

# MAGNAPARK Lutterworth MPS 5

SPECULATIVE  
BUILD

AVAILABLE NOW

187,253  
SQ FT

LE17 4JB

SOUTH



[eu.glp.com](http://eu.glp.com)

# MAGNAPARK South

## MPS5

MPS5 is a 187,253 sq ft speculative logistics and distribution unit in Magna Park South, Lutterworth.

Available now for immediate occupation, the building benefits from a best-in-class specification including a wide service yard, 15m clear internal height, and an array of energy-saving features. MPS5 is also 100% PV ready and designed to WELLness principles.

### LOCATION

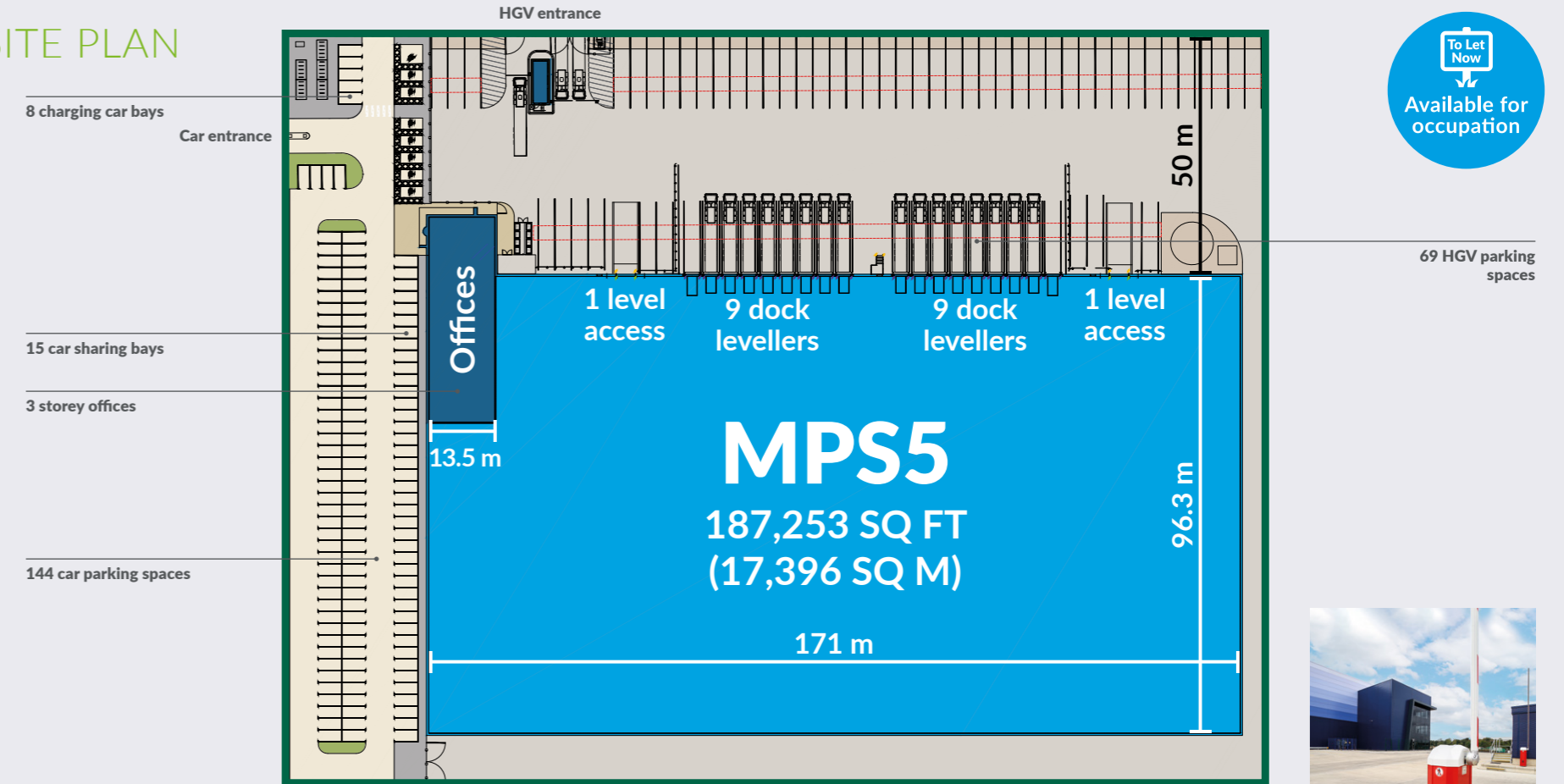
The success of Magna Park Lutterworth is primarily due to its optimum and strategic location for warehousing and logistics in the centre of Britain.

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

### HIGHLIGHTS



### SITE PLAN



69 HGV parking spaces



### SCHEDULE

Warehouse	Offices (3 storey)	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
172,694 sq ft 16,044 sq m	14,269 sq ft 1,325 sq m	290 sq ft 27 sq m	187,253 sq ft 17,396 sq m	144	15 m	18	2



# MAGNAPARK 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.



## SOUTH MPS 5 SCHEDULE

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172,694 sq ft 16,044 sq m	14,269 sq ft 1,325 sq m	290 sq ft 27 sq m	187,253 sq ft 17,396 sq m	144	15 m	18	2

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

Build-to-suit



# 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)20 7901 4455

**Emily Le Gallais**  
Development Surveyor, GLP

emily-le.gallais@glp.com  
 +44 (0)20 7901 4455

**London office**  
50 New Bond Street  
London WS1 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. March 2024. 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 4JB**

**Magna Park South, Lutterworth**  
Lutterworth  
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Lutterworth, UK

# MPS5

SOUTH