

MAGNAPARK

Lutterworth



LE17 4XT

UP TO 1.6M SQ FT
OF SPACE CAN BE DELIVERED
IN A SINGLE BUILDING

PHASE



BUILD-TO-SUIT
SPECULATIVE
BUILDS

AVAILABLE NOW



STRONG LABOUR POOL



eu.glp.com

MAGNAPARK

Lutterworth

Magna Park Lutterworth is the UK and Europe's largest dedicated logistics and distribution park, situated within the Midlands' 'Golden Triangle' of logistics. Home to 38 different customers and occupying over 13.1 M sq ft of sustainable floor space across 47 buildings, Magna Park Lutterworth is GLP's flagship distribution park.

G-Plus park amenities



Estate Office



Country park



Training Academy (CLEAR)



Community fund



Footpaths & bridleways



Fishing lake



Local business partnerships



Liftshare scheme



Maintained private roads



Attractive work environment



Maintained landscape



Bees, apiaries & honey production



Charity bike ride



Running routes



Europe's largest
dedicated logistics
and distribution park

Magna Park South offers speculative & available now units

Magna Park South Lutterworth is offering four speculative developments of 119,620, 137,122, 187,253 and 388,872 sq ft — all available now for immediate occupation.



Magna Park North delivers maximum plot flexibility

With the start of Magna Park North Phase II, GLP is bringing forward build-to-suit opportunities totalling 2M sq ft across three units, with the first plot capable of delivering up to 1.6 million sq ft in a single building. All plots are development ready with earthworks and infrastructure complete.

MPN 5

MPN 6

MPN 7



Build-to-suit



Earthworks complete



Development ready

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



Maximum plot flexibility

The story so far...

GLP is committed to delivering the UK's first dedicated Logistics Cluster – an array of features and services that encompasses amenities, education, recreation, renewables and sustainability in one location.

Every effort is taken to make buildings more efficient to operate and maintain, whilst preserving natural resources and reducing energy and water usage and maximising the use of recycled and recyclable materials wherever possible.

GLP's strategy is based on increasing environmentally and socially responsible logistics development. We include environmental initiatives within our standard specifications at no extra cost to our customers.



1.9M+ sq ft
already leased
(August 2022)

Golden Triangle
Strategic position

36
Customers

24/7
Operations & Security

MPS5
Speculative development
187,253 sq ft

MPS11
Speculative development
119,620 sq ft

MPN7
Build-to-suit development
411,597 sq ft

M1
Junction 20
2.5 miles

M6
Junction 1
4.5 miles

M69
Junction 1
7 miles

MPS9
Speculative development
388,872 sq ft

MPN5
Build-to-suit development
761,361 sq ft

Privately managed
Estate

Fully Landscaped
Eco-environment

Market Leading
Specification

MPS10
Speculative development
137,122 sq ft

MPN6
Build-to-suit development
857,781 sq ft

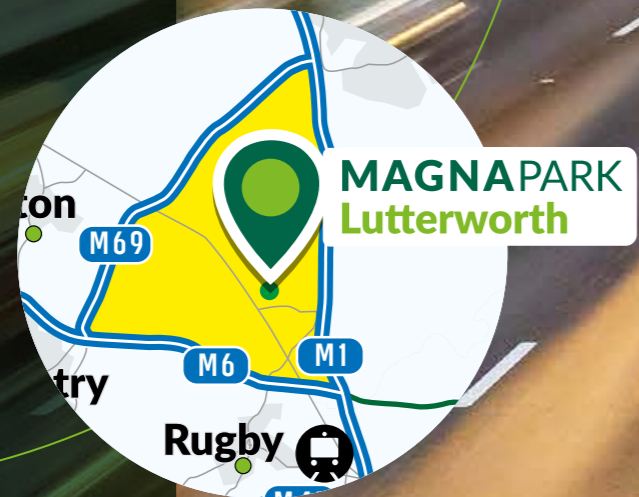
The location — Golden Triangle

The golden triangle of logistics

The golden triangle is a region in the West 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 West Midlands, which is around half the size of London.



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

The location

At the heart of the nation's supply chain

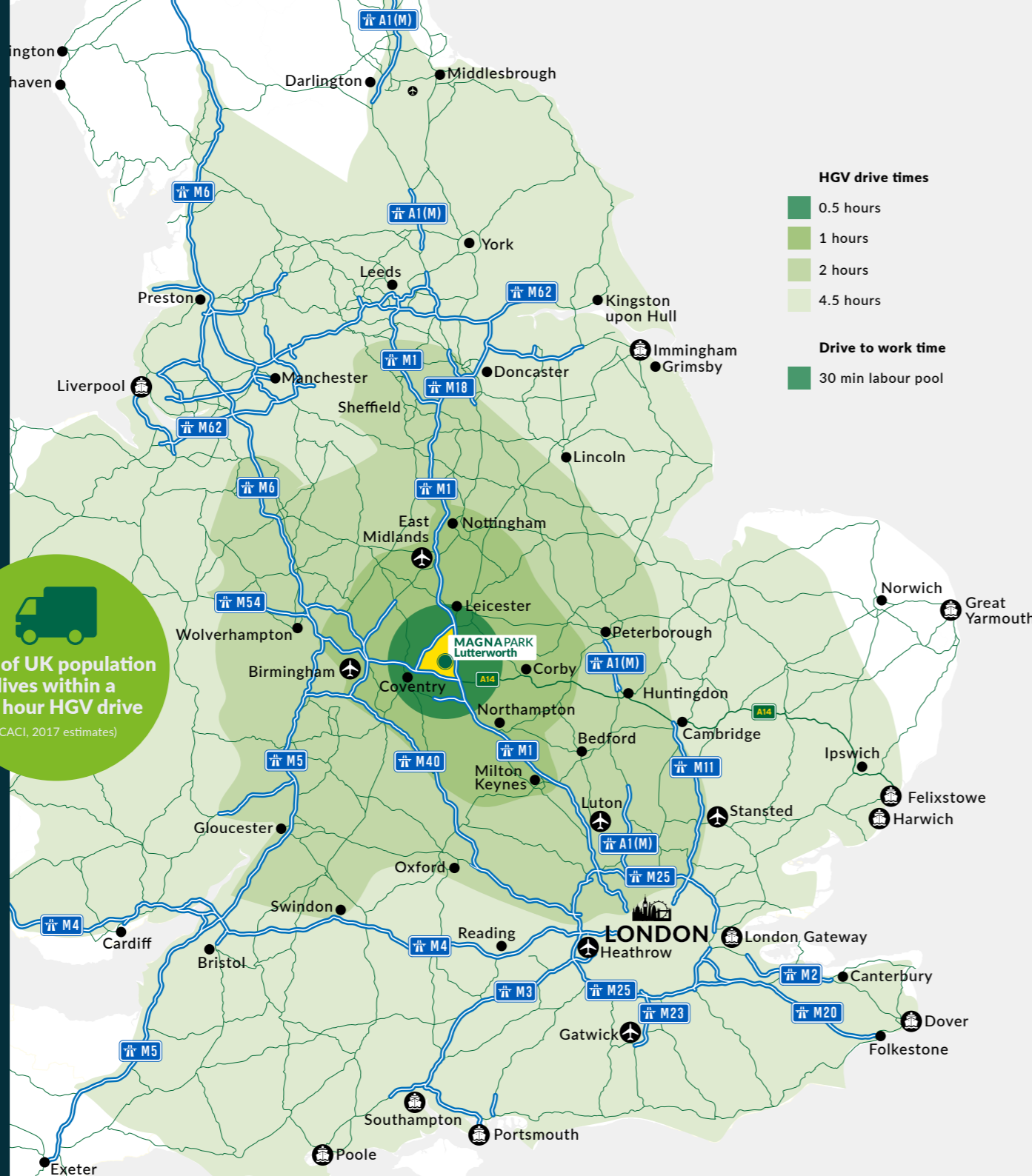
Magna Park Lutterworth is situated within the Midlands' 'Golden Triangle' of logistics.

Bounded by the M1, M6 and M69, the Golden Triangle is bursting with logistics names.

As well as being in proximity to the national distribution centres of retailers and logistics providers alike, Midlands-based supply chain companies enjoy access to over 85% of the UK population within 4.5 hours' drive.

Proximity to major motorways, notably the M1 and M6, means that major cities such as London, Birmingham and Manchester are easily accessible from the Golden Triangle.

85% of UK population lives within a 4.5 hour HGV drive
(CACI, 2017 estimates)



HGV DRIVE TIMES

Destination	Miles
M1 Junction 20	2.5
M6 Junction 1	4.5
M69 Junction 1	7
Rugby	7.5
Coventry	19
Northampton	25.5
Birmingham	36
Central London	89
Manchester	118

Airports	Miles
Birmingham Airport	28
East Midlands Airport	31
Luton Airport	62
Manchester Airport	110

Source: Google Maps

LE17 4XT

sunk.brick.ethic
LUTTERWORTH, UK

Ports	Miles
Immingham	111
London Gateway	115
Liverpool Docks	130
Felixstowe	138
Portsmouth	145
Dover	174

Rail Freight terminals	Miles
Daventry International Rail Freight Terminal	9
East Midlands Gateway Rail Freight Terminal	32
Manchester International Rail Freight Terminal	118

ROAD



Major road links
Junction 20 of the M1, via the A4303 is 2.5 miles to the east.



Major road links
Junction 1 of the M6, via the A5 and A426 are within 4.5 miles to the south.



Major road links
Junction 1 of the M69, via the A5 is only 7 miles to the west.

RAIL



9 miles



111 miles

Rail freight terminal direct to docks
Magna Park Lutterworth is also serviced by Daventry International Rail Freight Terminal (DIRFT) a rail freight terminal that has access to West Coast Mainline; UK's primary freight route and less than 9 miles away from Magna Park Lutterworth.

AIR



28 miles

Birmingham International Airport

The A5 provides access to the M6 motorway and Birmingham International Airport which is 28 miles to the West.



31 miles

East Midlands Airport

The A4303 provides access to the M1 motorway and East Midlands Airport (containing a freight hub) which is 31 miles to the North.

The location

Thriving labour pool

Catchment

Magna Park Lutterworth is located within approximately 30 minutes of the following major towns and cities: Lutterworth, Rugby, Nuneaton, Coventry, Hinckley, Leicester, Market Harborough and Daventry. In a 2023 survey of employment agencies, the results indicate that occupiers tended to concentrate on Leicester and Coventry as their principal sources of labour.

Population

According to the latest Annual Population Survey (APS) data for the 12 months to September 2022, there was a total of 1.45 million people of working age 16-64 in the Magna Park catchment area within a 45 minutes drive.

Employment

The jobs density, which measures the number of jobs per working age population in an area, is at 0.85 which is similar to the Great Britain average of 0.86. This implies there is a reasonable balance between jobs and workers within this catchment area.

Onsite Centre for Logistics, Education and Research (CLEAR)

A unique research, innovation, education and training centre providing businesses with a central access point for all their learning needs.

 1.45M working population within 45 mins

 9,200 new homes within a 10 mile radius

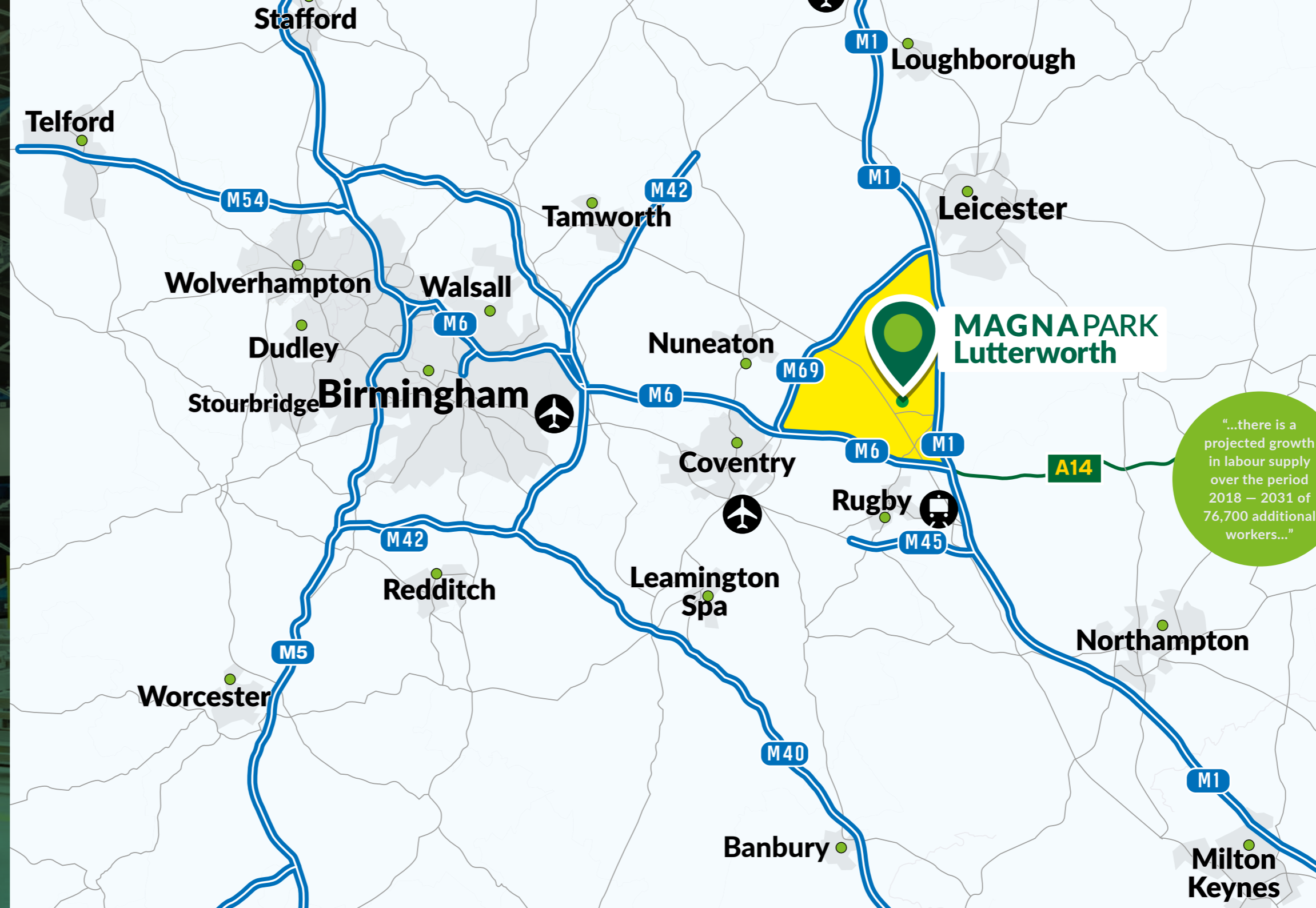
 76,700 strong future workforce

 Average weekly earnings £579.40*

 Strong labour pool

 University-partnered logistics academy onsite

*Average weekly earnings for full time workers in Harborough equated to £579.40 in 2022.



 Future labour supply

For occupiers at Magna Park, the current stock of available labour in the catchment area is of interest but so will also be the supply of labour in the future.

As part of their evidence to the Harborough Local Plan, GLP commissioned independent demographic projections of the future labour force.

This shows that for the defined Magna Park catchment area there is a projected growth in labour supply over the period 2018 – 2031 of 76,700 additional workers, an increase of 6.4% on the size of the current workforce, or a growth rate of 0.5% p.a. over the period.

The location

A home to the world's leading brands

Magna Park Lutterworth isn't just a location; it's a catalyst for growth.

Magna Park Lutterworth cultivates a strong sense of community, with businesses and their employees establishing roots here for nearly 30 years.

Our high-quality environment fosters long-term partnerships, attracting repeat customers like TVS, DHL, Iron Mountain, Unipart, Amazon, Bleckmann, Rhenus, ASDA and Primark.

Home to
38
different occupiers

Magna Park Lutterworth is widely acclaimed within the industry for setting new standards in terms of design; environmental management; sustainability; occupier efficiency and local job creation.



A home to leading occupiers

ASDA **DHL** **Disney** **warrens**

whistl **Eddie Stobart** **BT** **amazon**

BSS **wayfair** **RENAULT** **avantor™**

UNIPART **PRIMARK®** **TOYOTA** **BRITVIČ**

LIDL **great bear** **syncreon** **VOW**

Bleckmann **IRON MOUNTAIN®** **centrica**

A selection of occupiers at Magna Park Lutterworth



MAGNA PARK **Lutterworth**

 Indicative option

 Build-to-suit

 Indicative option

 Build-to-suit
Unit deliverable within 12 months

 Detailed planning consent in place



MAGNAPARK South

Indicative schedule of accommodation

AVAILABLE FOR OCCUPATION – SPECULATIVE DEVELOPMENT OPPORTUNITIES

Unit	Warehouse		Offices		Transport Office		Gatehouse		Total GIA		Car parking	Clear height	Dock doors	Level access
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M				
MPS 5	172,694	16,044	14,269	1,325	–	–	290	27	187,253	17,396	144	15m	18	2
MPS 9	361,690	33,602	21,772	2,023	5,065	470	345	32	388,872	36,127	290	15m	36	4
MPS 10	124,429	11,560	12,348	1,147	–	–	345	32	137,122	12,739	95	15m	14	2
MPS 11	108,629	10,092	10,646	989	–	–	345	32	119,620	11,113	97	15m	12	2
Total	767,442	71,298	59,035	5,484	5,065	470	1,325	123	832,867	77,375	–	–	–	–



MAGNAPARK North

Indicative schedule of accommodation

BUILD-TO-SUIT DEVELOPMENT OPPORTUNITIES

Unit	Warehouse		Warehouse undercroft		Offices		Transport office 1		Transport office 2		Gatehouse		Total GIA		Car parking	Clear height	Dock doors	Level access
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M				
MPN 5	716,662	66,580	8,202	762	21,236	1,973	7,523	699	7,523	699	215	20	761,361	70,733	525	18m	88	10
MPN 6	805,409	74,825	16,059	1,492	20,858	1,938	7,620	708	7,620	708	215	20	857,781	79,691	763	18m	96	12
MPN 7	382,222	35,510	—	—	20,379	1,893	7,543	701	—	—	215	20	411,597	38,239	312	12.5m	21	4
Total	1,904,293	176,915	24,261	2,254	62,473	5,804	22,686	2,108	15,143	1,407	645	60	2,030,739	188,663	—	—	—	—



Indicative option
Build-to-suit

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



kept.courier.contained
Lutterworth, UK



Building environments that work for you

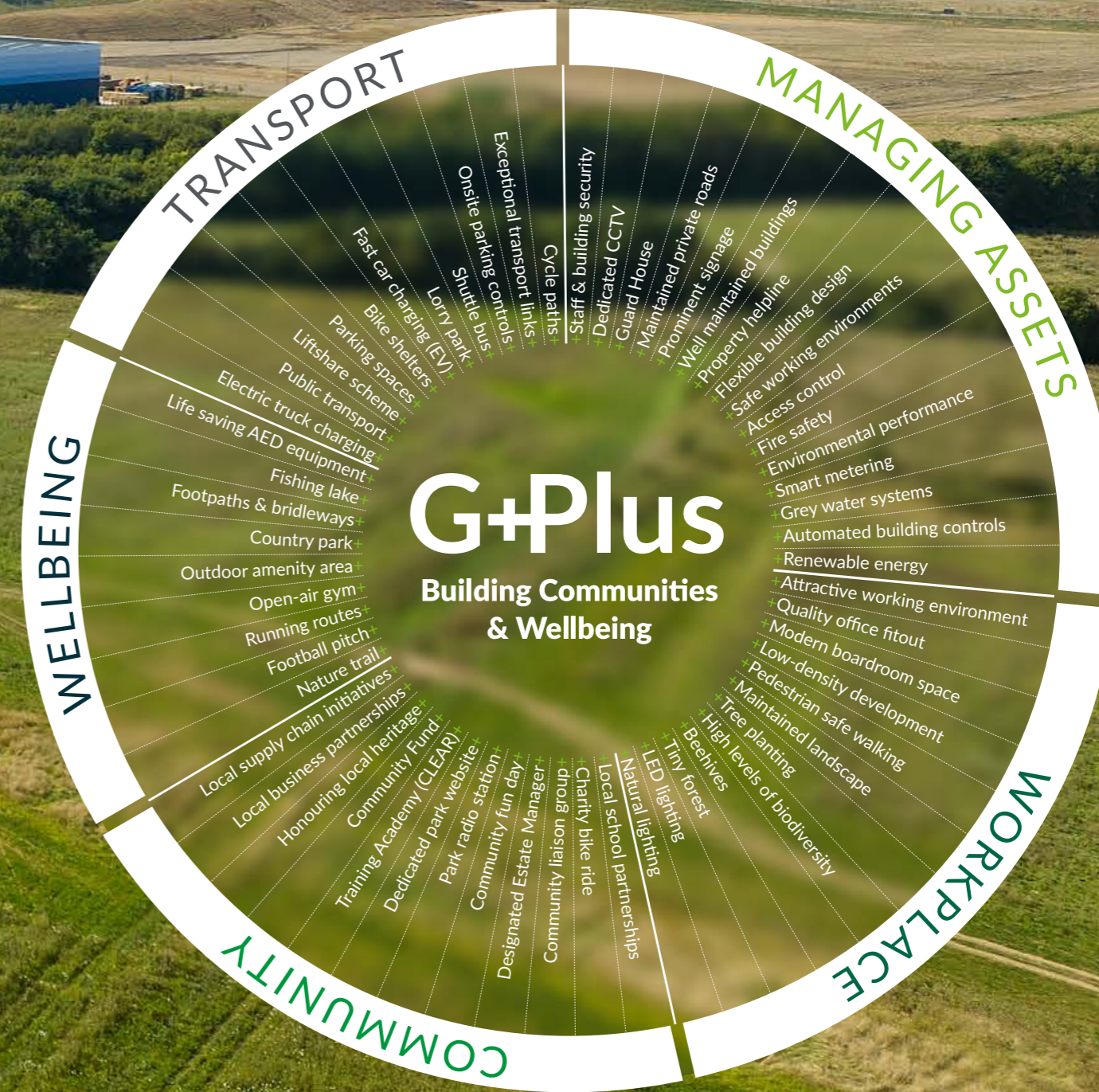
Transport+Managing Assets+Workplace+Community+Wellbeing

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 park

G+Plus

Building Communities & Wellbeing





Benefits of working at Magna Park Lutterworth

Magna Park Lutterworth is committed to creating a pleasant, healthy and safe workplace for all. We provide a range of benefits – including two country parks, outdoor seating, safe and secure parking, high levels of biodiversity and a high quality modern attractive working environment – for everyone to enjoy.

We're more than a logistics park

+Transport+

Transport links are the lifeblood of every logistics business. All our sites are more connected and more accessible, with superb strategic locations and unrivalled in transport connectivity.

Your workforce can utilise on-site parking, public transport or even cycle to work. This all helps to create a great place to work, where your team can thrive.

- + Liftshare scheme
- + Bike shelters
- + Fast car charging (EV)
- + Onsite parking controls
- + Exceptional transport links
- + Public transport
- + Cycle paths
- + Parking spaces



Prominent signage

+Managing Assets+

We're here to help you run your business. When you move your business to a Magna Park we give you access to a property helpline and a range of services and amenities. Our team are committed to helping you run your business as efficiently and smoothly as possible.

- + Estate Office
- + Staff and building security
- + Guard house
- + Maintained private roads
- + Prominent signage
- + Well maintained buildings
- + Property helpline
- + Flexible building design
- + Safe working environments
- + Access control
- + Fire safety
- + Environmental performance
- + Smart metering
- + Grey water systems
- + Automated building controls
- + Renewable energy



Bees hives

+Workplace+

Our logistics and distribution buildings are carefully created and maintained working environments that provide a great place to work – one that reflects positively on your brand. Attractive modern architecture, well-lit areas and low-density landscaped developments with high levels of biodiversity including tree planting and apiaries create a healthy, productive workplace for you and your team.

- + Attractive working environment
- + Quality office fitout
- + Modern boardroom space
- + Low-density development
- + Bees, apiaries & honey production
- + Pedestrian safe walking
- + Maintained landscape
- + Tree planting
- + High levels of biodiversity
- + LED lighting
- + Natural lighting



Fast car charging (EV)

+Community+

As the logistics industry continues to grow, we're committed to contributing to the communities in which we operate. Our goal is to build meaningful, productive, harmonious and long-lasting relationships with these communities. We work with local schools, universities and our own Academy to give local talent the opportunities they need to thrive. We fund initiatives and charities that will bring about long-term benefits for the local community.

- + Charity bike ride
- + Community Fund
- + Local business partnerships
- + Local supply chain initiatives
- + Training Academy (CLEAR)
- + Honouring local heritage
- + Community fun day



Community fun day



Running routes

+Wellbeing+

At GLP, we believe that it is essential to nurture 'wellbeing'. It is fundamental in attracting and retaining the best talent and contributing to provide a great place to work – helping to build a sense of community. All our buildings are WELLness certified, but we go beyond the building. Running routes, country parks, open-air gyms, footpaths and recreation areas all help your team become healthier and happier, leading to improved performance.

- + Outdoor amenity area
- + Footpaths and bridleways
- + Country park
- + Fishing lake
- + Running routes



Charity bike ride



Guard House



Staff & building security



Maintained private roads



Estate Office



Low-density development



Honouring local heritage



Training Academy (CLEAR)



Country park

G+Plus

Building Communities & Wellbeing

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.

Best-in-class specifications including flexible docks and level access

The GLP Standard warehouse door provision comprises a combination of dock and level entry doors. The docking pack includes trailer lights, bollards, dock shelters and traffic lights on each dock position as standard. GLP only install equipment from market-leading providers.

Representative images



Ample HGV parking



Standard & large dock doors



Level access provided



Standard 50m yard depth



50m yard depth and suitable for 44 tonne HGV traffic, ensuring quality and durability.



FLEXIBLE OPERATION

Level access doors provide flexibility of movement between the warehouse and service yard for all types of vehicles – including forklift trucks.



BARRIER PROTECTION

The yard also includes barrier systems to help prevent serious damage and minimise risk of accidents.

Warehouse highlights

A modern warehouse with an array of energy saving features

Our floors are designed and constructed using high quality materials and wherever possible are fully recyclable.

Our rooflights provide illumination during daylight hours, combined with energy efficient and intelligent lighting, this provides the optimal energy efficient solution for any type of operation.

Representative images



Energy-efficient LED lighting is used throughout.



Excellent air tightness



Quality & premium floor



Max. flexibility for racking



Optimising natural light

LARGE VISION PANELS

All our dock doors have large doubled glazed vision panels installed which allow operators to check for a docked vehicle before opening.

OPTIMISING NATURAL LIGHT

Translucent panels provide illumination of the warehouse in daylight hours, reducing any operational requirements for lighting – and the associated running costs.

Creating a modern office environment with cutting-edge enhancements

GLP recognises the importance of the office areas as places for people and the relevance of building design to facilitate health, well-being and productivity. Our buildings are designed to the principles of 'WELL Building' certification, whilst maintaining flexibility to enable ease of customer fit out.

Representative images



Open plan working space



Optimising natural light



Building Environmental Analytics



Recycling performance



Cost-effective



MODERN RECEPTION

First impressions count. As such, the GLP reception area is contemporary, open, spacious and flooded with natural light.

OPEN PLAN KITCHEN

Open plan kitchen and break out area, providing and supporting a collaborative working environment.



MATERIAL BENEFITS

Contemporary panoramic windows and suspended ceiling tiles. The tiles are 100% fully recyclable and come with a wide range of performance benefits, including sound absorption and good light reflection properties.



GLP washroom facilities are to a market-leading specification.



Future plans

Investing in and building new on-park services for 2025

The expansion of Magna Park to the North and South offers potential occupiers an unparalleled opportunity to base their operations in this much sought after and central UK location.

New for 2025* will be added on-park services and benefits available to occupiers offering a wealth of additional features including WELLness and recreation facilities, a petrol station*, food facilities* and a lorry park. These benefits highlight Magna Park Lutterworth's status as the ultimate distribution location.

*Subject to planning



NEW FACILITIES FOR 2025

- ✓ Petrol station
- ✓ HGV fueling station
- ✓ Food facilities
- ✓ Lorry park
- ✓ MOT testing centre
- ✓ Maintenance depot
- ✓ Fast car charging
- ✓ Public amenities

Location & travel distances



HGV DRIVE TIMES



Destination	Miles
M1 Junction 20	2.5
M6 Junction 1	4.5
M69 Junction 1	7
Rugby	7.5
Coventry	19
Northampton	25.5
Birmingham	36
Central London	89
Manchester	118



Ports	Miles
Immingham	111
London Gateway	115
Liverpool Docks	130
Felixstowe	138
Portsmouth	145
Dover	174



Rail Freight Terminals	Miles
Daventry International Rail Freight Terminal	9
East Midlands Gateway Rail Freight Terminal	32
Manchester International Rail Freight Terminal	118



Airports	Miles
Birmingham Airport	28
East Midlands Airport	31
Luton Airport	62
Manchester Airport	110

Source: Google Maps



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**



Contacts

If you would like any further information on the building, or to arrange a meeting, please contact:



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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. April 2024. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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MAGNAPARK Lutterworth



For the latest news and onsite progress visit
<https://eu.glp.com/property/magna-park-lutterworth/>



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Magna Park South, Lutterworth
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