

MAGNA PARK

Lutterworth

Availability guide
Spring 2024

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 32 customers, occupying over 13 million sq ft of sustainable floor space across 49 buildings, Magna Park Lutterworth is GLP's flagship distribution park.





MAGNAPARK North

Magna Park North Lutterworth offers a significant new extension to the existing developments and brings forward over 225 acres of land for development.

The first phase of development at Magna Park North Lutterworth has seen the speculative development of circa 1M sq ft of space across three units of 200,000 (MPN 1), 503,000 (MPN 2) and 297,000 (MPN 3) sq ft. All units were leased ahead of completion.

In addition, a further build-to-suit development of 310,000 sq ft (MPN 4) has been let to LX Pantos.

The next phase (Phase II) of development offers speculative and build-to-suit opportunities totalling 2M sq ft across three units, with the speculative building (MPN 761) due for completion Q2 2025. All plots are development ready with earthworks and infrastructure complete.

Availability



MPN 6 – 857,781 sq ft
MPN 7 – 411,597 sq ft

MPN 761 – 761,361 sq ft



/// kept.courier.contained
Lutterworth, UK





MAGNAPARK South

Magna Park South also offers a significant new extension with over 2.2M sq ft delivered in the last three years. The most recent phase of development sees two new speculative units of 137,000 (MPS 10) and 119,000 (MPS 11) sq ft – now complete and available for immediate occupation. The third unit of 388,000 sq ft has already been let.

The first phase of development saw circa 1.2M sq ft of speculative development across four units. All units were leased ahead of completion to Amazon, JD.com, Whistl and Movianto.

The next phase of development (Phase II) saw the construction of four additional units of 187,000, 211,000, 256,000 and 355,000 sq ft – two of which were let to Centrica, a third to Unipart and the final unit of 187,000 sq ft is available now for immediate occupation.

Availability



MPS 12 – 466,162 sq ft
MPS 13 – 286,641 sq ft



MPS 187 – 187,253 sq ft
MPS 10 – 137,122 sq ft
MPS 11 – 119,620 sq ft



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Indicative build-to-suit development opportunities

Unit	Total GIA	
MPN 6	857,781 sq ft	79,691 sq m
MPN 7	411,597 sq ft	38,239 sq m
MPS 12*	466,162 sq ft	40,308 sq m
MPS 13*	286,759 sq ft	26,641 sq m
Total	2,022,299 sq ft	184,879 sq m

*subject to planning



Speculative developments

Available now	Warehouse	Warehouse undercroft	Ground floor	Offices	Plant deck	Transport office 1	Transport office 2	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
MPS 187	172,694 sq ft 16,044 sq m	—	—	14,269 sq ft 1,325 sq m	—	—	—	290 sq ft 27 sq m	187,253 sq ft 17,396 sq m	144	15m	18	2
MPS 10	124,429 sq ft 11,560 sq m	—	—	12,348 sq ft 1,147 sq m	—	—	—	345 sq ft 32 sq m	137,122 sq ft 12,739 sq m	95	15m	14	2
MPS 11	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
Available Q2 2025													
MPN 761	716,662 sq ft 66,580 sq m	8,202 sq ft 762 sq m	1,237 sq ft 115 sq m	18,384 sq ft 1,708 sq m	1,615 sq ft 150 sq m	7,523 sq ft 699 sq m	7,523 sq ft 699 sq m	215 sq ft 20 sq m	761,361 sq ft 70,733 sq m	525	18m	88*	10
Total	1,122,414 sq ft	104,276 sq ft	8,202 sq ft	55,647 sq ft	1,615 sq ft	7,523 sq ft	7,523 sq ft	1,195 sq ft	1,205,356 sq ft	—	—	—	—

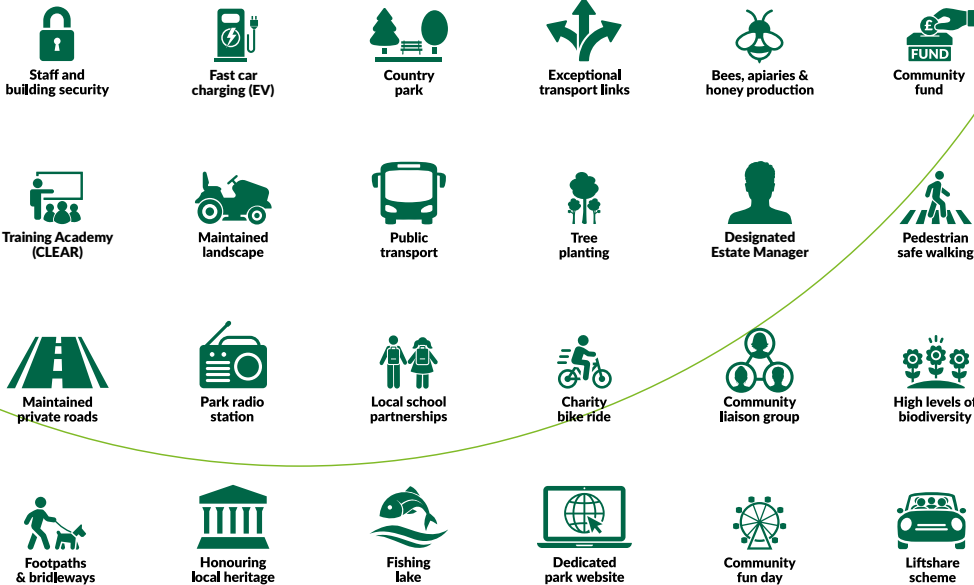
* Includes 8 large dock doors

We know what makes the difference

Transport + Managing Assets + Workplace + Community + Wellbeing

We believe that working in an environment with such great amenities makes the difference. Our parks are designed to promote the health and wellbeing of our customers and the wider community, which is why we say, 'We're more than a logistics park'.

G-Plus highlights*



G+Plus

Building Communities & Wellbeing

*All of the G-Plus facilities and amenities will be project dependent and agreed with each customer.

Reasons to be at Magna Park Lutterworth

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

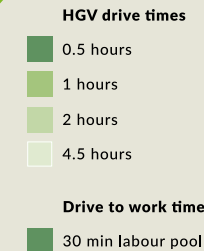
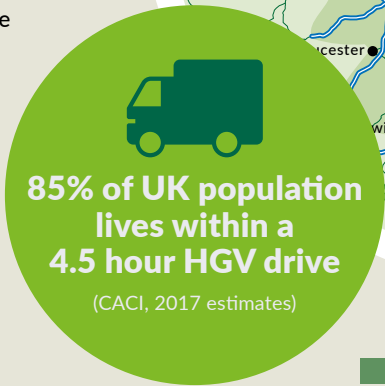
Bounded by the M1, M6 and M69, the Golden Triangle is bursting with logistics names.

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.



Labour highlights



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



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