

# MAGNAPARK Lutterworth MPS 11

SPECULATIVE  
BUILD

AVAILABLE Q1 2024

119,252  
SQ FT

LE17 4JB

SOUTH



GLP 

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MAGNAPARK South

MPS 11

MPS 11 is a speculative logistics and distribution warehouse, with a wide service yard, 15m clear internal height, and an array of energy-saving features.

MPS 11 is a 119,252 sq ft innovative, state-of-the art logistics and distribution unit, designed for today's demands with 12 dock doors and best-in-class specification. MPS 11 is also 100% PV ready and designed to WELLness principles. Its energy efficient features allow you to cut costs while maintaining a high level of operational output.

LOCATION

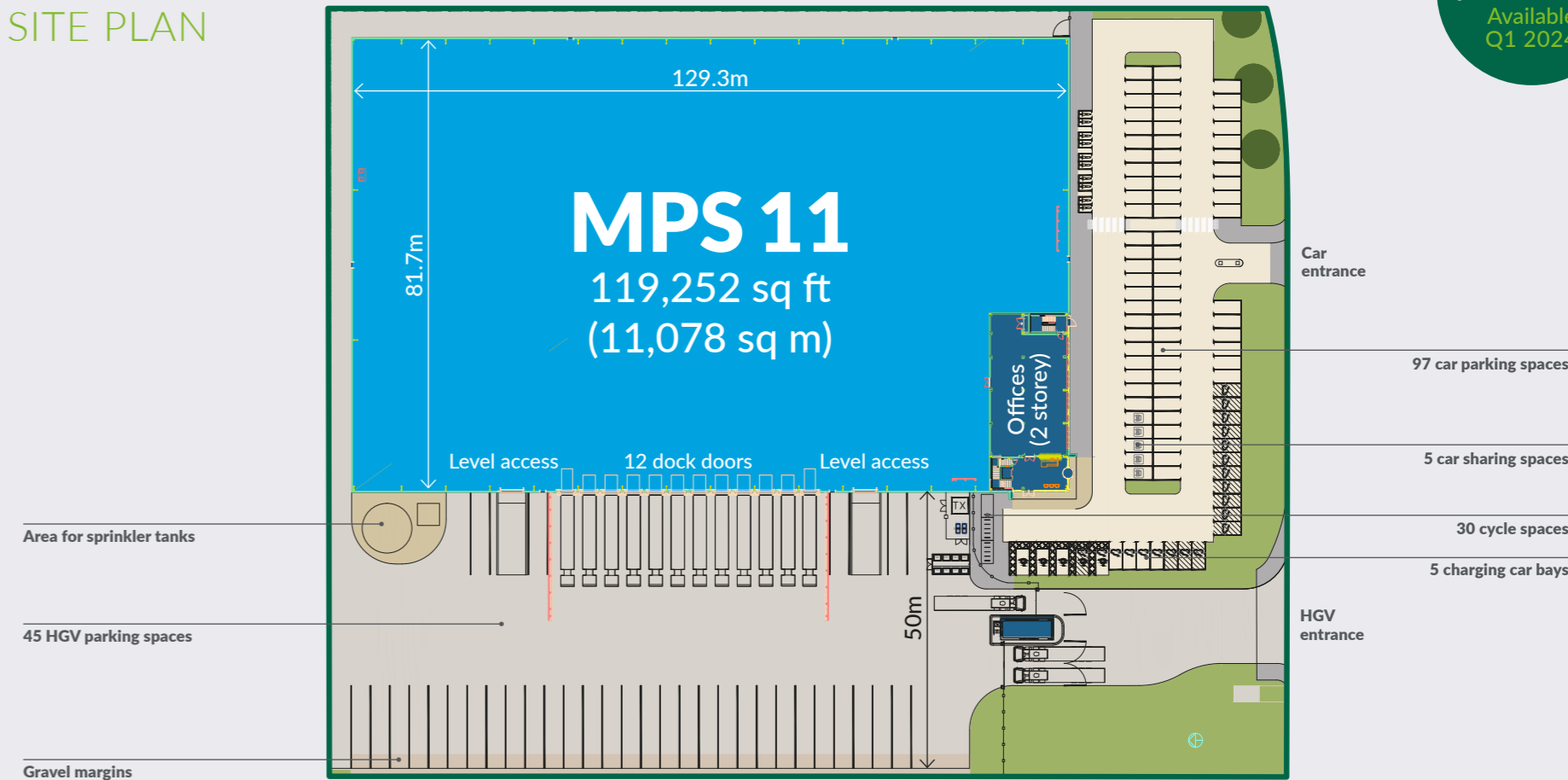
The success of Magna Park Lutterworth is primarily due to its optimum and strategic location for warehousing and logistics in the centre of Britain.

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

HIGHLIGHTS

- 5,78 acres (2.34 ha)
- 5 charging car bays
- 45 HGV parking
- 97 car parking
- 2 level access
- 12 dock doors
- 50m yard depth
- 50 kN psm Floor loading

SITE PLAN



Speculative build  
Available  
Q1 2024

SCHEDULE

Warehouse	Offices (2 storey)	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
108,381 sq ft 10,069 sq m	10,581 sq ft 983 sq m	290 sq ft 27 sq m	119,252 sq ft 11,079 sq m	97	15m	12	2



## MPS 11

CGI image



\*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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# MPS 11