

MAGNA PARK Lutterworth MPN 7



BUILD-TO-SUIT
OPPORTUNITY

411,597 SQ FT

LE17 4JH

STRATEGIC LOCATION

NORTH



eu.glp.com

MAGNAPARK North

MPN 7

MPN 7 is a 411,597 sq ft build-to-suit distribution unit with best-in-class and state-of-the-art specification.

MPN 7 benefits from a 50m wide and secure service yard, 15m clear internal height, and an array of energy-saving features. MPN 7 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



19,802 acres
(8,014 ha)



16 charging
car bays



44 HGV
parking



312 car
parking



4 level
access



21 dock
doors



50 m
yard depth

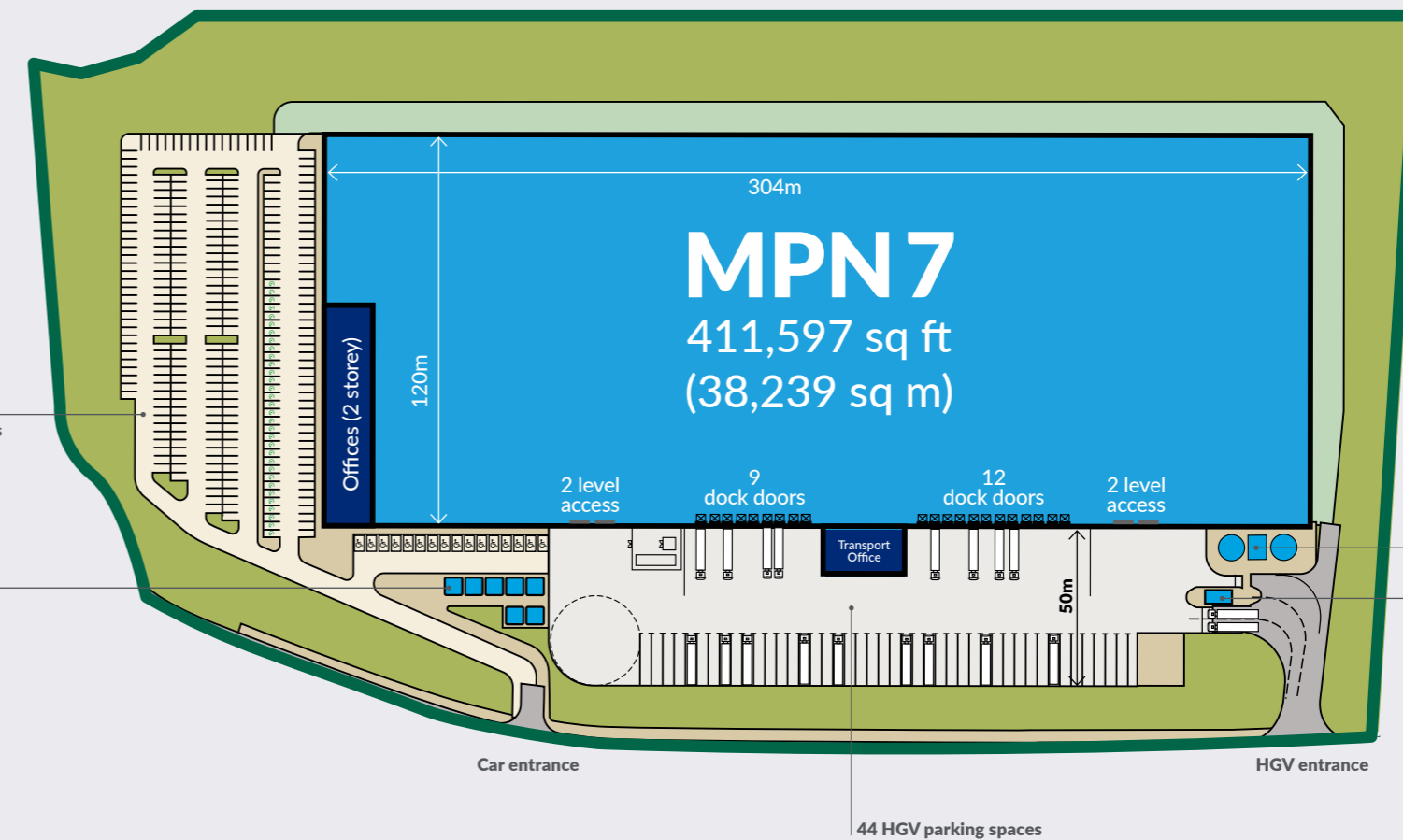


80 kN
psm
Floor
loading

SITE PLAN



Build-to-suit



SCHEDULE

Warehouse	Offices (2 storey)	Meeting room (2nd floor)	Transport office	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
382,222 sq ft 35,510 sq m	20,379 sq ft 1,893 sq m	1,238 sq ft 115 sq m	7,543 sq ft 701 sq m	215 sq ft 20 sq m	411,597 sq ft 38,239 sq m	312	15m	21	4



Representative computer generated image



MAGNAPARK

Lutterworth

NORTH MPN 7

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CGI



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 park
- Exceptional transport links
- Bees, aparies & honey production
- Maintained private roads
- Park radio station
- Local school partnerships
- Charity bike ride
- Community liaison group
- 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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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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