

MAGNAPARK Lutterworth MPS 10

SPECULATIVE
BUILD

AVAILABLE Q1 2024

136,933
SQ FT

LE17 4JB

SOUTH



Computer generated image



eu.glp.com

MAGNAPARK South

MPS 10

MPS 10 is a 136,933 sq ft speculative logistics and distribution unit in Magna Park South with best-in-class specification.

Located at Magna Park South, this innovative, state-of-the-art facility is designed to meet the demands of today's supply chain with best-in-class specifications and an array of energy-saving features.

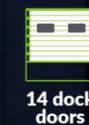
MPS 10 has a wide service yard, 15m clear internal height, and a number of other features that make it ideal for even the most demanding logistics operations.

LOCATION

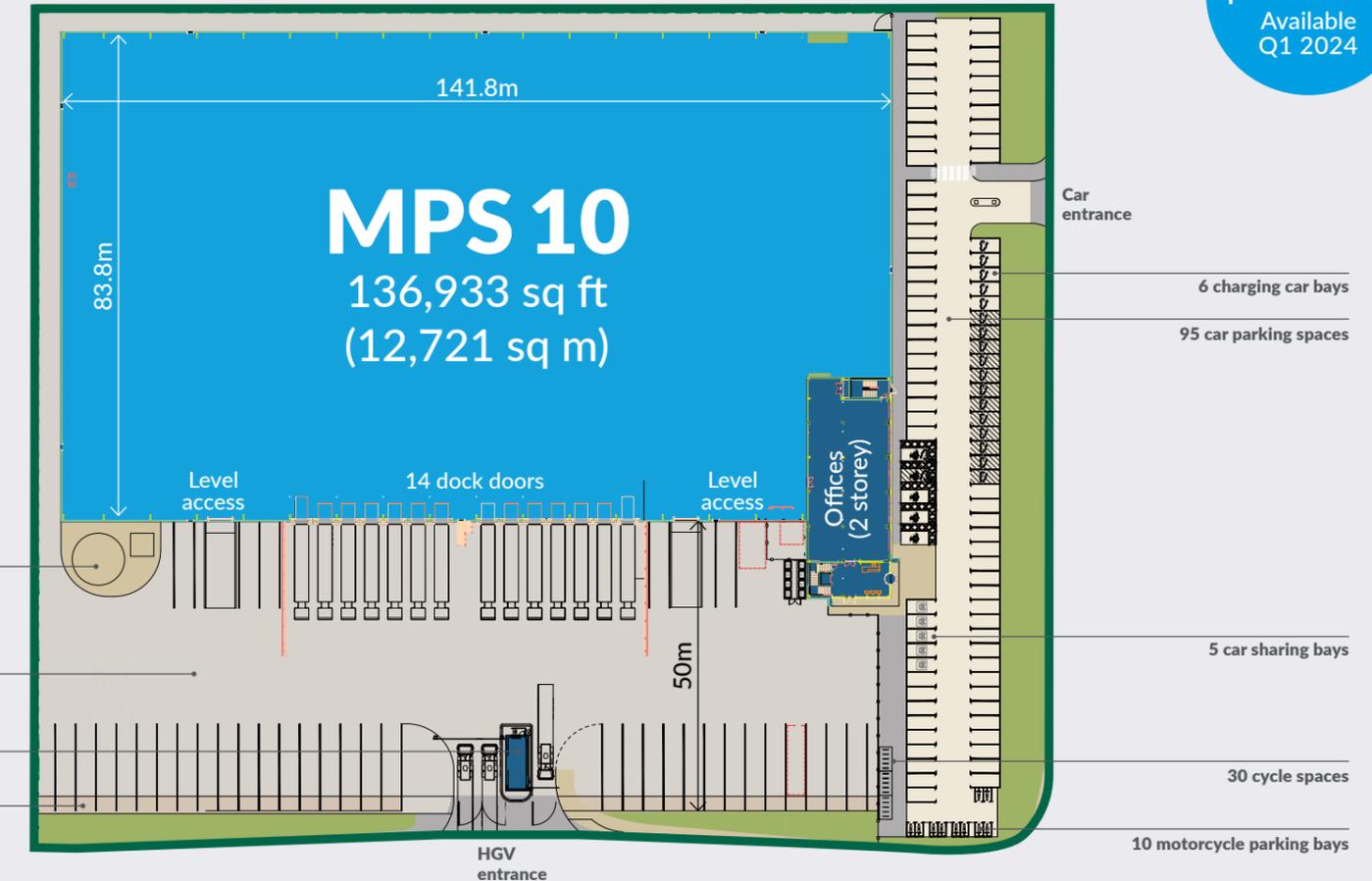
The success of Magna Park Lutterworth is primarily due to its optimum and strategic location for warehousing and logistics in the centre of Britain.

- > M1 Junction 20 – 2.5 miles
- > M6 Junction 1 – 4.5 miles
- > M69 Junction 1 – 7 miles

HIGHLIGHTS



SITE PLAN



SCHEDULE

Warehouse	Offices (2 storey)	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
124,308 sq ft 11,548 sq m	12,335 sq ft 1,146 sq m	290 sq ft 27 sq m	136,933 sq ft 12,721 sq m	95	15 m	14	2



MAGNAPARK Lutterworth

SOUTH MPS 10

SCHEDULE

Warehouse	Offices (2 storey)	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
124,308 sq ft 11,548 sq m	12,335 sq ft 1,146 sq m	290 sq ft 27 sq m	136,933 sq ft 12,721 sq m	95	15m	14	2



CGI image



Building environments that work for you

Transport + Managing Assets + Workplace + Community + Wellbeing

We're on a mission to create an environment where customers' businesses can prosper and employees enjoy coming to work. G-Plus – an initiative from GLP.

We're more than a logistics building

G-Plus highlights*

- Staff and building security
- Fast car charging (EV)
- Country parks
- Exceptional transport links
- Bees, apiaries & honey production
- Maintained private roads
- Park radio station
- Local school partnerships
- Charity bike ride
- Community liaison group
- Community fund
- Training Academy (CLEAR)
- Maintained landscape
- Pedestrian safe walking
- Tree planting
- Designated Estate Manager
- Footpaths & bridleways
- Honouring local heritage
- Fishing lake
- Dedicated park website
- Community fun day
- Public transport

G+Plus

*All of the G-Plus facilities and amenities will be project dependent and agreed with each customer.

MAGNA PARK Lutterworth

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



Joe Garwood
Senior Development Director, GLP

joe.garwood@glp.com
 +44 (0)7583 118 543

Olivia Hinds
Development Director, GLP

olivia.hinds@glp.com
 +44 (0)7980 943 341

Emily Le Gallais
Development Surveyor, GLP

emily-le.gallais@glp.com
 +44 (0)7399 471 577

London office
50 New Bond Street
London WS1 1BJ

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. June 2023. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



eu.glp.com



Mark Webster

mark.webster@dtre.com
 +44 (0)7793 808 519

Richard Harman

richard.harman@dtre.com
 +44 (0)7776 200 143

Tom Fairlie

tom.fairlie@dtre.com
 +44 (0)7747 441 858

Jamie Catherall

jamie.catherall@dtre.com
 +44 (0)7718 242 693

Ollie Withers

ollie.withers@dtre.com
 +44 (0)7496 852 526



Franco Capella

franco.capella@cushwake.com
 +44 (0)7834 197 403

James Harrison

james.harrison@cushwake.com
 +44 (0)7775 905 415

Cameron Mitchell

cameron.a.mitchell@cushwake.com
 +44 (0)7392 092 534



LE17 4JB

Magna Park South, Lutterworth
Lutterworth
LE17 4JB

fears.spice.clerk
Lutterworth, UK

MPS 10