

# MAGNAPARK Lutterworth MPS 11

SPECULATIVE  
BUILD

AVAILABLE NOW

119,620  
SQ FT

LE17 4JB

SOUTH



GLP 

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MAGNAPARK South

MPS 11

MPS 11 is a speculative logistics and distribution warehouse, with a wide service yard, 15m clear internal height, and an array of energy-saving features.

MPS 11 is a 119,620 sq ft innovative, state-of-the art logistics and distribution unit, designed for today's demands with 12 dock doors and best-in-class specification. MPS 11 is also 100% PV ready and designed to WELLness principles. Its energy efficient features allow you to cut costs while maintaining a high level of operational output.

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

5,78 acres  
(2.34 ha)

5 charging  
car bays

45 HGV  
parking

97 car  
parking

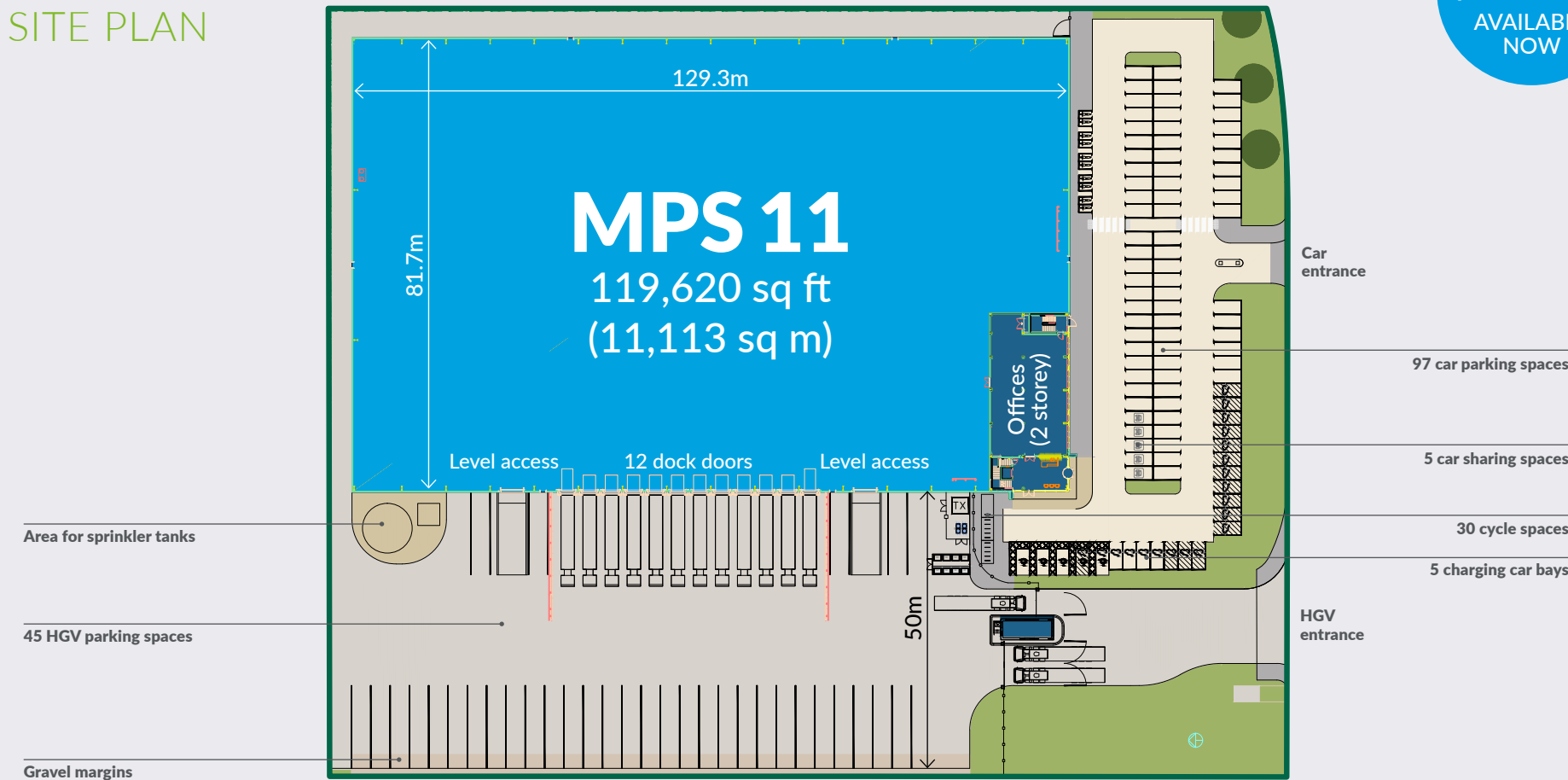
2 level  
access

12 dock  
doors

50m  
yard depth

50 kN  
psm  
Floor  
loading

SITE PLAN



SCHEDULE

Warehouse	Offices (2 storey)	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
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





# MAGNAPARK

## Lutterworth

SOUTH

### MPS 11

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## 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, apiaries & 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 & bridges
- 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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# MPS11