

MAGNA PARK

Lutterworth

Availability guide
Summer 2023

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 38 different customers and occupying over 13.1 million sq ft of sustainable floor space across 47 buildings, Magna Park Lutterworth is GLP's flagship distribution park.



Magna Park North Lutterworth offers a significant new extension to the existing developments 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 let to LX Pantos.

The next phase (Phase II) of development offers build-to-suit opportunities totalling 2M sq ft across three units, with the first plot capable of delivering up to 1.6 million sq ft in a single building. All plots are development ready with earthworks and infrastructure complete.

Availability



MPN 5 – 761,361 sq ft

MPN 6 – 863,391 sq ft

MPN 7 – 411,597 sq ft



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Lutterworth, UK





MAGNAPARK South

Magna Park South also offers a significant new extension with over 2.2M sq ft delivered in the last 3 years. The next phase of development will see three new speculative units of 119,000, 136,000 and 388,000 sq ft expected to complete by Q1 2024.

The first phase of development at Magna Park South Lutterworth saw the development of circa 1.2M sq ft of speculative development across four units. All units were leased ahead of completion to Amazon, JD.com, Whistl and Movianto.

The next phase of development (Phase II) saw the construction of four additional units of 187,000, 211,000, 256,000 and 355,000 sq ft — two of which have already been let to Centrica, a third to Unipart and the final unit of 187,000 sq ft is available now for immediate occupation.

Availability



MPS 9 — 388,444 sq ft
MPS 10 — 136,933 sq ft
MPS 11 — 119,252 sq ft

MPS 5 — 187,253 sq ft



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Lutterworth, UK



MAGNA PARK

Lutterworth



Speculative build
Available for occupation

Unit	Total GIA	
MPS 5	187,253 sq ft	17,396 sq m
Total	187,253 sq ft	17,396 sq m

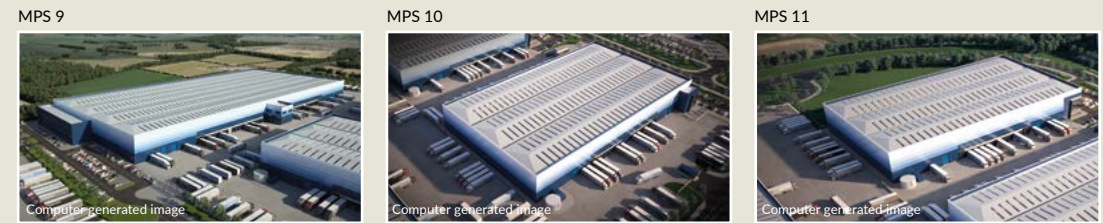


Indicative build-to-suit
development opportunities

Unit	Total GIA	
MPN 5	761,361 sq ft	70,733 sq m
MPN 6	863,391 sq ft	80,212 sq m
MPN 7	411,597 sq ft	38,239 sq m
Total	2,036,349 sq ft	189,184 sq m



Speculative developments – under construction



Unit	Warehouse		Offices		Transport office 1		Gatehouse		Total GIA	Car parking	Clear height	Dock doors	Level access
MPS 9	361,487 sq ft	33,583 sq m	21,667 sq ft	2,013 sq m	5,000 sq ft	465 sq m	290 sq ft	27 sq m	388,444 sq ft 36,088 sq m	290	15m	36	4
MPS 10	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
MPS 11	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
Total	594,176 sq ft	55,200 sq m	44,583 sq ft	4,142 sq m	5,000 sq ft	465 sq m	870 sq ft	81 sq m	644,629 sq ft 59,888 sq m	—	—	—	—

NORTH

CENTRAL

SOUTH

Build-to-suit
Detailed planning consent in place
Unit deliverable within 12 months


Build-to-suit

We know what makes the difference


Transport + Managing Assets + Workplace + Community + Wellbeing

We believe that working in an environment with such great amenities makes the difference. Our parks are designed to promote the health and wellbeing of our customers and the wider community, which is why we say, 'We're more than a logistics park'.


G-Plus highlights*




Staff and building security




Fast car charging (EV)




Country parks




Exceptional transport links




Bees, apiaries & honey production




Community fund




Training Academy (CLEAR)




Maintained landscape




Public transport




Tree planting




Designated Estate Manager




Pedestrian safe walking




Maintained private roads




Park radio station




Local school partnerships




Charity bike ride




Community liaison group




High levels of biodiversity




Footpaths & bridleways




Honouring local heritage




Fishing lake



Dedicated park website



Community fun day



Liftshare scheme

G+Plus
Building Communities & Wellbeing

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

Reasons to be at Magna Park Lutterworth


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.


As well as being in proximity to the national distribution centres of retailers and logistics providers alike, Midlands-based supply chain companies enjoy access to over 85% of the UK population within 4.5 hours' drive.

Proximity to major motorways, notably the M1 and M6, means that major cities such as London, Birmingham and Manchester are easily accessible from the Golden Triangle.


Labour highlights




Strong labour pool



1.45 million labour pool within 45 mins



9,200 new homes within 10 miles radius





85% of UK population lives within a 4.5 hour HGV drive
(CACI, 2017 estimates)



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



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