

# MAGNAPARK Lutterworth MPN 7



BUILD-TO-SUIT  
OPPORTUNITY

411,597 SQ FT

LE17 4JH

STRATEGIC LOCATION

NORTH



GLP 

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MAGNAPARK North

MPN 7

MPN 7 is a 411,597 sq ft build-to-suit distribution unit with best-in-class and state-of-the-art specification.

MPN 7 benefits from a 50m wide and secure service yard, 12.5m clear internal height, and an array of energy-saving features. MPN 7 is also 100% PV ready and designed to WELLness principles.

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



19.802 acres  
(8.014 ha)



16 charging  
car bays



44 HGV  
parking



312 car  
parking



4 level  
access



21 dock  
doors



50 m  
yard depth

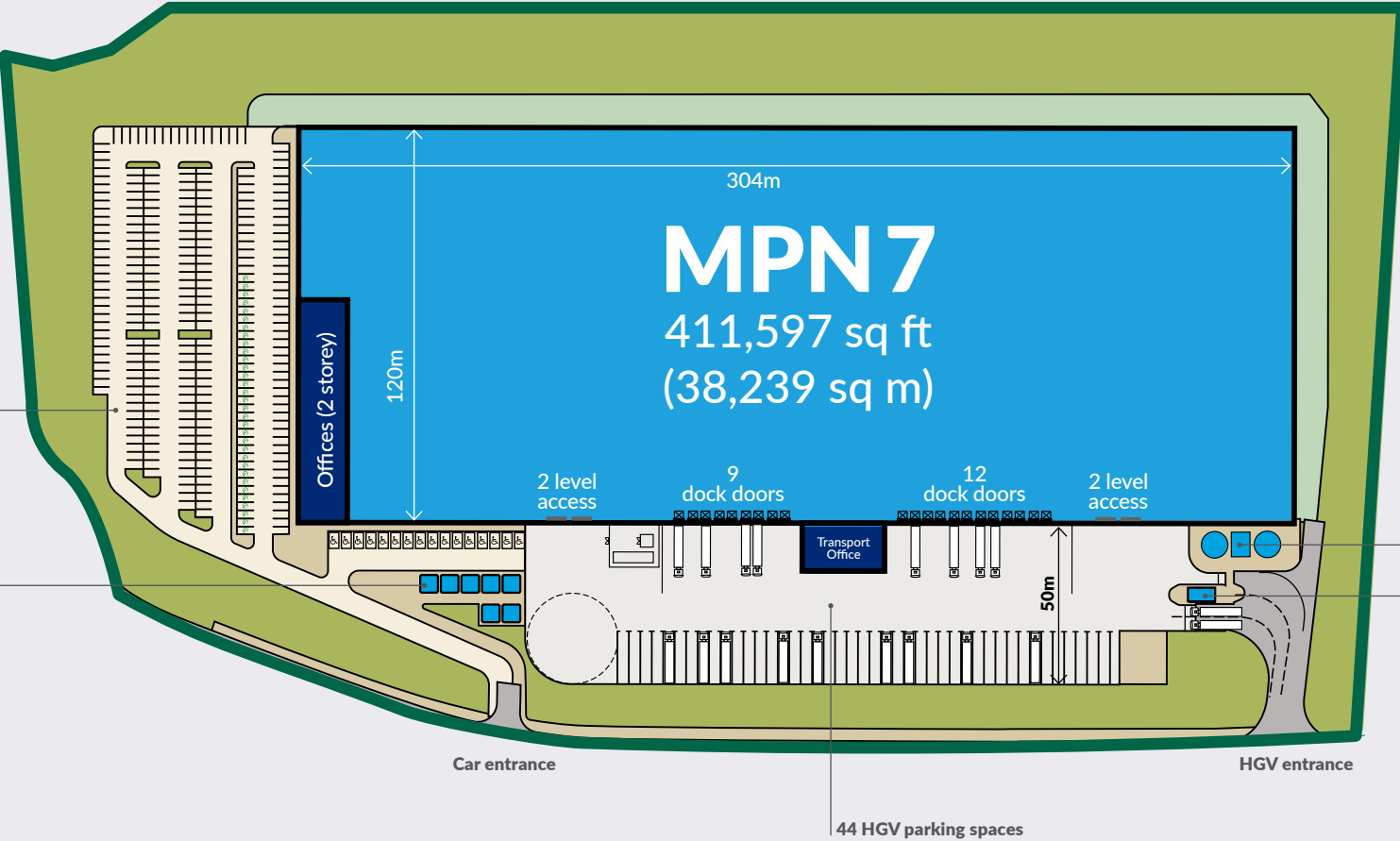


80 kN  
psm  
Floor  
loading

SITE  
PLAN



Build-to-suit



SCHEDULE

	Warehousing	Offices (2 storey)	Meeting room (2nd floor)	Transport office	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
	382,222 sq ft 35,510 sq m	20,379 sq ft 1,893 sq m	1,238 sq ft 115 sq m	7,543 sq ft 701 sq m	215 sq ft 20 sq m	411,597 sq ft 38,239 sq m	312	12.5m	21	4



Representative computer generated image



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CGI



NORTH

COUNTRY PARK

GLP OFFICE

CLEAR

INDUSTRIAL AREA

A5

CENTRAL

MAGNA WOOD

ESTATES OFFICE

Under construction  
Speculative build

COUNTRY PARK

SOUTH

Available for occupation  
To Let Now  
Speculative build

## 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

**Emily Le Gallais**  
Development Surveyor, GLP

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

**London office**  
50 New Bond Street  
London W1 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. December 2023. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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**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 4JH**

**Magna Park North, Lutterworth**  
Lutterworth  
LE17 4JH

/// **kept.courier.contained**  
Lutterworth, UK

# MPN 7