

# MAGNAPARK Lutterworth MPS 9

SPECULATIVE  
BUILD

AVAILABLE NOW

388,872  
SQ FT

LE17 4JB

SOUTH



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# MAGNAPARK South

## MPS 9

MPS 9 is a 388,872 sq ft speculative logistics and distribution unit in Magna Park South with best-in-class specification.

The 15m clear height warehouse will enable occupiers to maximise the use of space and light, while the 50m service yard will ease movement and parking. Fitted with an array of energy saving features, MPS 9 is 100% PV ready and WELLness compliant allowing businesses to manage their environmental impact as effectively as their operations.

### 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



17.22 acres  
(6.97 ha)



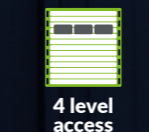
15 charging car bays



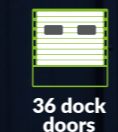
130 HGV parking



290 car parking



4 level access



36 dock doors

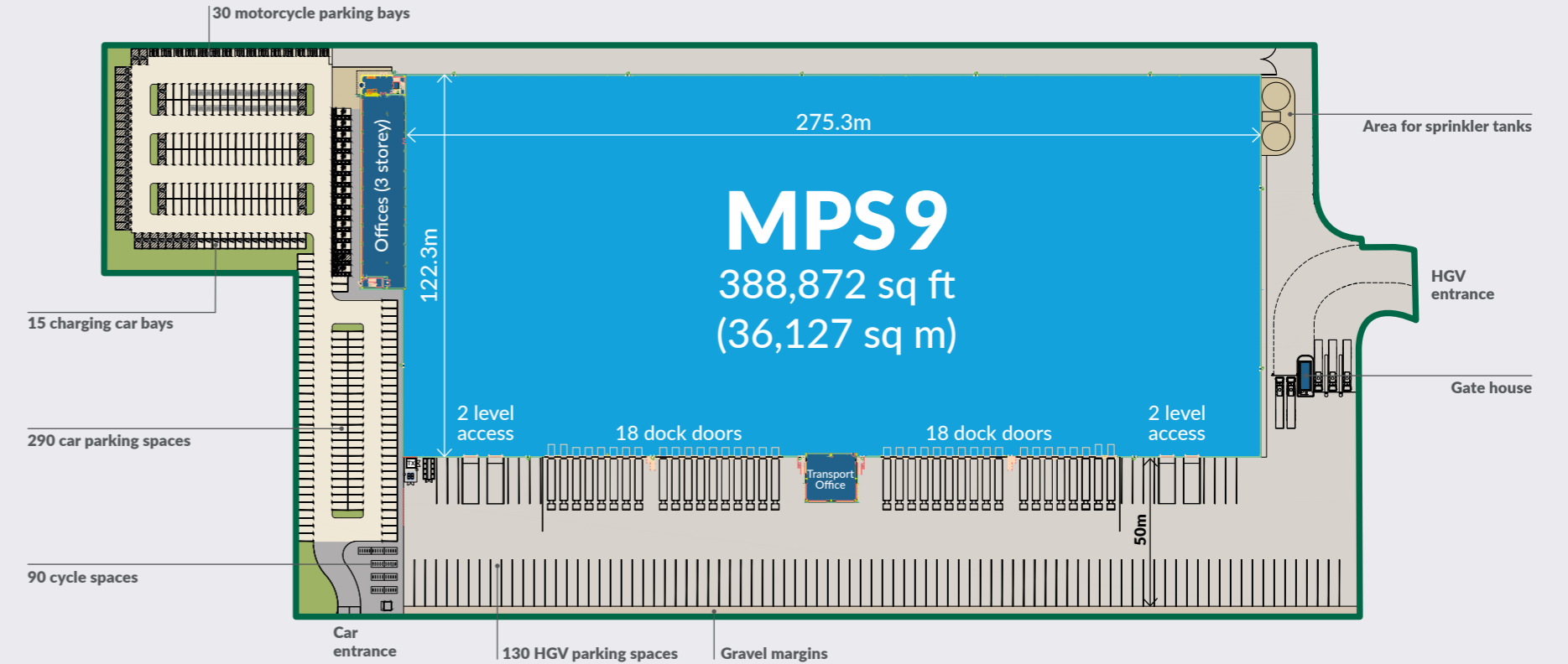


50 m yard depth



50 kN psm  
Floor loading

### SITE PLAN



### SCHEDULE

Warehouse	Offices (3 storey)	Gatehouse	Transport office (2 storey)	Total GIA	Car parking	Clear height	Dock doors	Level access
361,690 sq ft 33,602 sq m	21,772 sq ft 2,023 sq m	345 sq ft 32 sq m	5,065 sq ft 470 sq m	388,872 sq ft 36,127 sq m	290	15m	36	4



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## SOUTH MPS 9 SCHEDULE

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## 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
- FUND 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:



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SOUTH