

MAGNAPARK Lutterworth MPS 9

SPECULATIVE
BUILD

AVAILABLE Q1 2024

388,444
SQ FT

LE17 4JB

SOUTH



GLP 

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Computer generated image

MAGNAPARK South

MPS 9

MPS 9 is a 388,444 sq ft speculative logistics and distribution unit in Magna Park South with best-in-class specification.

The 15m clear height warehouse will enable occupiers to maximise the use of space and light, while the 50m service yard will ease movement and parking. Fitted with an array of energy saving features, MPS 9 is 100% PV ready and WELLness compliant allowing businesses to manage their environmental impact as effectively as their 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



17.22 acres
(6.97 ha)



15 charging
car bays



130 HGV
parking



290 car
parking



4 level
access



36 dock
doors

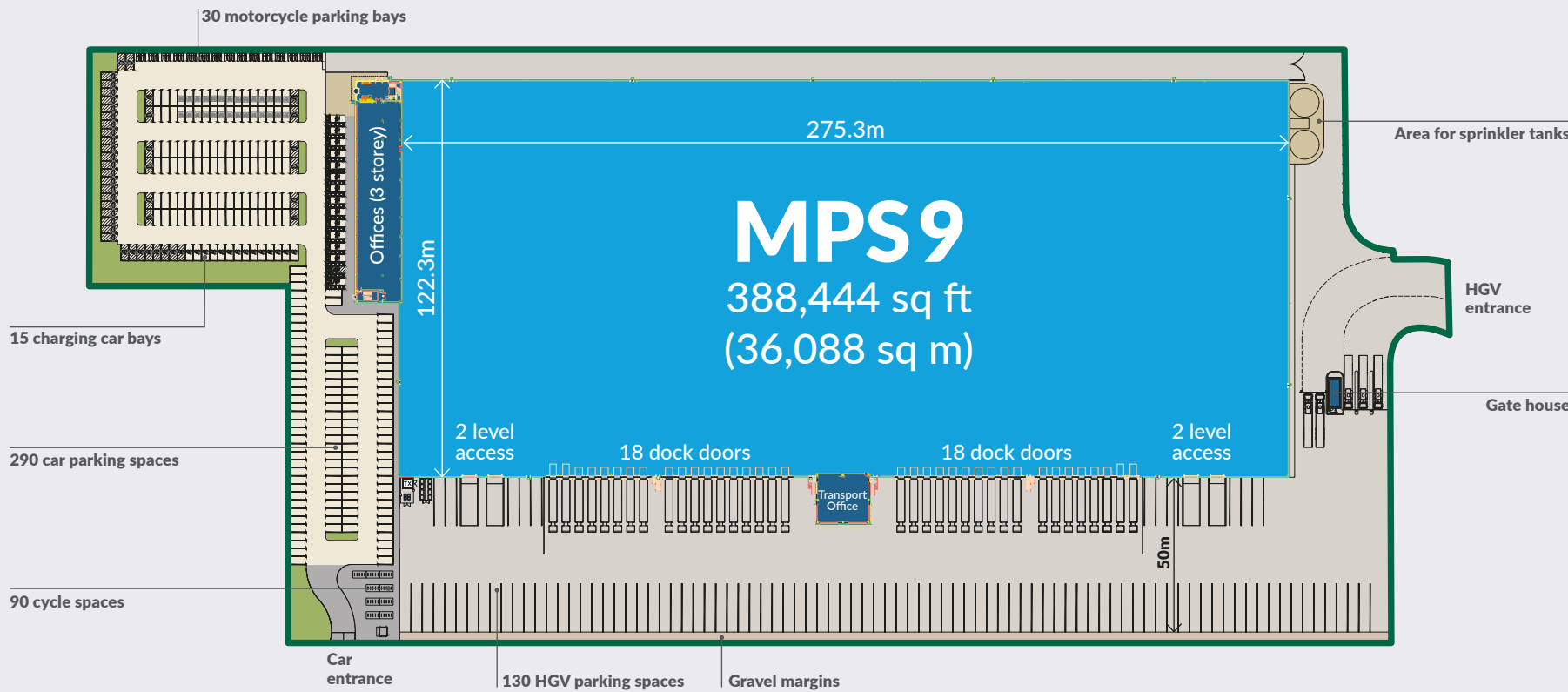


50 m
yard depth



50 kN
psm
Floor
loading

SITE PLAN



Speculative build
Available
Q1 2024

SCHEDULE

Warehouse	Offices (3 storey)	Gatehouse	Transport office (2 storey)	Total GIA	Car parking	Clear height	Dock doors	Level access
361,487 sq ft 33,583 sq m	21,667 sq ft 2,013 sq m	290 sq ft 27 sq m	5,000 sq ft 465 sq m	388,444 sq ft 36,088 sq m	290	15m	36	4



SOUTH MPS 9 SCHEDULE



net-Zero
A GLP net-Zero build



**COUNTRY
PARK**

GLP OFFICE

CLEAR

COMMUNICATION AREA



Build-to-suit

Detailed planning consent in place

Unit deliverable within 12 months



Build-to-suit

*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:



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