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MPN2
Magna Park North

Due for
completion
February
2022

MPN2

Magna Park North Lutterworth



LE17 4GG



Clear
height 18m



**TOTAL
GIA**
503,210
SQ FT



**TOTAL
GIA**
46,750
SQ M



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 |

Key features



Clear height 18m



Floor loading 80 kN psm



12% less embodied carbon*




15% less operational carbon†




Building Environmental Analytics




For first year of occupancy



Abundant power supply



32 charging car bays



50m x 2 wide yard



Cross dock



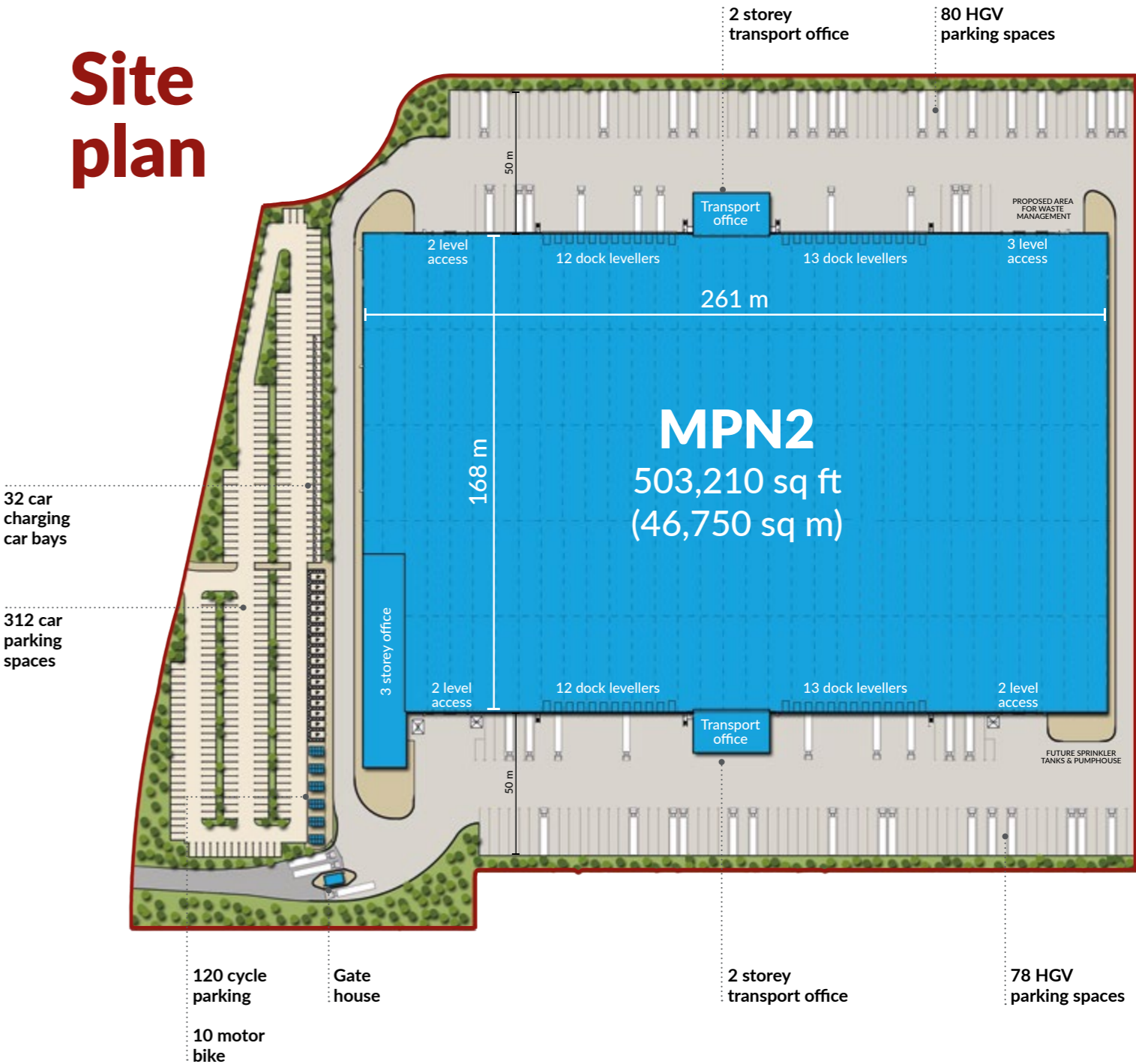
2 transport hubs



Enhanced spec

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

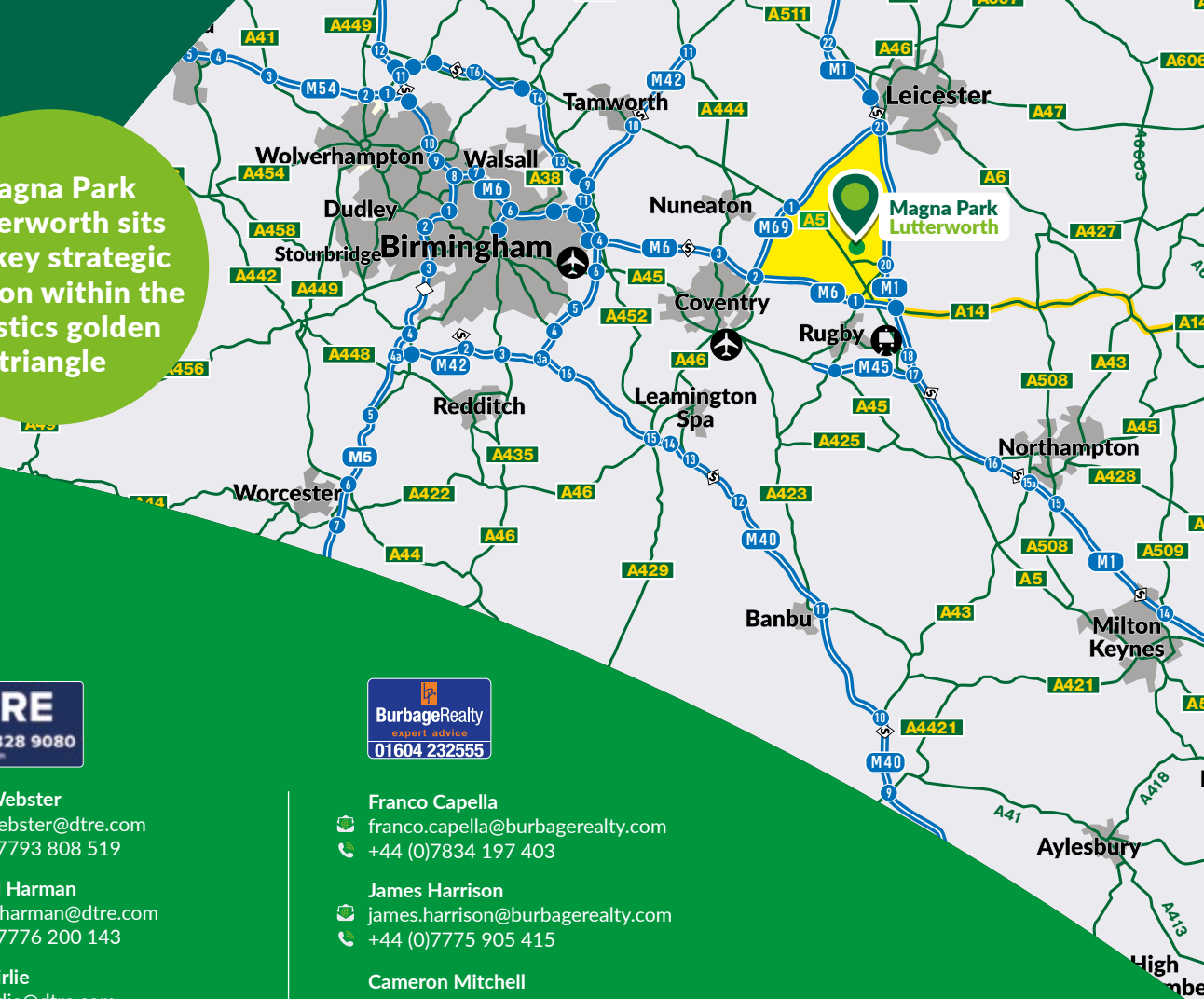
Site plan



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).

- ✓ Access to over 85% of the UK population within 4.5 hours' drive
- ✓ Strategically located where 90% of the UK's markets are within a round trip drive of 9-10 hours, the average daily drive time allowed for HGV drivers under EU regulations

Magna Park Lutterworth sits in a key strategic location within the logistics golden triangle



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. August 2021. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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LUTTERWORTH
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