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# MPN3

## Magna Park North Lutterworth



LE17 4GG



Clear  
height 15m



**TOTAL  
GIA**  
297,190  
SQ FT



**TOTAL  
GIA**

27,610  
SQ M



**MPN3**  
Magna Park  
North

Due for  
completion  
**February  
2022**





Magna Park North Lutterworth

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



Gate house

45 HGV parking spaces

2 storey transport office

2 storey office

Transport office

3 level access

13 dock levellers

12 dock levellers

2 level access

MPN3 297,190 sq ft (27,610 sq m)

208 m

126 m

50 m

POTENTIAL EXTERNAL SEATING

28 m HGV turn

FUTURE SPRINKLER TANKS & PUMPHOUSE

16 charging car bays

185 car parking spaces

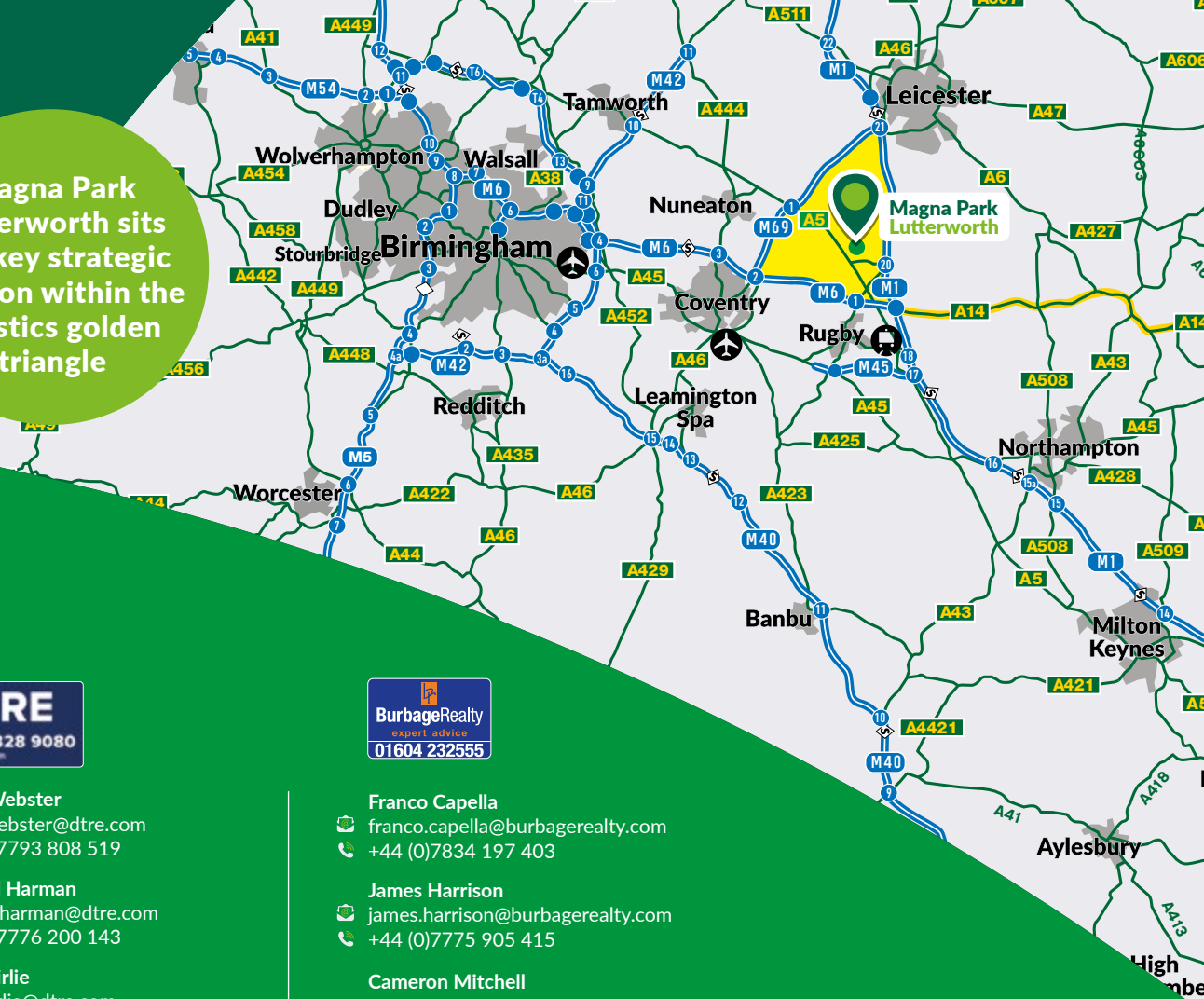
72 cycle parking

10 motor bike

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

If you would like any further information on the building, or to arrange a meeting, please contact:

**Joe Garwood**  
Senior Development Director, GLP

✉ [joe.garwood@glp.com](mailto:joe.garwood@glp.com)  
☎ +44 (0)20 7901 4452

**Olivia Hinds**  
Development Manager, GLP

✉ [olivia.hinds@glp.com](mailto:olivia.hinds@glp.com)  
☎ +44 (0)20 7901 4463

**London office**  
50 New Bond Street  
London WS1 1BJ

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**Mark Webster**  
✉ [mark.webster@dtre.com](mailto:mark.webster@dtre.com)  
☎ +44 (0)7793 808 519

**Richard Harman**  
✉ [richard.harman@dtre.com](mailto:richard.harman@dtre.com)  
☎ +44 (0)7776 200 143

**Tom Fairlie**  
✉ [tom.fairlie@dtre.com](mailto:tom.fairlie@dtre.com)  
☎ +44 (0)7747 441 858

**Jamie Catherall**  
✉ [jamie.catherall@dtre.com](mailto:jamie.catherall@dtre.com)  
☎ +44 (0)7718 242 693



**Franco Capella**  
✉ [franco.capella@burbagerealty.com](mailto:franco.capella@burbagerealty.com)  
☎ +44 (0)7834 197 403

**James Harrison**  
✉ [james.harrison@burbagerealty.com](mailto:james.harrison@burbagerealty.com)  
☎ +44 (0)7775 905 415

**Cameron Mitchell**  
✉ [cameron.mitchell@burbagerealty.com](mailto:cameron.mitchell@burbagerealty.com)  
☎ +44 (0)7392 092 534



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