

# MAGNA PARK **Lutterworth** MPS7

**256,384**  
SQ FT

PC Q4 2022  
**LE17 4JB**

SOUTH



**GLP** 



# MPS7

SOUTH



Development has commenced on MPS7, a speculative logistics and distribution unit of 256,384 sq ft within Magna Park South, Lutterworth.

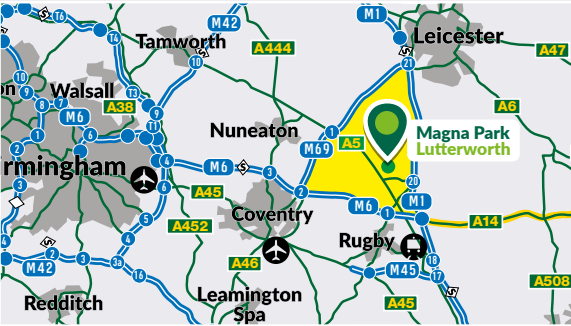
MPS7 will benefit from best-in-class specification, including a wide service yard, clear internal height of 15 m and an array of energy saving features. 100% PV ready and designed to WELLness principles.

## 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

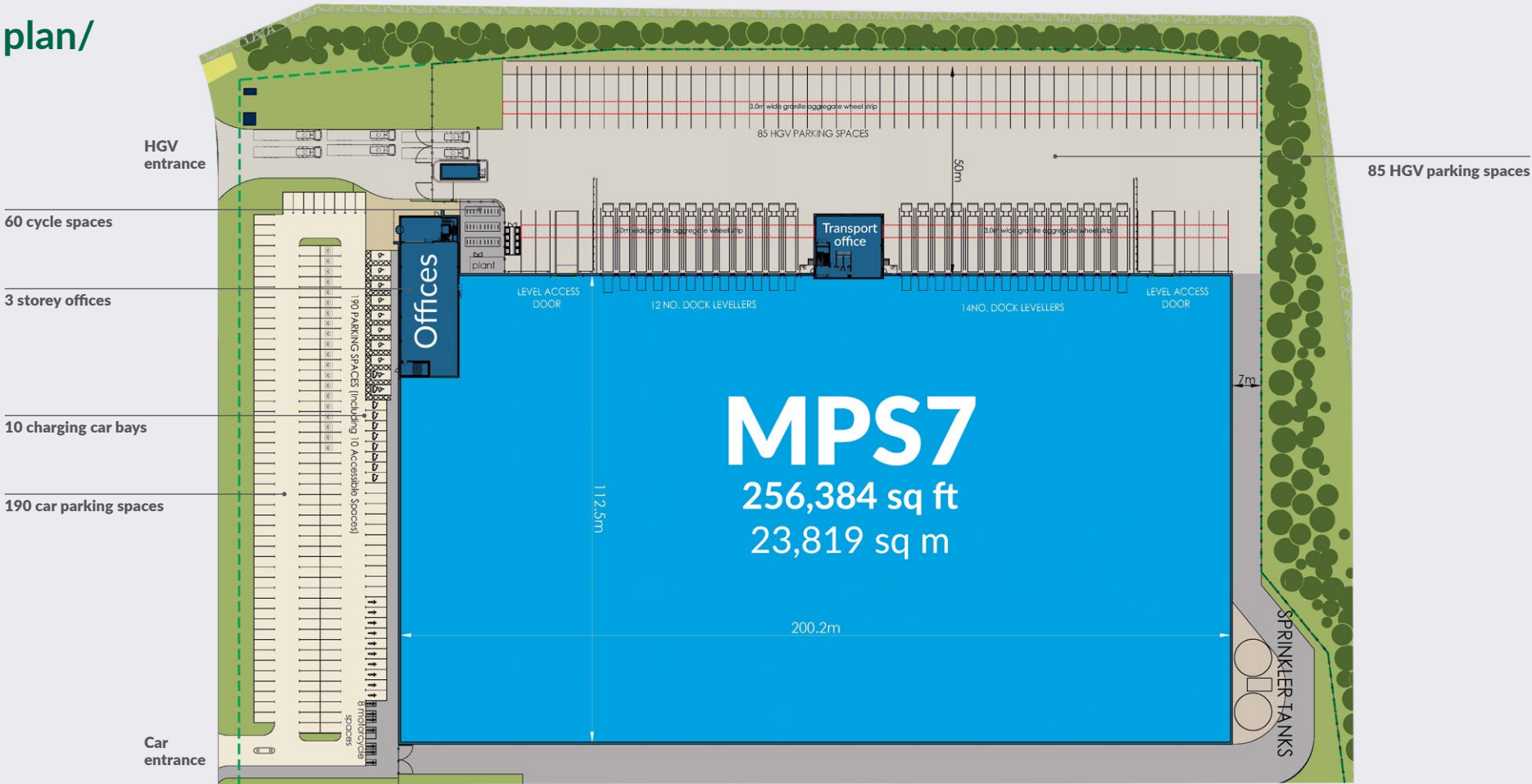
→ Strategically located where 90% of the UK's markets are within a round trip drive of 9-10 hours, the average daily drive time allowed for HGV drivers under EU regulations



## Highlights/

- 10.92 acres (4.42 ha)
- 10 charging car bays
- 85 HGV parking
- 190 car parking
- 2 level access
- 26 dock doors
- 50 m yard depth
- 50 kN psm Floor loading

## Site plan/



## Schedule/

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



# MAGNAPARK Lutterworth

**MAGNAPARK North Lutterworth**

**MAGNAPARK Central Lutterworth**

**MAGNAPARK South Lutterworth**

**Schedule/**

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

**MPS 7**

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Computer generated image



# MAGNA PARK Lutterworth

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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

SOUTH