

# MAGNAPARK Lutterworth MPS 11

SPECULATIVE  
BUILD

AVAILABLE NOW

119,620  
SQ FT

LE17 4JB

SOUTH



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# MAGNAPARK South

## MPS 11

MPS 11 is a speculative logistics and distribution warehouse, with a wide service yard, 15m clear internal height, and an array of energy-saving features.

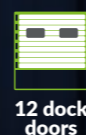
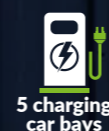
MPS 11 is a 119,620 sq ft innovative, state-of-the-art logistics and distribution unit, designed for today's demands with 12 dock doors and best-in-class specification. MPS 11 is also 100% PV ready and designed to WELLness principles. Its energy efficient features allow you to cut costs while maintaining a high level of operational output.

### LOCATION

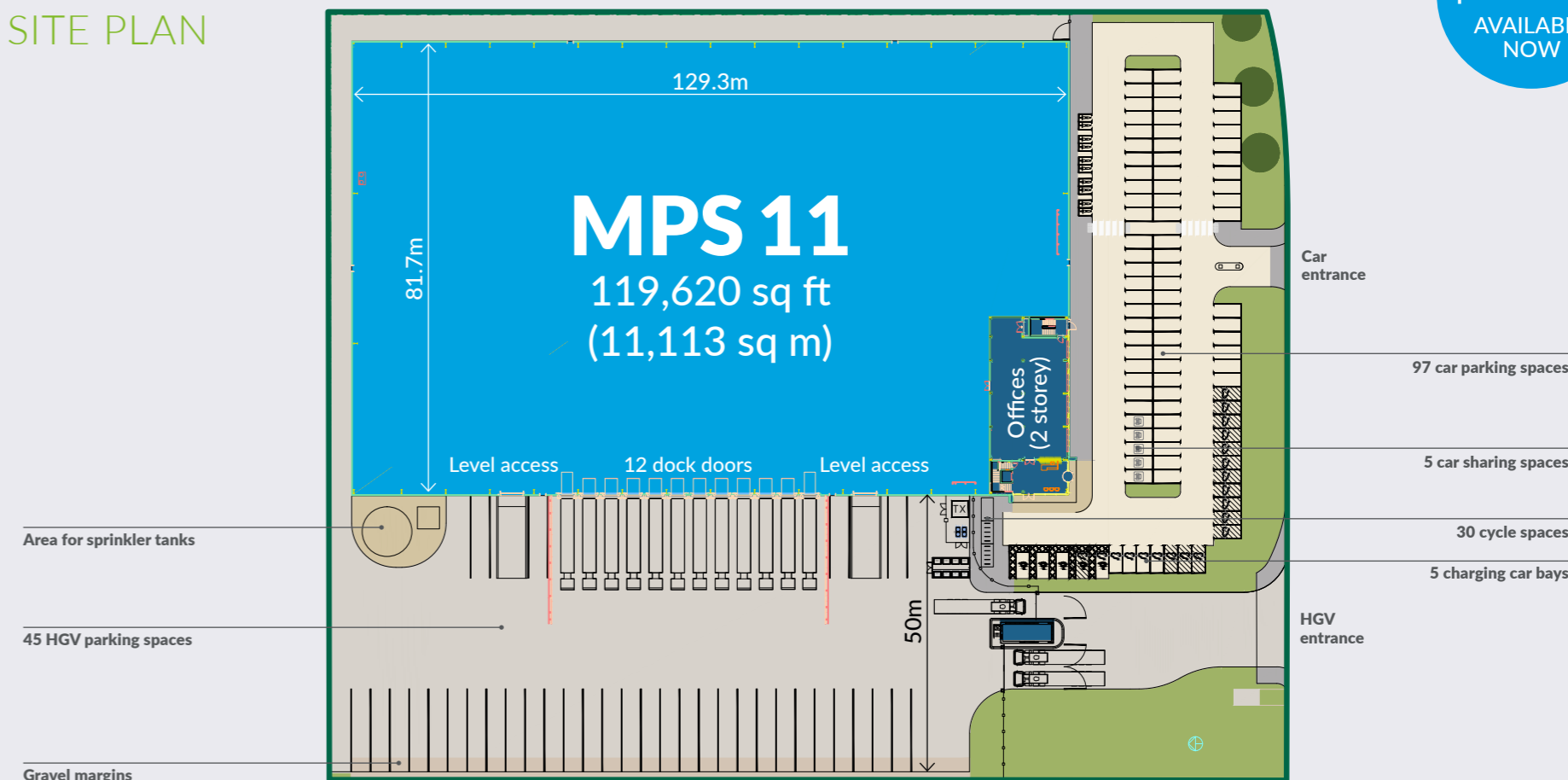
The success of Magna Park Lutterworth is primarily due to its optimum and strategic location for warehousing and logistics in the centre of Britain.

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

### HIGHLIGHTS



### SITE PLAN



Speculative build  
AVAILABLE NOW

### SCHEDULE

Warehouse	Offices (2 storey)	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
108,629 sq ft 10,092 sq m	10,646 sq ft 989 sq m	345 sq ft 32 sq m	119,620 sq ft 11,113 sq m	97	15m	12	2





# MAGNAPARK Lutterworth

## SOUTH MPS 11

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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.

Build-to-suit

Build-to-suit

Detailed planning consent in place

Unit deliverable within 12 months



# 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  
LE17 4JB

**fears.spice.clerk**  
Lutterworth, UK

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SOUTH