

MAGNA PARK Lutterworth MPN 7



BUILD-TO-SUIT
OPPORTUNITY

411,597 SQ FT

LE17 4JH

STRATEGIC LOCATION

NORTH



GLP

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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

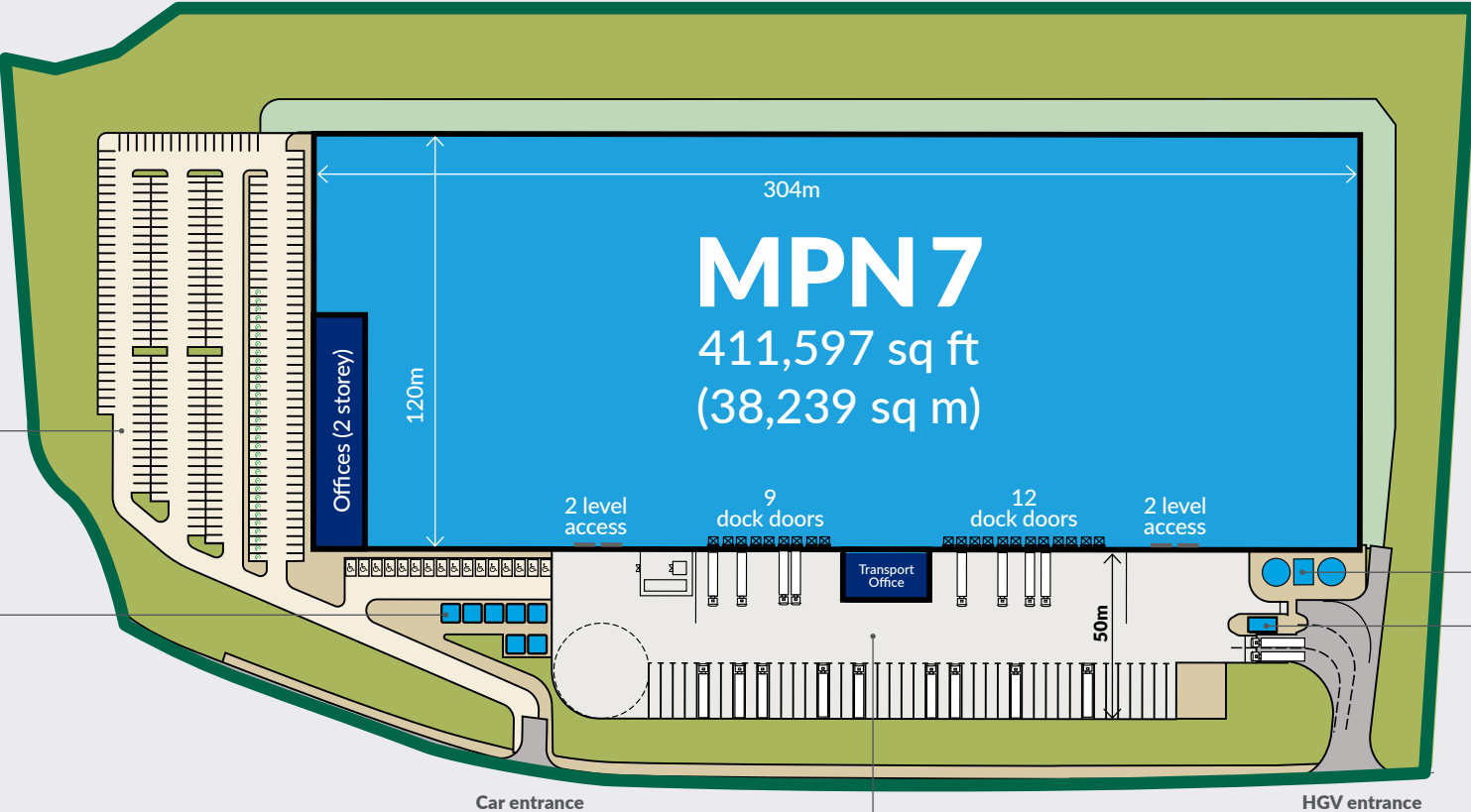


80 kN
psm
Floor
loading

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

Lutterworth

NORTH

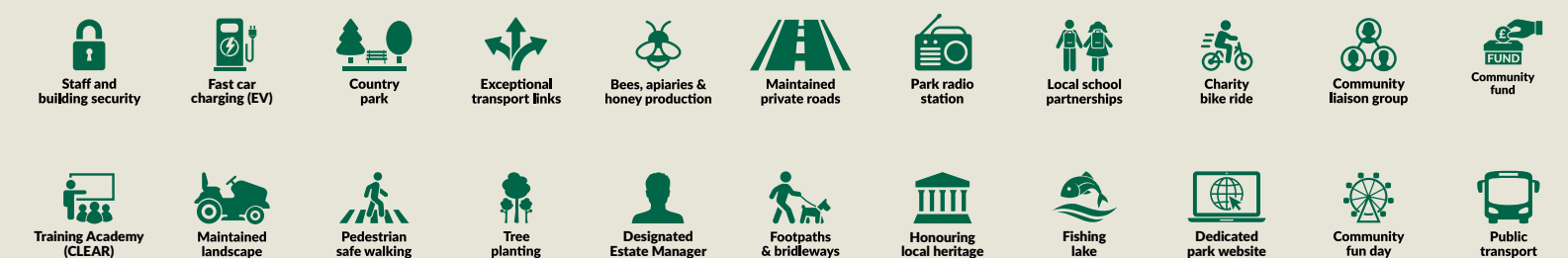
Warehouse	(2 storey)	floor room (2nd floor)	office transport	Gatehouse	Total GIA	Car parking	net height	front doors	level access
382,222 sq ft 35,510 sq m	20,379 sq ft 1,893 sq m	1,238 sq ft 115 sq m	7,543 sq ft 701 sq m	215 sq ft 20 sq m	411,597 sq ft 38,239 sq m	312	15m	21	4



Transport + Managing Assets + Workplace + Community + Wellbeing

We're more than a logistics building

G-Plus highlights*



*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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MPN 7 **NORTH**



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/// kept.courier.contained
Lutterworth, UK