

# MAGNA PARK Lutterworth

# MPN 761



SPECULATIVE  
BUILD

761,361 SQ FT

LE17 4JH

STRATEGIC LOCATION

NORTH



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

# MAGNAPARK North

## MPN 761

MPN 761 is a mega 761,361 sq ft speculative distribution unit with best-in-class and state-of-the-art specification.

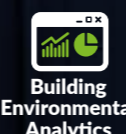
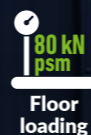
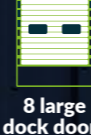
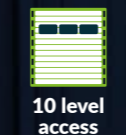
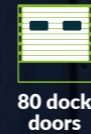
MPN 761 benefits from 360° circulation, two 50m wide and secure service yards, 18m clear internal height, 80 dock doors, 8 large loading dock doors, 10 level access and an array of energy-saving features. MPN 761 is also 100% PV ready and designed to WELLness principles.

### 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

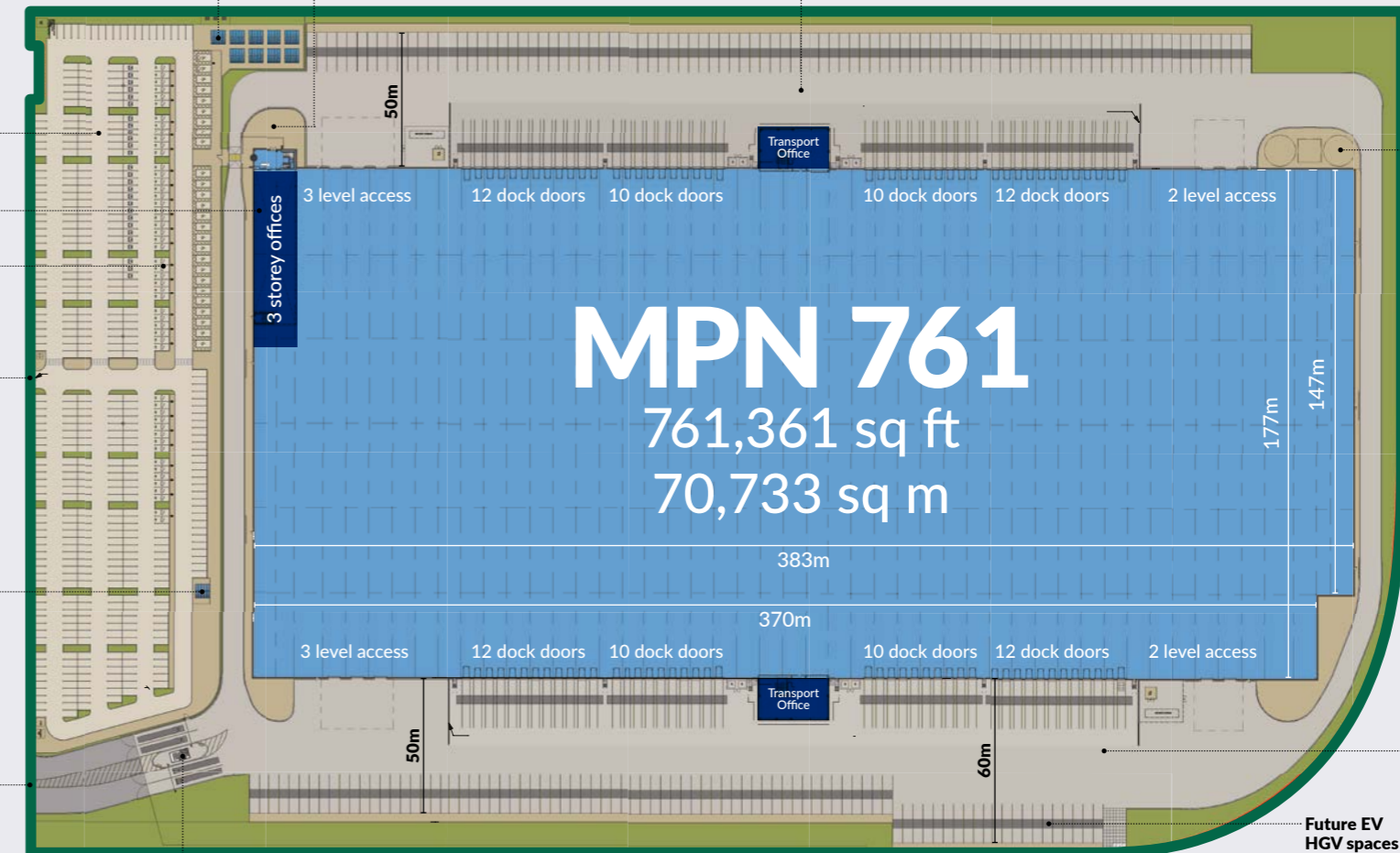


Computer generated image



### SITE PLAN

- 525 car parking spaces
- 3 storey offices
- 54 car charging bays
- Car entrance
- 10 motorcycle parking
- HGV entrance



### SCHEDULE

| Warehouse                    | Warehouse undercroft    | Ground floor            | Main office                | Plant deck              | Transport office 1      | Transport office 2      | Gatehouse            | Total GIA                    | Car parking | Clear height | Dock doors | Large dock doors | Level access |
|------------------------------|-------------------------|-------------------------|----------------------------|-------------------------|-------------------------|-------------------------|----------------------|------------------------------|-------------|--------------|------------|------------------|--------------|
| 716,662 sq ft<br>66,580 sq m | 8,202 sq ft<br>762 sq m | 1,237 sq ft<br>115 sq m | 18,384 sq ft<br>1,708 sq m | 1,615 sq ft<br>150 sq m | 7,523 sq ft<br>699 sq m | 7,523 sq ft<br>699 sq m | 215 sq ft<br>20 sq m | 761,361 sq ft<br>70,733 sq m | 525         | 18m          | 80         | 8                | 10           |

# 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.



## MPN 761

| Warehouse                    | Warehouse undercroft    | Ground floor            | Main office                | Plant deck              | Transport office 1      | Transport office 2      | Gatehouse            | Total GIA                    | Car parking | Clear height | Dock doors | Large dock doors | Level access |
|------------------------------|-------------------------|-------------------------|----------------------------|-------------------------|-------------------------|-------------------------|----------------------|------------------------------|-------------|--------------|------------|------------------|--------------|
| 716,662 sq ft<br>66,580 sq m | 8,202 sq ft<br>762 sq m | 1,237 sq ft<br>115 sq m | 18,384 sq ft<br>1,708 sq m | 1,615 sq ft<br>150 sq m | 7,523 sq ft<br>699 sq m | 7,523 sq ft<br>699 sq m | 215 sq ft<br>20 sq m | 761,361 sq ft<br>70,733 sq m | 525         | 18m          | 80         | 8                | 10           |



CGI



## 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 W1S 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. May 2024. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



eu.glp.com



**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 4JH**

**Magna Park North, Lutterworth**  
Lutterworth  
LE17 4JH

/// kept.courier.contained  
Lutterworth, UK

# MPN 761

NORTH