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# Magna Park Lutterworth



LE17 4GG



Strategic location



4,528,831 SQ FT



Enhanced spec







**MPN3**  
297,190 sq ft  
Speculative unit

**MPN2**  
503,210 sq ft  
Speculative unit

**PRE-LET**

**Magna Park North  
Lutterworth**

wayfair



Speculative  
development

**MPN**  
Magna Park  
North

MPN2  
503,210 sq ft

MPN3  
297,190 sq ft

Due for  
completion  
February  
2022

# Magna Park Lutterworth



**Europe's premier  
logistics location**

Magna Park Lutterworth provides a high quality business environment specifically focused on logistics and distribution and over the coming years is set to expand to a total of 16,000,000 sq ft.

Magna Park Lutterworth, North — view of speculative units.



# The story so far...

Magna Park Lutterworth is widely acclaimed within the industry for setting new standards in terms of design; environmental management; sustainability; occupier efficiency and local job creation.

The Magna Park Lutterworth concept is GLP's blueprint for the development of successful large-scale logistics parks around the world.

GLP is committed to delivering the UK's first dedicated Logistics Cluster – an array of features and services that encompasses amenities, education, recreation, renewables and sustainability in one location.

Every effort is taken to make buildings more efficient to operate and maintain, whilst preserving natural resources and reducing energy and water usage and maximising the use of recycled and recyclable materials wherever possible.

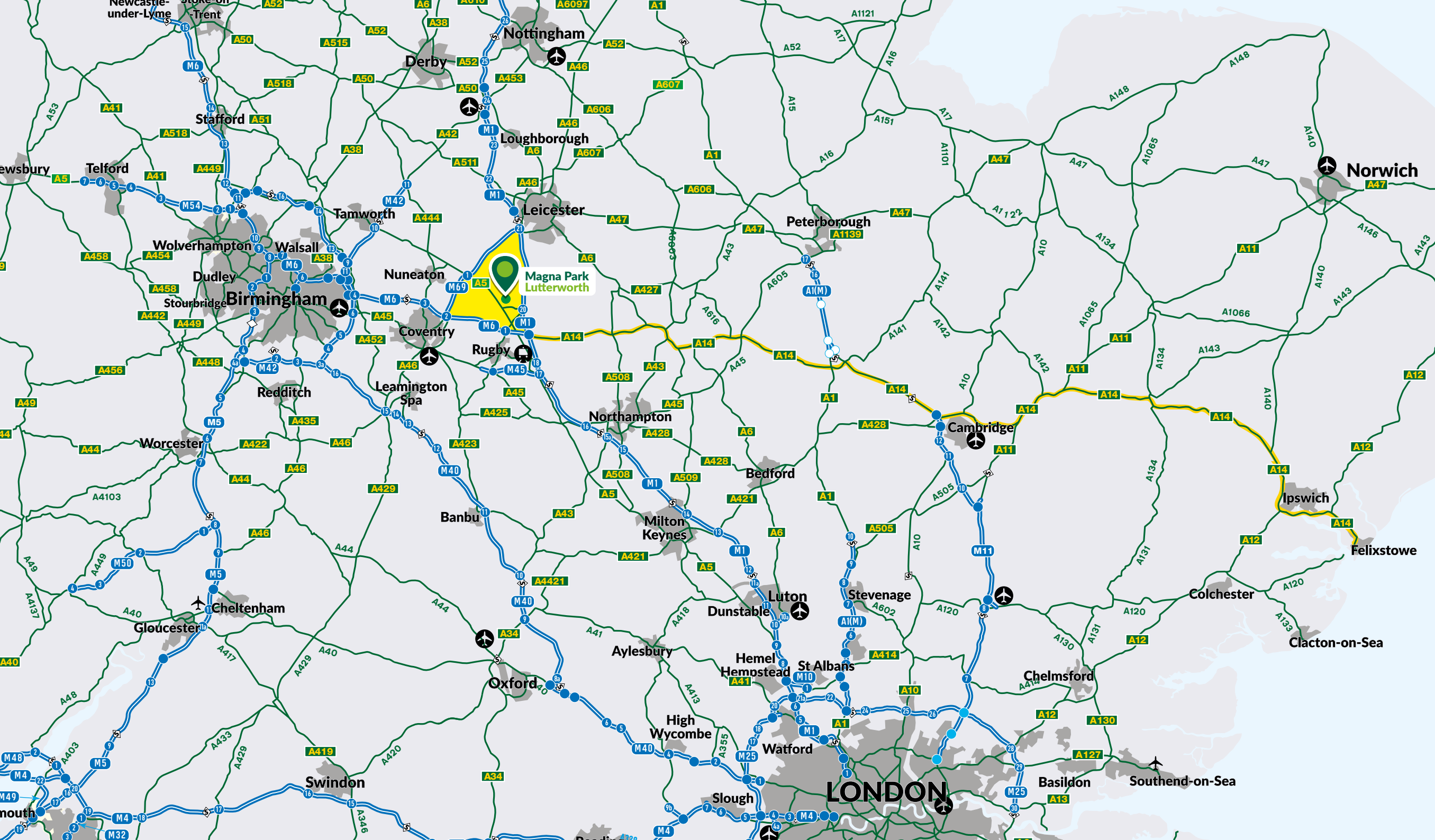
GLP's strategy is based on increasing environmentally and socially responsible logistics development. We include environmental initiatives within our standard specifications at no extra cost to our customers.



# At a glance

<b>Golden Triangle</b> Strategic position	<b>27</b> Customers	<b>24/7</b> Operations & Security
<b>M1</b> Junction 20 2.5 miles	<b>M6</b> Junction 1 4.5 miles	<b>M69</b> Junction 1 7 miles
<b>Privately managed</b> Estate	<b>Fully Landscaped</b> Eco-environment	<b>Market Leading</b> Specification





## Magna Park Lutterworth

# At the heart of the nation's supply chain

Magna Park Lutterworth is situated within the Midlands' 'Golden Triangle' of logistics.

Bounded by the M1, M6 and M69, the Golden Triangle is bursting with logistics names.

As well as being in proximity to the national distribution centres of retailers and logistics providers alike, Midlands-based supply chain companies enjoy access to over 85% of the UK population within 4.5 hours' drive.

Proximity to major motorways, notably the M1 and M6, means that major cities such as London, Birmingham and Manchester are easily accessible from the Golden Triangle.

With proximity to Birmingham International Airport and East Midlands Airport (which itself contains a freight hub) plus the various rail links to the UK's ports, Magna Park Lutterworth is the natural home for the nation's supply chain.

- ✓ Daventry International Rail Freight Terminal (DIRFT) less than 9 miles away from Magna Park Lutterworth
- ✓ Access to over 85% of the UK population within 4.5 hours' drive

Magna Park Lutterworth sits in a key strategic location within the logistics 'Golden Triangle'



# Magna Park Lutterworth

## Europe's largest dedicated logistics and distribution park

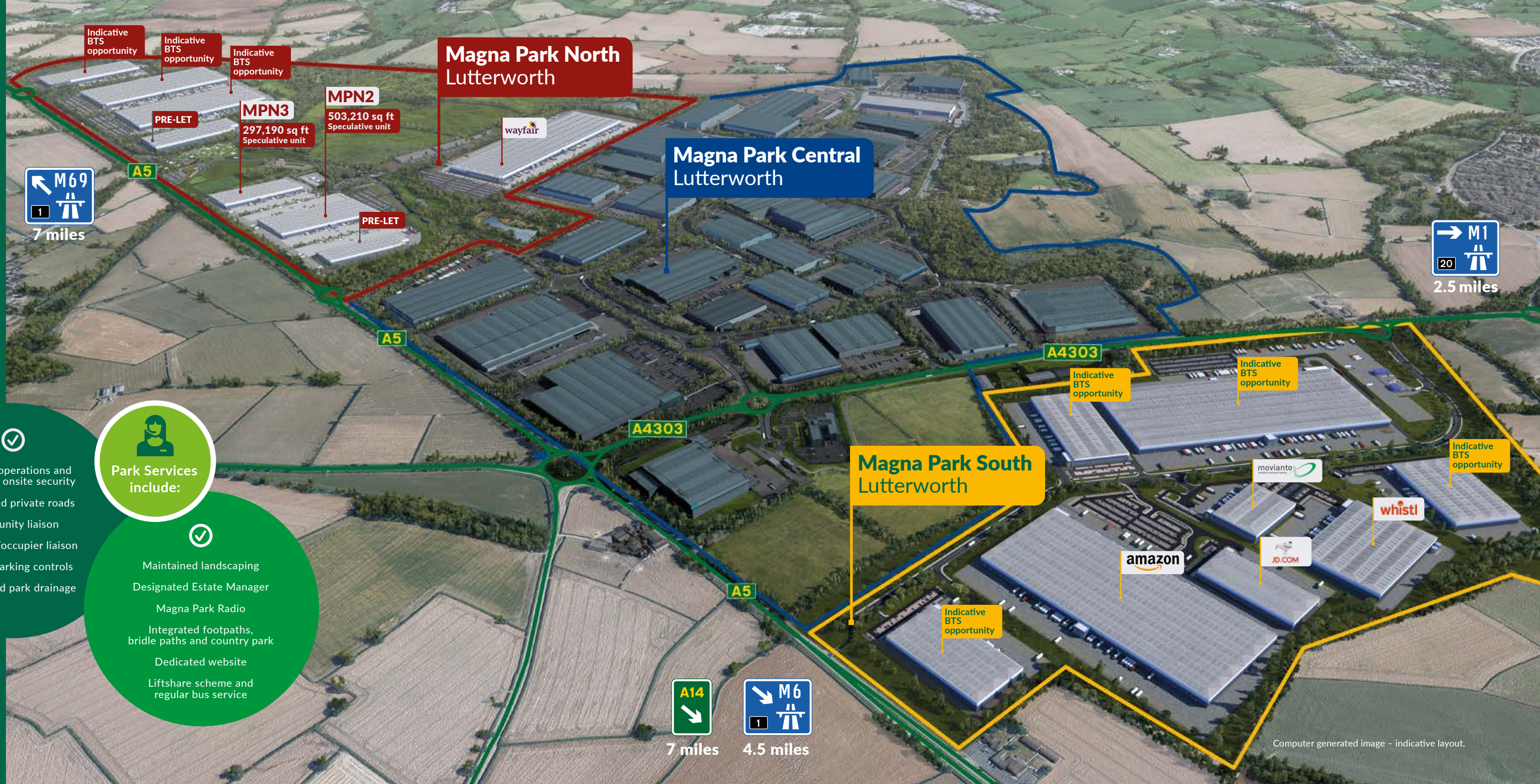
Magna Park Lutterworth is the UK and Europe's largest dedicated logistics and distribution park offering a superb strategic location for logistics by virtue of its unrivalled connectivity across the UK transportation network.

The expansion of Magna Park to the North and South offers potential occupiers an unparalleled opportunity to base their operations in this much sought after and central UK location.

Both phases have been designed for a range of potential or indicative requirements, providing maximum flexibility. Units are available in a range of sizes starting from 100,000 sq ft to over 1 million sq ft in a single building.

All the units benefit from GLP's market leading specification that brings together innovation, technology, efficiency, sustainability, WELLness and intelligent logistical thinking all in one place to create developments that surpass the expectations of any end-user occupier.

The added on-park services and benefits available to occupiers offer a wealth of additional features including WELLness and recreation facilities, a petrol station\*, food facilities\* and a lorry park. These benefits highlight Magna Park Lutterworth's status as the ultimate distribution location.



- 24-hour operations and dedicated onsite security
- Maintained private roads
- Community liaison
- Customer/occupier liaison
- On-site parking controls
- Maintained park drainage



### Park Services include:



- Maintained landscaping
- Designated Estate Manager
- Magna Park Radio
- Integrated footpaths, bridle paths and country park
- Dedicated website
- Liftshare scheme and regular bus service

\*Subject to planning

Computer generated image - indicative layout.



# Introduction to Magna Park North

Magna Park North, Lutterworth offers a significant new extension to the existing development and brings forward over 225 acres of land for development.

Development is now underway on three speculative logistics and distribution units totalling 1 million sq ft – MPN1 is already Pre-Let.

The two remaining speculative units of 297,190 sq ft and 503,210 sq ft will be available for occupancy February 2022.

The units will each benefit from a best-in-class specification, including wide service yards, clear internal height to 18 m, with flexible dock and level access door provision together with generous car and HGV parking and an array of energy saving features. 100% PV ready

and designed to WELLness principles.

The developments will also benefit from GLP's improved base build specification that features an ultra modern design of the primary office elevation together with a range of cutting-edge enhancements throughout the welfare facilities.

Amongst the new innovations includes a new feature reception, the use of natural materials and finishes throughout, acoustic panels and exposed services in the office space and an open plan kitchen and recreational area.

In total, Magna Park North, Lutterworth can accommodate 3.3 million sq ft, with build-to-suit options also available in a range of sizes, from 100,000 sq ft to over 1 million sq ft in a single building.



Speculative development

Due for completion February 2022

MPN2  
503,210 sq ft  
MPN3  
297,190 sq ft



Build-to-suit opportunities up to 2 m sq ft available

Computer generated image



Magna Park North Lutterworth

MPN3

297,190 sq ft  
Speculative unit under construction

MPN2

503,210 sq ft  
Speculative unit under construction

PRE-LET


Computer generated image





Magna Park North Lutterworth

# Indicative schedule of accommodation







Speculative development

**MPN**  
Magna Park North

Due for completion February 2022

MPN2  
503,210 sq ft  
MPN3  
297,190 sq ft

## Speculative developments - under construction

Unit	Warehouse		Offices		Gatehouse		Total GIA		 Car parking	 Clear height	 Dock doors	 Level access
MPN2	463,246 sq ft	43,037 sq m	39,749 sq ft	3,693 sq m	215 sq ft	20 sq m	503,210 sq ft	46,750 sq m	312	18 m	50	9
MPN3	277,181 sq ft	25,751 sq m	19,794 sq ft	1,839 sq m	215 sq ft	20 sq m	297,190 sq ft	27,610 sq m	185	15 m	25	5
Total	924,642 sq ft	85,902 sq m	75,215 sq ft	6,988 sq m	645 sq ft	60 sq m	1,999,502 sq ft	92,950 sq m	—	—	—	—

## Indicative build-to-suit development opportunities

Unit	Total GIA	
MPN5	837,325 sq ft	77,790 sq m
MPN6	874,826 sq ft	81,274 sq m
MPN7	368,879 sq ft	34,270 sq m
Total	2,081,030 sq ft	193,334 sq m



Computer generated image



# MPN2

MPN2 is a speculative logistics and distribution unit of 503,210 sq ft within Magna Park North, Lutterworth – due for completion February 2022.

MPN2 benefits from best-in-class specification, including 360° circulation, two 50 m wide service yards, clear internal height of 18 m and an array of energy saving features. 100% PV ready and designed to WELLness principles.

The unit also features the enhanced GLP ‘standard’ specification which includes an ultra-modern treatment to the design of the primary office elevation together with cutting-edge enhancements throughout the welfare facilities.

Magna Park Lutterworth is the UK and Europe’s largest dedicated logistics and distribution park situated within the Midlands’ ‘Golden Triangle’ of logistics.

As with all major employment locations, especially those with good strategic access, Magna Park draws its workforce from a wide area. GLP commissioned independent demographic projections of the future labour force. For the defined Magna Park catchment area there is a projected growth in labour supply over the period 2018-2031 of 76,700 additional workers.



Strong labour pool



1.44 m working population within 30 mins



76,700 strong future workforce



Speculative development



503,210 sq ft

Due for completion February 2022



Computer generated image

## Schedule of accommodation

Unit	Warehouse		Office		Transport offices		Gatehouse		Total GIA		Car parking	Clear height	Dock doors	Level access
MPN2	463,246 sq ft	43,037 sq m	23,691 sq ft	2,201 sq m	16,058 sq ft	1,492 sq m	215 sq ft	20 sq m	503,210 sq ft	46,750 sq m	312	18 m	50	9



Car parking



Clear height



Dock doors



Level access

## Key features



Clear height 18m



80 kN psm Floor loading



12% less embodied carbon\*



15% less operational carbon†



Building Environmental Analytics



For first year of occupancy



Enhanced spec



32 charging car bays



50m x 2 wide yard



Cross dock



2 transport hubs



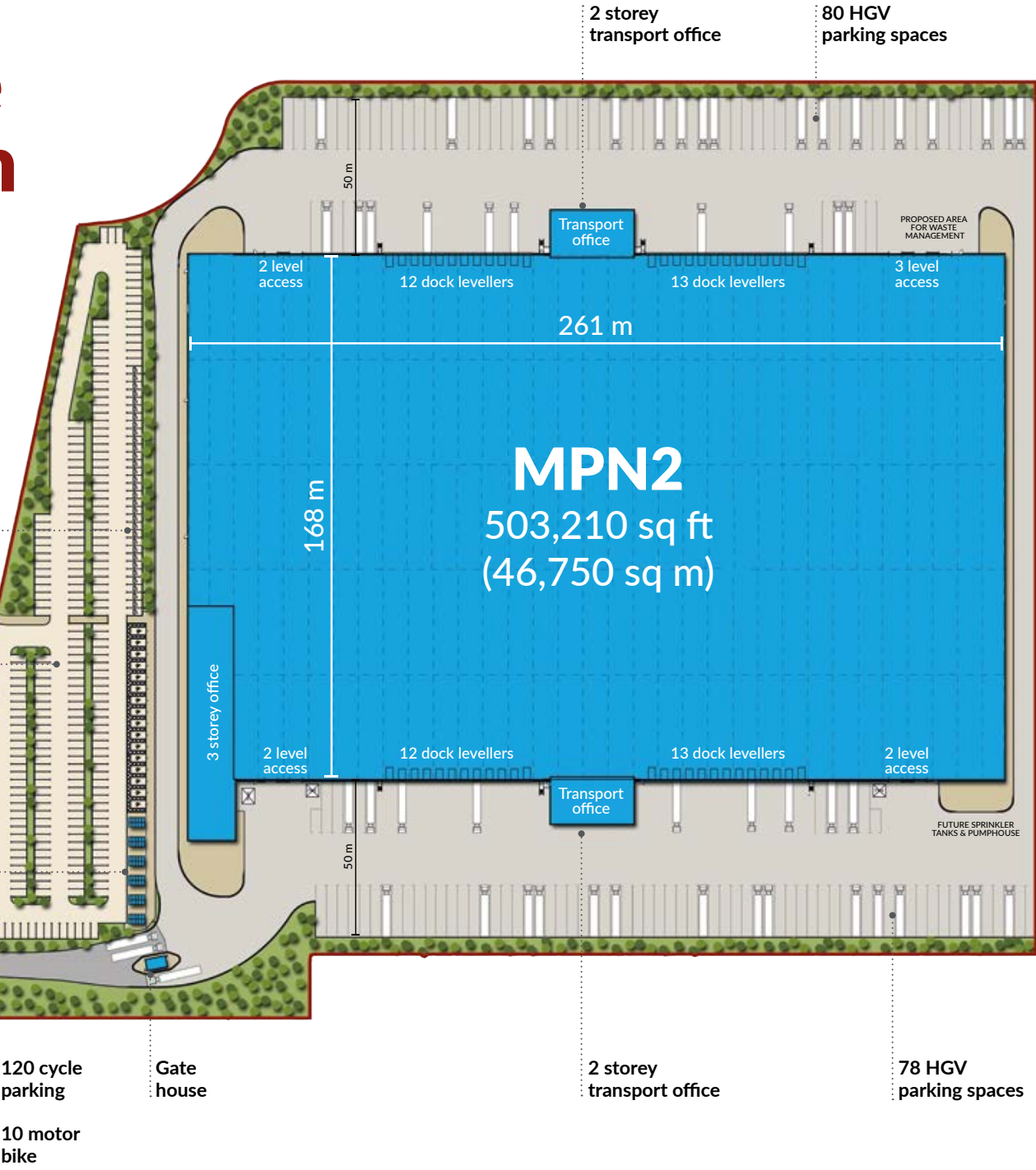
Enhanced spec

\* Target minimum than industry standard  
† Target minimum in day-to-day operations

# Site plan

32 car charging car bays

312 car parking spaces





# MPN3

MPN3 is a speculative logistics and distribution unit of 297,190 sq ft within Magna Park North, Lutterworth – due for completion February 2022.

MPN3 benefits from best-in-class specification, including a 50 m wide service yard, clear internal height of 15 m and an array of energy saving features. 100% PV ready and designed to WELLness principles.

The unit also features the enhanced GLP ‘standard’ specification which includes an ultra-modern treatment to the design of the primary office elevation together with cutting-edge enhancements throughout the welfare facilities.

Magna Park Lutterworth is the UK and Europe’s largest dedicated logistics and distribution park situated within the Midlands’ ‘Golden Triangle’ of logistics.

As with all major employment locations, especially those with good strategic access, Magna Park draws its workforce from a wide area. GLP commissioned independent demographic projections of the future labour force. For the defined Magna Park catchment area there is a projected growth in labour supply over the period 2018-2031 of 76,700 additional workers.



Strong labour pool



1.44 m working population within 30 mins



76,700 strong future workforce



Speculative development



297,190 sq ft

Due for completion February 2022



Computer generated image

## Schedule of accommodation

Unit	Warehouse		Offices		Transport offices		Gatehouse		Total GIA		Car parking	Clear height	Dock doors	Level access
MPN3	277,181 sq ft	25,751 sq m	14,316 sq ft	1,330 sq m	5,478 sq ft	509 sq m	215 sq ft	20 sq m	297,190 sq ft	27,610 sq m	185	15 m	25	5

## Key features



Clear height 15m



Floor loading 50 kN psm



12% less embodied carbon



15% less operational carbon†



Building Environmental Analytics



For first year of occupancy



Abundant power supply



16 charging car bays



50 m wide yard



12.95 acres (5.24 ha)



Enhanced spec



45 HGV parking

\* Target minimum than industry standard  
† Target minimum in day-to-day operations

# Site plan

The site plan shows the MPN3 warehouse unit, a large blue rectangle measuring 208 m by 126 m, with a total area of 297,190 sq ft (27,610 sq m). The plan includes the following features:

- Gate house
- 45 HGV parking spaces
- 2 storey transport office
- 2 storey office
- 3 level access
- 13 dock levellers
- 12 dock levellers
- 2 level access
- Transport office
- POTENTIAL EXTERNAL SEATING
- FUTURE SPRINKLER TANKS & PUMPHOUSE
- 28 m HGV turn
- 16 charging car bays
- 185 car parking spaces
- 72 cycle parking
- 10 motor bike



Magna Park Lutterworth

# Site plan

North

Central

South





# Europe's largest dedicated distribution park

Magna Park Lutterworth is widely acclaimed within the industry for setting new standards in terms of design; environmental management; sustainability; occupier efficiency and local job creation.



Build-to-suit opportunities up to 2 m sq ft available



7 miles



Magna Park North, Lutterworth

- KEY
- Footpath - - -
  - Bridleway - - -

Magna Park North  
Lutterworth



Speculative development



MPN  
Magna Park North

Due for completion February 2022

MPN2  
503,210 sq ft

MPN3  
297,190 sq ft

Restaurant/  
shop/toilet/  
filling station



7 miles



4.5 miles



Magna Park South, Lutterworth

Magna Park Central  
Lutterworth

Magna Park South  
Lutterworth



2.5 miles

Units from  
100,000 sq ft  
up to  
1 m sq ft



Build-to-suit opportunities up to 1.6 m sq ft available



# Introduction to Magna Park South

Magna Park South, Lutterworth — a new 131-acre extension to the existing Magna Park Lutterworth development — can accommodate up to 1.6 million sq ft of build-to-suit options in a range of sizes from 100,000 sq ft to over 1 million sq ft in a single building. Four speculative units are already constructed and let at Magna Park South, Lutterworth.

The development has been harmoniously designed to integrate with the surrounding natural environment and will feature a range of WELLness and recreational amenities.

Its superb strategic location, with direct frontage onto the A5 carriageway, offers occupiers seeking to expand their operations into brand new floorspace fast connection to the M69 to the north, M1 to the east and M6 to the south.





**Build-to-suit opportunities up to 1.6 m sq ft available**

**Units from 100,000 sq ft up to 1 m sq ft**



Computer generated image – indicative layout.





Magna Park South Lutterworth

Indicative build-to suit schedule of accommodation

Unit	Total GIA	
MPS5	186,790 sq ft	17,352 sq m
MPS6	211,235 sq ft	19,624 sq m
MPS7	256,384 sq ft	23,819 sq m
MPS8	355,455 sq ft	33,025 sq m
MPS9	388,087 sq ft	36,055 sq m
MPS10	132,800 sq ft	12,606 sq m
MPS11	116,650 sq ft	10,837 sq m
Total	1,647,401 sq ft	153,318 sq m



Developments already completed and LET at Magna Park South, Lutterworth.

  
**Build-to-suit opportunities up to 1.6 m sq ft available**

**Units from 100,000 sq ft up to 1 m sq ft**



# Reasons to be here

85%

of UK population lives within a 4.5 hour HGV drive  
Source: CACI, 2017 estimates



“...there is a projected growth in labour supply over the period 2018 – 2031 of 76,700 additional workers...”



HGV drive times  
1 hour  
2 hours  
4.5 hours  
Drive to work time  
30 min labour pool

### Catchment

As with all major employment locations, especially those with good strategic access, Magna Park draws its workforce from a wide area. Survey evidence of where employees at Magna Park reside demonstrates the very wide-ranging labour market catchment.

In a 2018 survey of employment agencies, the results indicate that occupiers tended to concentrate on Leicester and Coventry as their principal sources of labour.

### Population

According to the latest Annual Population Survey (APS) data for the 12 months to March 2019, there was a total of 1.44 million people of working age 16-64 in the Magna Park catchment area.

### Employment

The jobs density, which measures the number of jobs per working age population in an area, is at 0.85 which is similar to the Great Britain average of 0.86. This implies there is a reasonable balance between jobs and workers within this catchment area.

### Onsite Academy

A university-partnered logistics academy and campus to prepare students for careers in the industry and help feed the talent pool in Magna Park.

### Future Labour Supply

For occupiers at Magna Park, the current stock of available labour in the catchment area is of interest but so will also be the supply of labour in the future. As part of their evidence to the Harborough Local Plan, GLP commissioned independent demographic projections of the future labour force.

This shows that for the defined Magna Park catchment area there is a projected growth in labour supply over the period 2018 – 2031 of 76,700 additional workers, an increase of 6.4% on the size of the current workforce, or a growth rate of 0.5% p.a. over the period.



Strong labour pool



76,700 strong future workforce



1.44 m working population within 30 mins



LE17 4XX



# Creating an excellent working environment

Magna Park Lutterworth provides a unique environment in which to base your business by virtue of its superb strategic location, fully landscaped country park environment, scale and flexibility of logistics/distribution unit development opportunities and all of the added on-park benefits it offers to its occupiers.

**Magna Park Community Fun Day 2019**  
drew crowds of around 800 people



**Community Fund**

The Magna Park Community Fund was established in 2013 to support grassroots, community and voluntary organisations, parish councils and local schools.

To date, it has donated over £125,000 to charities and helped more than 60 projects spanning education, health and wellbeing, the environment and community relations.



**Community Liaison Group**

GLP set up the Community Liaison Group (CLG) to provide a way to keep the local community up-to-date with developments on the park and to provide a forum for dialogue.

Members of parish councils and other local interest groups meet with Magna Park management each Quarter to hear about the latest plans for the park and to raise any issues or concerns.



**Environmental**

- ✓ low density development with high levels of biodiversity
- ✓ over one million trees have so far been planted to create a landscaped parkland environment
- ✓ environmentally advanced building construction
- ✓ travel planning for employees to reduce private car travel – lift share scheme to reduce traffic



**Social**

- ✓ a university-partnered logistics academy and campus to prepare students for careers in the industry and help feed the talent pool in Magna Park
- ✓ a new public park
- ✓ dedicated charity days/events – annual Magna Park bike ride and occupier golf day
- ✓ Magna Park Radio
- ✓ family fun day – for Magna Park employees



**Infrastructure**

- ✓ planned lorry park and amenities
- ✓ partnership with Arriva buses
- ✓ planned fuelling station
- ✓ on-site maintenance depot
- ✓ integrated footpaths and bridleways



**Community**

- ✓ improved public access – bus service from key areas
- ✓ Magna Park Lutterworth community website
- ✓ Logistics Institute of Technology (LIT)
- ✓ school and local business partnerships
- ✓ partnership with Lutterworth Museum
- ✓ GLP dementia centre in Lutterworth



**Economic**

- ✓ efficient operating conditions for occupiers, enabling them to be more productive and profitable
- ✓ easy access for occupiers to railfreight services
- ✓ attractive working conditions for employees
- ✓ local business supply chain initiatives



**Honouring local aviation heritage**

GLP sponsors local landmark, the Whittle Memorial Jet Roundabout, a tribute to Sir Frank Whittle who is credited with inventing the turbojet engine.

In partnership with Leicestershire County Council, a replica of a Gloster E.28/39 – the first British jet plane – has stood on the roundabout at a key junction in Lutterworth since 2003. GLP's sponsorship has helped maintain and safeguard this important memorial to the area's aviation heritage.





Magna Park Lutterworth



Amenity  
area



Gym



Attenuation  
lagoon



Public  
park



Academy



Bee  
apiary



Walk/run  
track



Wellbeing  
area



# New, enhanced GLP base build specification

The new units will each feature the enhanced GLP 'standard' specification which includes an ultra-modern treatment to the design of the primary office elevation together with a range of cutting-edge enhancements throughout the welfare facilities.

**New innovations**  
The new innovations include a new feature reception, the use of natural materials and finishes throughout, acoustic panels and exposed services in the office space and an open plan kitchen and break-out area.



**Enhanced spec**

The new units will feature the enhanced GLP 'standard' specification — with a range of cutting edge enhancements throughout.



**Enhanced spec**  
Modern, glazed entrance with LED feature lighting



**Enhanced spec**  
Distinctive reception area



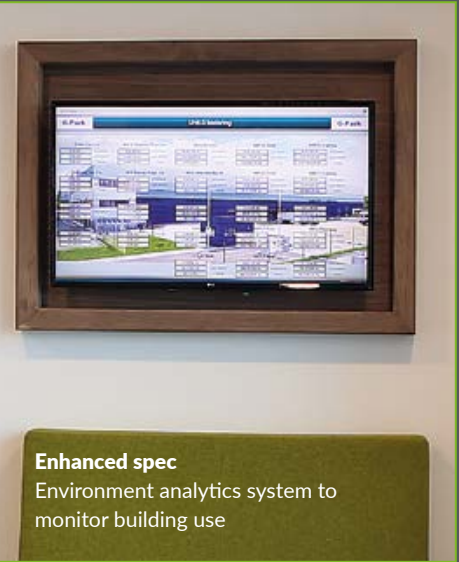
**Enhanced spec**  
Open plan kitchen and break-out area



**Enhanced spec**  
Modern simplified building design



**Enhanced spec**  
Panoramic windows



**Enhanced spec**  
Environment analytics system to monitor building use



# Sustainability as standard



Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

GLP is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

The GLP enhanced specification includes:

- ✔ BREEAM® Excellent – to all buildings
- ✔ WELL ready
- ✔ LED lighting throughout
- ✔ Low water spray taps
- ✔ 12% less embodied carbon than industry standard
- ✔ 15% less operational carbon in day-to-day operations
- ✔ Provision for electric vehicles
- ✔ Planet Mark offered for first year of occupancy to help manage energy use
- ✔ G-Hive scheme and wildflower planting to improve biodiversity
- ✔ 100% recycled and recyclable carpets
- ✔ Painted using VOC free natural paint
- ✔ Lift share app across the park



<div><p>Building Environmental Analytics</p></div> <div><p><b>Monitoring energy usage</b></p><p>Our online energy dashboard can help customers proactively manage their energy consumption.</p></div>	<div><p>Cost effective</p></div> <div><p><b>Cost-effective</b></p><p>We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.</p></div>
<div><p>Water usage</p></div> <div><p><b>Reducing water usage</b></p><p>Rainwater harvesting for use in toilet flushing and other non-potable applications.</p></div>	<div><p>Optimising natural light</p></div> <div><p><b>Optimising the use of natural light</b></p><p>Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.</p></div>
<div><p>Recycling performance</p></div> <div><p><b>Recycled &amp; recyclable materials</b></p><p>Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.</p></div>	<div><p>Exceeding regulations</p></div> <div><p><b>Exceeding requirements</b></p><p>GLP is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.</p></div>





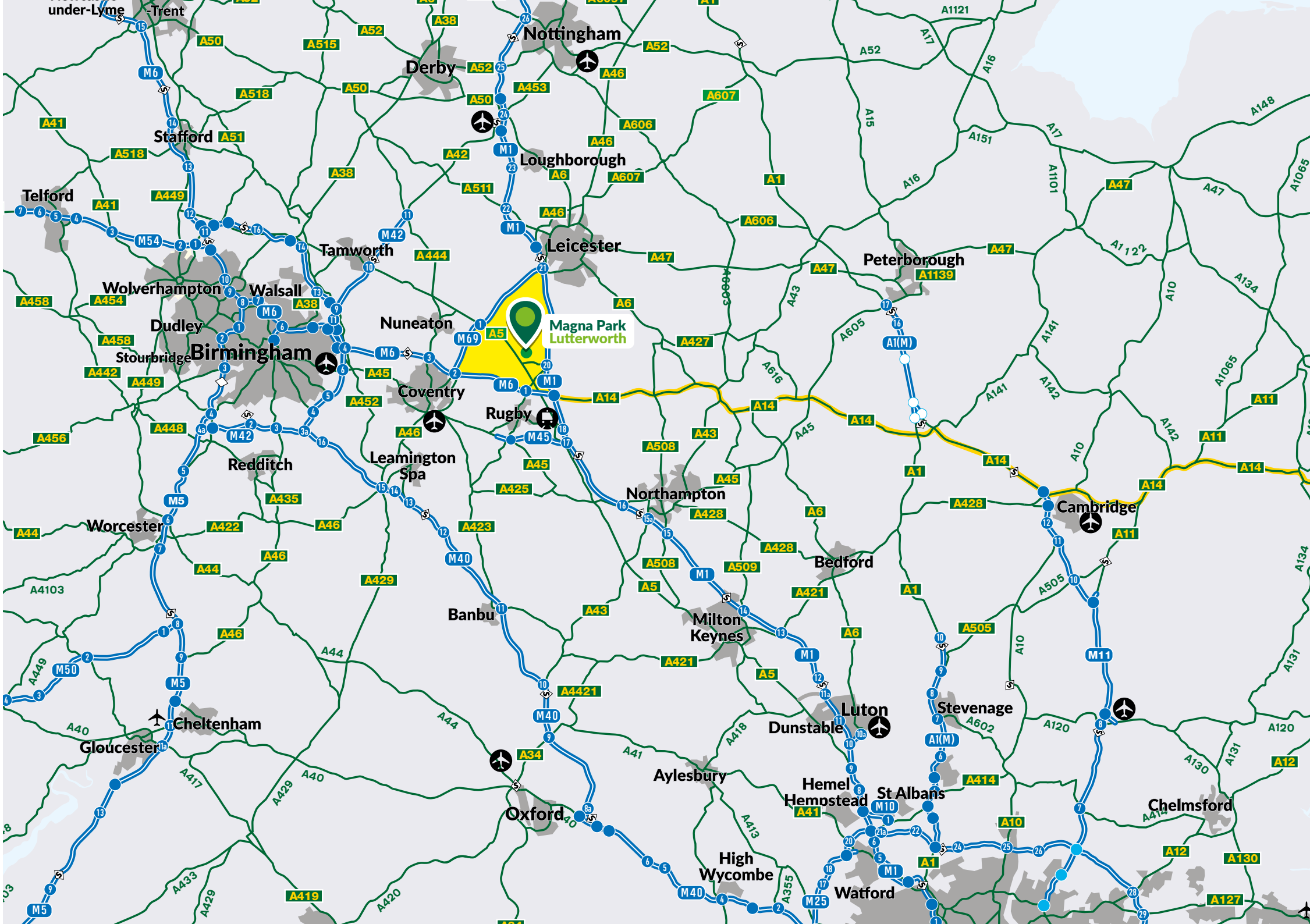
Magna Park Lutterworth

Location and travel distances

The success of Magna Park Lutterworth is primarily due to its optimum location for warehousing and logistics in the centre of Britain, with strategic road access to the M1 Junction 20 (2.5 miles), M6 Junction 1 (4.5 miles) and M69 Junction 1 (7 miles).



Destination	Miles
M1 Junction 20	2.5
M6 Junction 1	4.5
M69 Junction 1	7
Rugby	7.5
Coventry	19
Northampton	25.5
Birmingham Airport	30
Birmingham	36
Central London	89
Heathrow	91
Manchester	118
East coast ports	150





# GLP in Europe

**GLP** is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies.

Our European operating portfolio consists of more than 4 million sq m across the strategic logistic markets, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million sq m.

GLP operates globally across Brazil, China, Europe, India, Japan, the U.S. and Vietnam. Our combined investing and operating expertise allows us to create value for our customers and investors, and have US\$97 billion in assets under management in real estate and private equity funds. **Learn more at [www.glp.com](http://www.glp.com)**



**4 million sq m  
operating portfolio**



**9 million sq m  
development in 30 years**



**4 million sq m  
development pipeline**



**Strong  
global presence**







## Contacts

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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. October 2021. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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**Magna Park Lutterworth**  
Lutterworth  
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