

# MAGNA PARK



Computer generated image

## 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

## MAGNA PARK Lutterworth



## 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 Lutterworth



## 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 has 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 | —            | —          | —            |

# 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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