

MAGNAPARK Lutterworth MPN 5&6



BUILD-TO-SUIT

*'We can deliver up to
1.6M SQ FT
in a single building!'*

LE17 4JH

NORTH



GLP

eu.glp.com

MPN 5

MPN 6

At Magna Park North we can deliver **Maximum plot flexibility**

We recognise that every business has unique requirements. That's why at Magna Park North we are focusing on maximum plot flexibility — the ability to optimise the total land area in order to accommodate any warehouse layout configuration and adapt to any potential business needs.

Our goal is to collaborate closely with potential customers to strategically position the facility on the land to minimise wasted space and maximise the usable area for operations, parking, environment, wellbeing, evolving technology and future expansion.

The image on this page shows the development ready plot with completed earthworks. The following pages demonstrate various indicative site configurations, including one with detailed planning consent that can be delivered in 12 months.



'We can deliver up to 1.6M SQ FT in a single building!'



The location

Europe's premier logistics location

Magna Park Lutterworth is the UK and Europe's largest dedicated logistics and distribution park offering a superb strategic location for logistics by virtue of its unrivalled connectivity across the UK transportation network.



The Magna Park Lutterworth concept is GLP's blueprint for the development of successful large-scale logistics parks around the world.

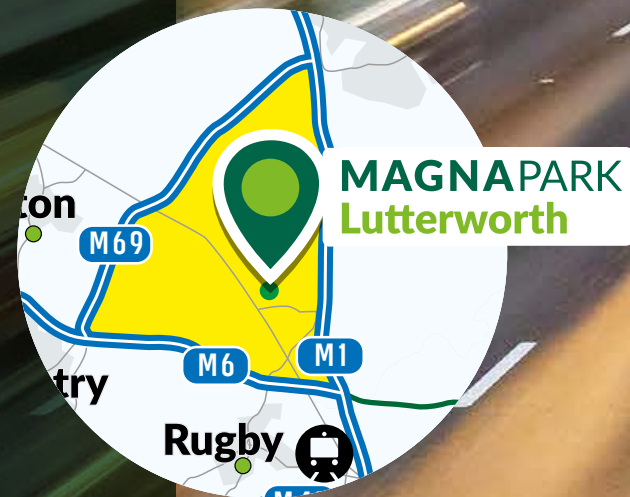


The golden triangle of logistics

The golden triangle is a region in the East Midlands of England that has a rich history dating back to the Roman era. It has some of the most efficient road and rail transport links in the country, making it an ideal area for logistics companies to locate their operations.

The phrase 'golden logistics triangle' originated in the late 1980s and covered an area around Magna Park in Lutterworth. The golden triangle is situated between 3 major UK motorways, the M1, M6 and the M69, making a triangle of motorways with excellent connectivity with the rest of the country.

The 'golden logistics triangle' is within a four-hour drive of 90% of the British population. The area covers 289 square miles in the East and West Midlands, which is around half the size of London.



The Midlands is the natural home for the nation's supply chain

MAGNAPARK North

MPN 5

MPN 5 is a 761,361 sq ft build-to-suit logistics and distribution unit, with detailed planning consent in place – deliverable in 12 months.

The 18m clear height warehouse will enable occupiers to maximise the use of space and light. MPN 5 benefits from 360° circulation connecting two service yards (up to 60m), that will ease movement and parking. Fitted with an array of energy saving features – 100% PV ready and WELLness compliant allowing businesses to manage their environmental impact as effectively as their operations.

TOTAL GIA
761,361
SQ FT

Indicative
option

net-Zero
A GLP net-zero build

12
Deliverable in
12 months

Detailed planning
consent in
place

BREEAM
'Outstanding'
★★★★★
BRE GLOBAL

HIGHLIGHTS

33.779 acres
(13.67 ha)

51 charging
car bays

277 HGV
parking

525 car
parking

10 level
access

88 dock
doors

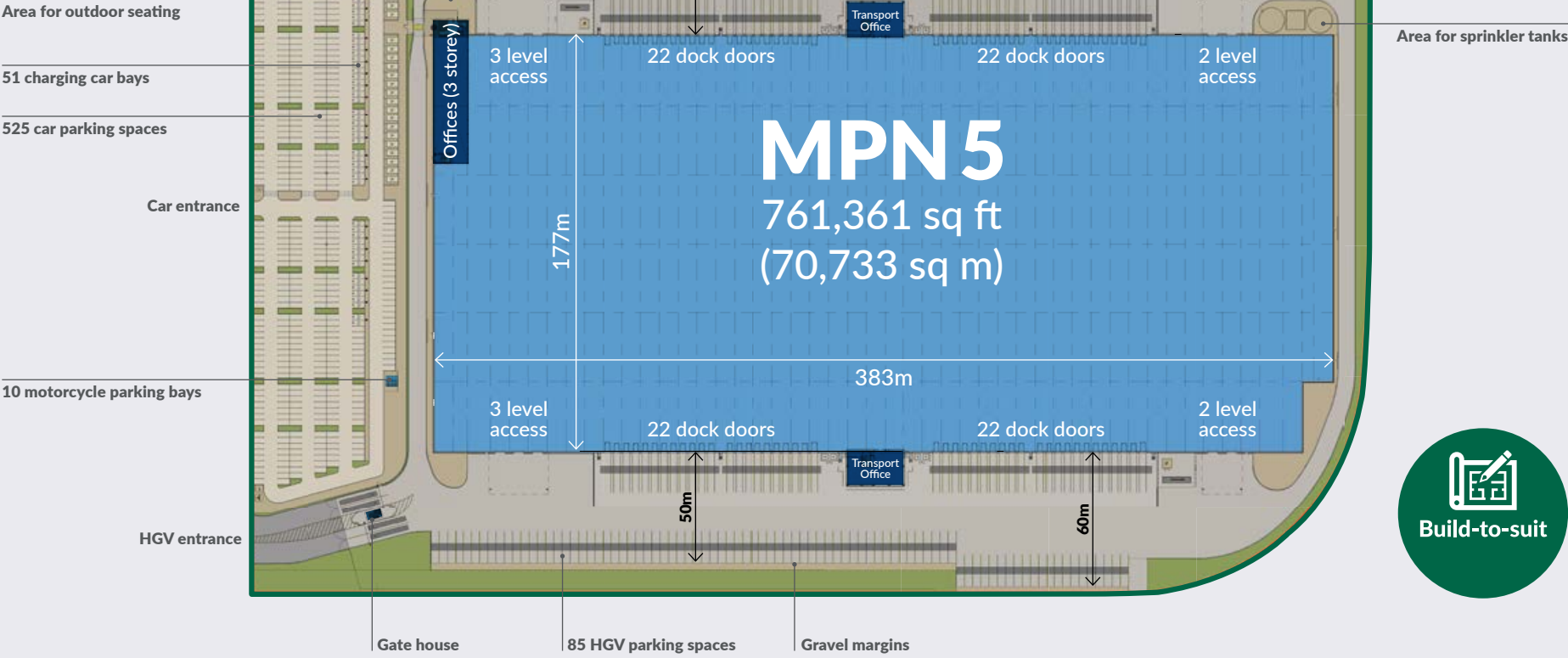
Up to 60 m
yard depth

80 kN
psm
Floor
loading

Cross
docking

360°
circulation

SITE PLAN



SCHEDULE

Warehouse	Warehouse undercroft	Offices (3 storey)	Gatehouse	Transport office 1 (2 storey)	Transport office 2 (2 storey)	Total GIA	Car parking	Clear height	Dock doors	Level access
716,662 sq ft 66,580 sq m	8,202 sq ft 762 sq m	21,236 sq ft 1,973 sq m	215 sq ft 20 sq m	7,523 sq ft 699 sq m	7,523 sq ft 699 sq m	761,361 sq ft 70,733 sq m	525	18m	88	10

MAGNAPARK North

MPN 6

MPN 6 is an 857,781 sq ft build-to-suit logistics and distribution unit with best-in-class and state-of-the-art specification.

The 18m clear height warehouse will enable occupiers to maximise the use of space and light. MPN 6 benefits from 360° circulation connecting two 50m service yards, that will ease movement and parking. Fitted with an array of energy saving — 100% PV ready and WELLness compliant allowing businesses to manage their environmental impact as effectively as their operations.

TOTAL GIA
857,781
SQ FT

Indicative
option

net-Zero
A GLP net-zero build

BREEAM
'Outstanding'
★★★★★
BRE GLOBAL

G+Plus
Building Communities & Wellbeing

HIGHLIGHTS

36.814 acres
(14.898 ha)

38 charging
car bays

291 HGV
parking

763 car
parking

12 level
access

96 dock
doors

50m x 2
yard depth

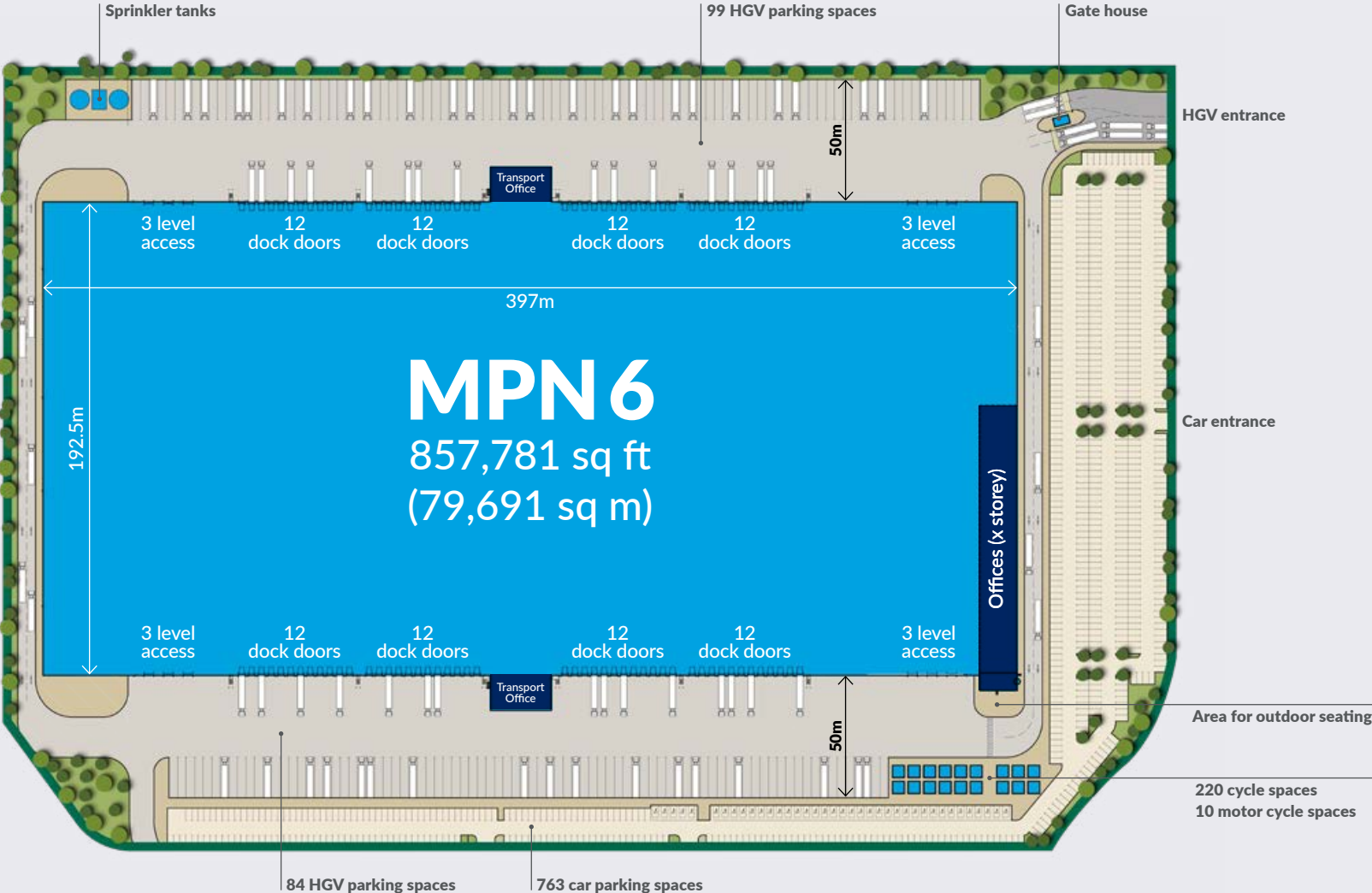
80 kN
psm
Floor
loading

Cross
docking

360°
circulation

SITE PLAN

Build-to-suit



SCHEDULE

Warehouse	Warehouse undercroft	Ground floor reception	First floor offices	Plant deck meeting room and kitchen	Gatehouse	Transport office 1 (2 storey)	Transport office 2 (2 storey)	Total GIA	Car parking	Clear height	Dock doors	Level access
805,409 sq ft 74,825 sq m	16,059 sq ft 1,492 sq m	1,657 sq ft 154 sq m	17,555 sq ft 1,631 sq m	1,646 sq ft 153 sq m	215 sq ft 20 sq m	7,620 sq ft 708 sq m	7,620 sq ft 708 sq m	857,781 sq ft 79,691 sq m	763	18m	96	12

MAGNA PARK Lutterworth



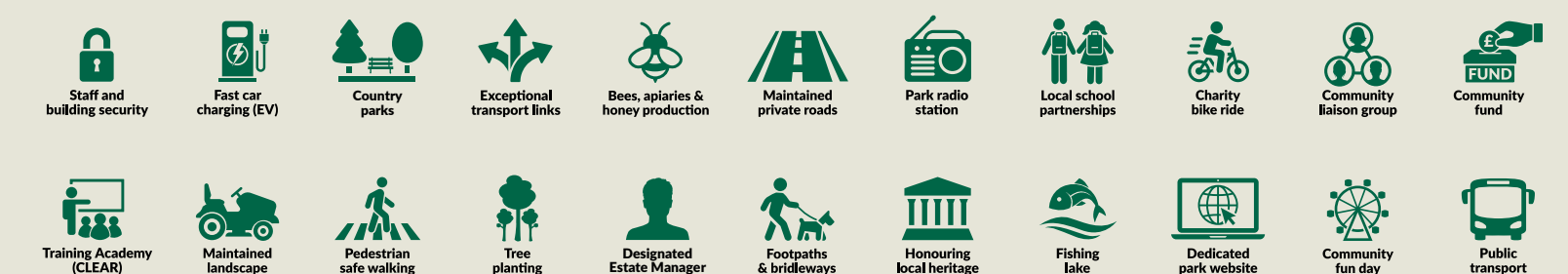
Building environments that work for you

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*



G+Plus

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

Alternative layouts

MPN 6

Indicative layout 1



70.59 acres
(28.57 ha)



8 level
access



110 dock
doors



192 HGV
parking



795 car
parking



40 charging
car bays



50m x 2
yard depth



80 kN
psm
Floor
loading



Cross
docking



360°
circulation



18m
clear height



MPN 5

Indicative layout 1



29.94 acres
(12.12 ha)



8 level
access



112 dock
doors



195 HGV
parking



530 car
parking



27 charging
car bays



50m x 2
yard depth



80 kN
psm
Floor
loading



Cross
docking














360°
circulation



18m
clear height

Car entrance HGV entrance Car entrance HGV entrance

MPN 6

 <p>36.814 acres (14.898 ha)</p>	 <p>12 level access</p>	 <p>96 dock doors</p>
 <p>192 HGV parking</p>	 <p>763 car parking</p>	 <p>38 charging car bays</p>
 <p>50m x 2 yard depth</p>	 <p>80 kN psm</p> <p>Floor loading</p>	 <p>Cross docking</p>
 <p>360° circulation</p>	 <p>18m clear height</p>	



MPN 5

33,779 acres
(13,670 ha)

8 level
access

96 dock
doors

283 HGV
parking

585 car
parking

29 charging
car bays

50m x 2
yard depth

80 kN
psm

Floor
loading

Cross
docking

360°
circulation

18m
clear height

Our commitment to sustainability and biodiversity

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

GLP is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.



BREEAM® UK

BREEAM® UK New Construction 2018: Industrial (Shell and Core)



Rating: Excellent



THE GLP ENHANCED SPECIFICATION:

- ✔ BREEAM® Excellent – to all buildings
- ✔ WELL ready
- ✔ LED lighting throughout
- ✔ Low water spray taps
- ✔ 12% less embodied carbon than industry standard
- ✔ 15% less operational carbon in day-to-day operations
- ✔ Provision for electric vehicles
- ✔ Planet Mark offered for first year of occupancy to help manage energy use
- ✔ G-Hive scheme and wildflower planting to improve biodiversity
- ✔ 100% recycled and recyclable carpets
- ✔ Painted using VOC free natural paint



Building Environmental Analytics

Monitoring energy usage

Our online energy dashboard can help customers proactively manage their energy consumption.



Recycling performance

Recycled & recyclable materials

Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



Optimising natural light

Optimising natural light

Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



Water usage

Reducing water usage

Rainwater harvesting for use in toilet flushing and other non-potable applications.



Cost effective

Cost-effective

We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



Exceeding regulations

Exceeding requirements

GLP is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.



PlanetMark

GLP in Europe

GLP is a leading global business builder, owner, developer and operator of logistics real estate, data centers, renewable energy and related technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners, a global alternative asset manager with approximately \$125 billion in assets under management as of 31 March 2023, is the exclusive investment and asset manager of GLP.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our stakeholders, support our employees and customers and enhance our local communities.

Learn more at glp.com/global

Our European operating portfolio consists of more than 9.1 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 3.5 million SQM. **To learn more about our European operations, please go to eu.glp.com**



**9.1 million sq m
operating portfolio**



**>10 million sq m
development in 30 years**



**3.5 million sq m
development pipeline**



**Strong
global presence**



MAGNA PARK **Lutterworth**

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or to arrange a meeting, please contact:



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MPN 5&6