

MAGNAPARK **Lutterworth** MPS6

211,518
SQ FT

PC Q4 2022
LE17 4JB

SOUTH

GLP 

MPS6

SOUTH



Development has commenced on MPS6, a speculative logistics and distribution unit of 211,518 sq ft within Magna Park South, Lutterworth.

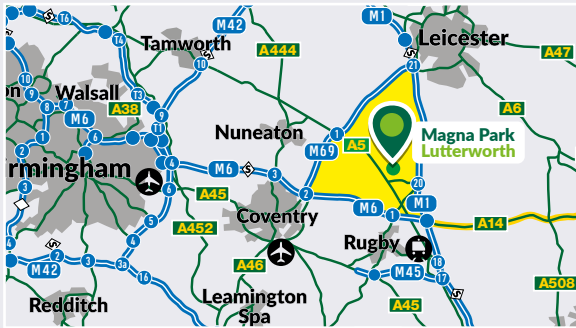
MPS6 will benefit from best-in-class specification, including a wide service yard, clear internal height of 15 m and an array of energy saving features. 100% PV ready and designed to WELLness principles.

Location/

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



Highlights/



9.46 acres
(3.83 ha)



8 charging
car bays



66 HGV
parking



163 car
parking



2 level
access



18 dock
doors



51.5/35.1m
yard depth







50 kN
psm
Floor
loading

Site plan/



Schedule/

Warehouse	Offices (3 storey)	Gatehouse	Total GIA	 Car parking	 Clear height	 Dock doors	 Level access
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	2

MAGNAPARK Lutterworth

MAGNAPARK North Lutterworth

MAGNAPARK Central Lutterworth

MAGNAPARK South Lutterworth

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MPS 6

Computer generated image

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MAGNA PARK Lutterworth

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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MPS6

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