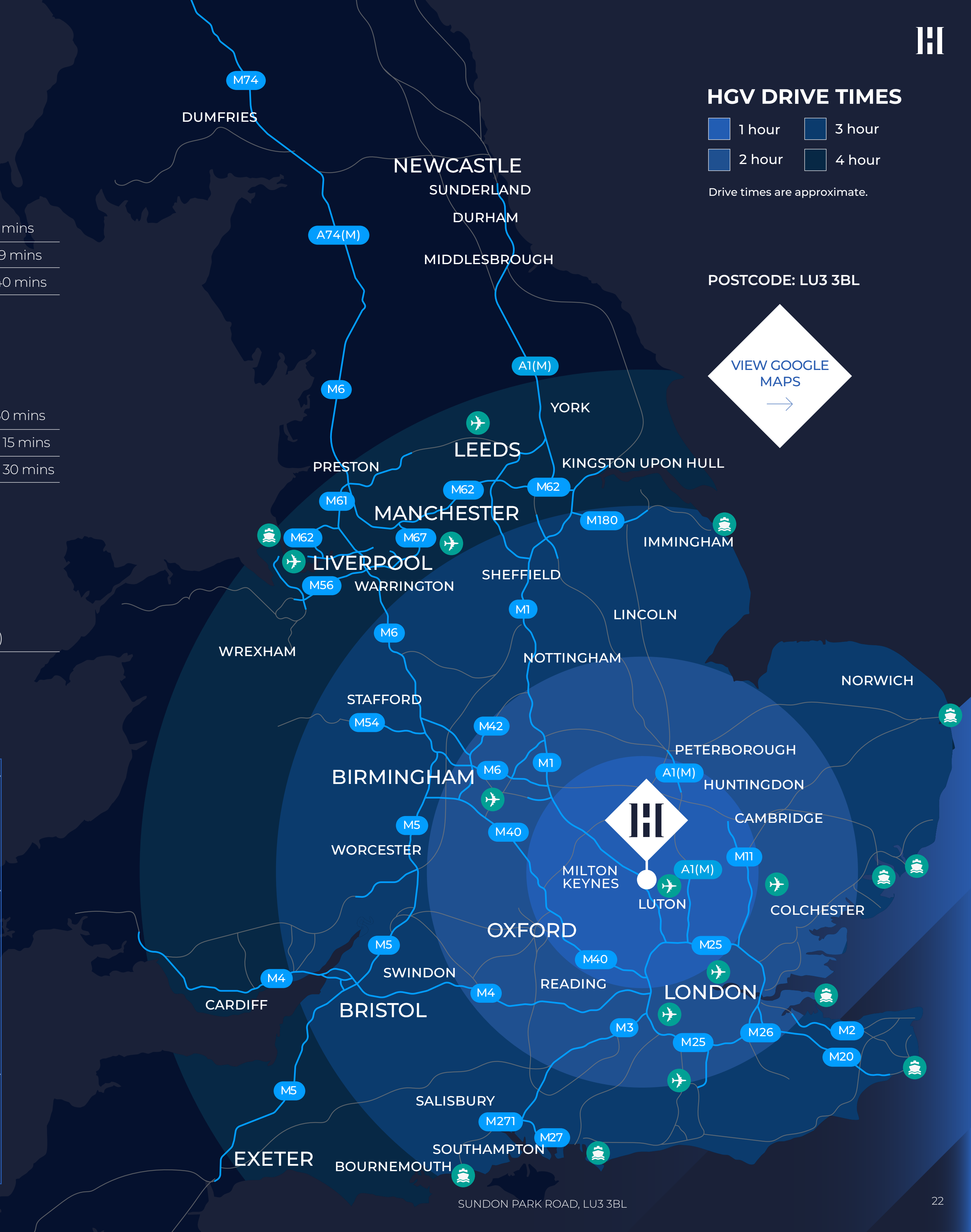
LOCATION

HGV DRIVE TIMES



Drive times are approximate.

POSTCODE: LU3 3BL



SUNDON PARK ROAD, LU3 3BL

SUSTAINABILITY AT ITS HEART



BREEAM IN USE

The Landlord will be happy to work with occupiers to obtain BREEAM in Use certification, and have a full consultant team who have worked on the scheme from inception.



ENERGY PERFORMANCE (EPC)

The units have an EPC "A" Rating.



ENERGY EFFICIENT HEATING & COOLING

Variable Refrigerant Flow (VRF) heating / cooling system with internal ceiling concealed fan coil units fed from external air source heat pump to the offices, and efficient local electric heaters to ancillary areas.



ELECTRIC VEHICLE (EV) CHARGING

The units provide EV charging spaces, as well as providing ducting to enable further spaces to be constructed in the future.



ENERGY EFFICIENT LIGHTING

Energy efficient LED lighting is provided to the offices, operated by PIR sensors and daylight dimming sensors.



SOCIAL WELLBEING

Hillwood Park Luton combines outdoor wellbeing areas with open plan internal areas with natural daylight to offer staff a pleasant and natural environment. Nearby pedestrian routes offer access to public transport and the unit is within walking distance to the town centre.



NATURAL DAY-LIGHT

10% of the roof panels across the warehouse are translucent, providing plenty of natural day-light.



CAR SHARING

The Landlord can mark spaces in accordance with an occupiers bespoke car sharing scheme.



PHOTO-VOLTAIC (PV) PANELS

A provision of PV panels has been provided under the base build, whilst the roof is structurally designed to support panels across the entirety so the occupier can add more as they wish.



CYCLE PARKING

Covered cycles spaces and shower facilities have been provided.



BREEAM
"EXCELLENT"



EPC A rating
as standard



WiredScore
GOLD

ABOUT HILLWOOD

Hillwood is a leader in developing and acquiring high-quality, sustainable industrial and logistics properties across the UK, Europe, U.S., and Canada. Within these core markets we have delivered more than 230 million sq ft combined across 12,500 acres.

Our UK operational experience spans more than two decades and our innovative approach to master planning, commercial development, and property acquisitions has led to exciting partnerships with landowners and occupiers. Along the way, we've stuck to our belief that we are most successful when delivering creative solutions and long-term value for our partners and customers.

Most importantly, our private ownership and depth of capital allows us to move quickly to identify opportunities, whilst applying the hands-on approach you would expect from a long-term trusted partner. We make your business, our business.



BEST IN CLASS

Development team, technical team, and consultants.



5M SQ FT

Committed from 2025 onwards.



LIVE PROJECTS

In every region in the UK, delivering your logistics network.



SUSTAINABLE

Developing to BREEAM "Excellent" and Net Zero.



FOCUSSED

local delivery team.



AGILE

Private ownership and capital allows quick decisions.

RECENT OCCUPIERS



OUR AWARDS



www.hillwooduk.com

WHY OCCUPIERS CHOOSE HILLWOOD UK



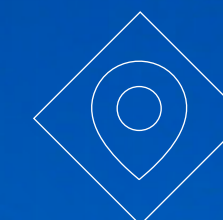
Operational Efficiency: Faster throughput and reduced energy costs.



ESG Compliance: Meets sustainability targets and investor requirements.



Workforce Attraction: Modern, comfortable environments for staff.



Strategic Locations: Sites near major transport corridors for national and international distribution.

HILLWOOD PARK LUTON

SUNDON PARK ROAD, LU3 3BL

CBRE

Hannah Metcalfe

07500 990 467

hannah.metcalfe@cbre.com

Olivia Newport

07920 822 081

olivia.newport2@cbre.com

Emily Middleton

07720 975 013

emily.middleton@cbre.com

DTRE

Richard Harman

07776 200 143

richard.harman@dtre.com

Robert Cohu

07860 659 043

robert.cohu@dtre.com

Hugh Stanton

07730 357 434

hugh.stanton@dtre.com

A DEVELOPMENT BY:

 HILLWOOD
A PEROT COMPANY®

www.hillwooduk.com

WWW.HILLWOODPARKLUTON.CO.UK

IMPORTANT NOTICE CBRE and DTRE give notice that: (i) the particulars are provided as a general outline only, for the guidance of prospective purchasers and do not constitute an offer or contract; (ii) all descriptions, dimensions, references to condition and permissions for use and occupation are made in good faith and are believed to be correct, but should not be relied upon as statements of fact and interested parties must satisfy themselves by inspection or otherwise as to their accuracy; (iii) neither CBRE, DTRE nor any of their employees have authority to make or give any representation or warranty in relation to the property. Published April 2026.

Designed by:

 **Blaze**
Marketing
blaze-marketing.co.uk