

# MAGNA PARK



## Lutterworth

Availability update  
Spring/Summer 2022





# MAGNA PARK Lutterworth

**Magna Park Lutterworth** is the UK and Europe's largest dedicated logistics and distribution park, situated within the Midlands' 'Golden Triangle' of logistics. Home to 36 different customers and occupying over 11 million sq ft of sustainable floor space across 41 buildings, Magna Park Lutterworth is GLP's flagship distribution park.

## 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.

**M1**  
Junction 20  
2.5 miles

**M6**  
Junction 1  
4.5 miles

**M69**  
Junction 1  
7 miles

## MAGNAPARK North Lutterworth

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## MAGNAPARK North

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

The first phase of development at Magna Park North Lutterworth has seen the speculative development of circa 1M sq ft of space across 3 units of 200,000 (MPN1), 503,000 (MPN2) and 297,000 (MPN3) sq ft. All units were leased ahead of completion.

In addition, a further build-to-suit development of 310,000 sq ft (MPN4) has been pre-let to LX Pantos.

In the next phase of development (Phase II), GLP is bringing forward build-to-suit opportunities totalling 2M sq ft in a range of sizes which can accommodate in excess of 1M sq ft in a single building. Earthworks and infrastructure works complete, development ready.

### Availability

**BTS**

MPN 5 – 761,132 sq ft

MPN 6 – 878,601 sq ft

MPN 7 – 445,925 sq ft



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## MAGNAPARK South Lutterworth

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## MAGNAPARK South

The first phase of development at Magna Park South Lutterworth saw the development of 1.2M sq ft of speculative development across four units.

The next phase of development (Phase II) will see the construction of 186,000, 211,000, 256,000 and 355,000 sq ft (which already been pre-let to UNIPART) buildings respectively. Work on-site will commence in Q2 and is expected to complete by Q4 2022.

### Availability



MPS 5 – 186,790 sq ft

MPS 6 – 211,518 sq ft

MPS 7 – 256,384 sq ft

MPS 9 – 388,444 sq ft

MPS 10 – 136,933 sq ft

MPS 11 – 119,252 sq ft



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# MAGNAPARK Lutterworth

BTS

Indicative build-to-suit development opportunities

Unit	Total GIA	
MPN 5	761,132 sq ft	70,712 sq m
MPN 6	878,601 sq ft	81,625 sq m
MPN 7	445,925 sq ft	41,428 sq m
MPS 9	388,444 sq ft	36,088 sq m
MPS 10	136,933 sq ft	12,721 sq m
MPS 11	119,252 sq ft	11,079 sq m
Total	2,730,287 sq ft	253,653 sq m



Under construction

Speculative developments – under construction

MPS 5



MPS 6



MPS 7



Unit	Warehouse		Offices		Transport offices		Gatehouse		Total GIA	Car parking	Clear height	Dock doors	Level access
MPS 5	172,500 sq ft	16,025 sq m	14,000 sq ft	1,300 sq m	—	—	290 sq ft	27 sq m	186,790 sq ft	17,352 sq m	144	15 m	18
MPS 6	198,228 sq ft	18,416 sq m	13,000 sq ft	1,208 sq m	—	—	290 sq ft	27 sq m	211,518 sq ft	19,651 sq m	163	15 m	18
MPS 7	238,528 sq ft	22,160 sq m	12,561 sq ft	1,167 sq m	5,005 sq ft	465 sq m	290 sq ft	27 sq m	256,384 sq ft	23,819 sq m	190	15 m	26
Total	609,256 sq ft	56,601 sq m	39,561 sq ft	3,675 sq m	5,005 sq ft	465 sq m	870 sq ft	81 sq m	654,692 sq ft	60,822 sq m	—	—	—





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



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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. April 2022. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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