

MAGNAPARK Lutterworth MPN 6



BUILD-TO-SUIT
OPPORTUNITY

857,781 SQ FT

LE17 4JH

STRATEGIC LOCATION

NORTH



GLP 

eu.glp.com

MAGNAPARK North

MPN 6

MPN 6 is an 857,781 sq ft build-to-suit logistics and distribution unit with best-in-class and state-of-the-art specification.

The 18m clear height warehouse will enable occupiers to maximise the use of space and light. MPN 6 benefits from 360° circulation connecting two 50m service yards, that will ease movement and parking. Fitted with an array of energy saving features — MPN 6 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



36.814 acres
(14.898 ha)



38 charging
car bays



291 HGV
parking



763 car
parking



12 level
access



96 dock
doors



50m x 2
yard depth



80 kN
psm
Floor
loading



Cross
docking

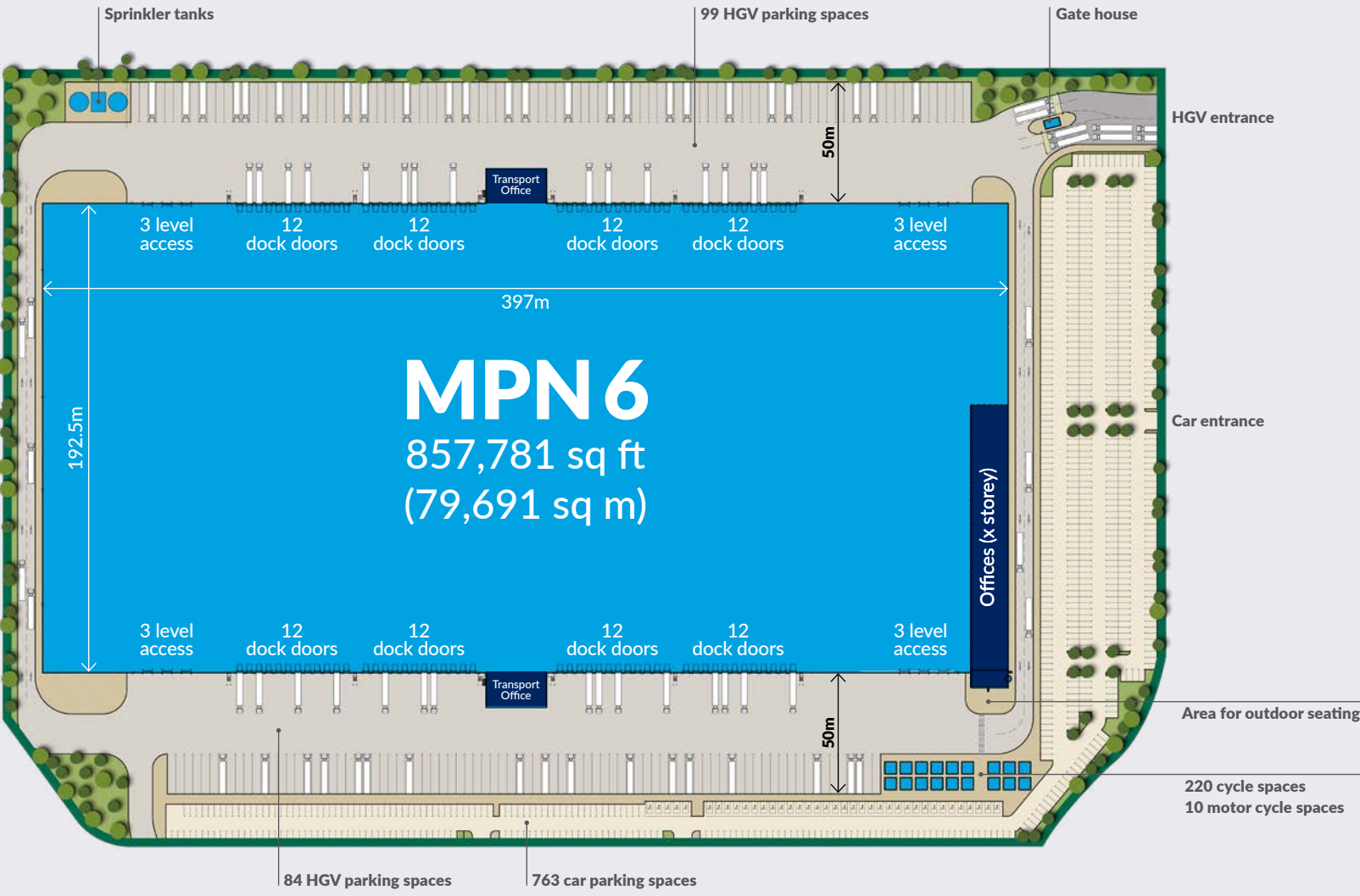


360°
circulation

SITE
PLAN



Build-to-suit



SCHEDULE

Warehouse	Warehouse undercroft	Ground floor reception	First floor offices	Plant deck meeting room and kitchen	Gatehouse	Transport office 1 (2 storey)	Transport office 2 (2 storey)	Total GIA	Car parking	Clear height	Dock doors	Level access
805,409 sq ft 74,825 sq m	16,059 sq ft 1,492 sq m	1,657 sq ft 154 sq m	17,555 sq ft 1,631 sq m	1,646 sq ft 153 sq m	215 sq ft 20 sq m	7,620 sq ft 708 sq m	7,620 sq ft 708 sq m	857,781 sq ft 79,691 sq m	763	18m	96	12



Computer generated image

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.



NORTH MPN 6

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CGI



MAGNAPARK Lutterworth

If you would like any further information,
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. May 2024. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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MPN 6

NORTH