

# MAGNAPARK Lutterworth MPS 11

SPECULATIVE  
BUILD

AVAILABLE NOW

119,620  
SQ FT

LE17 4JB

SOUTH



GLP 

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



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

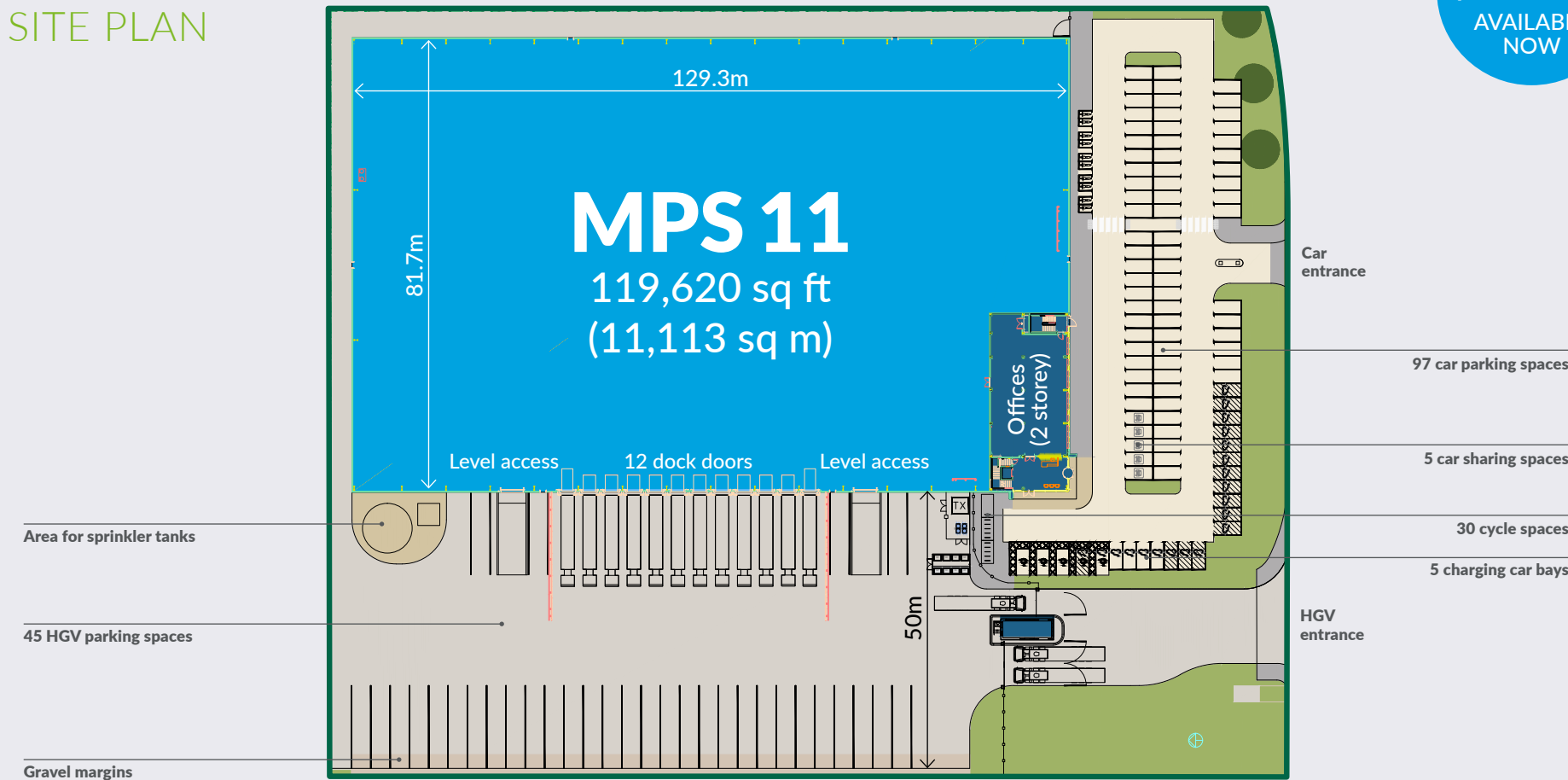
2 level  
access

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

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



## 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.

### 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:



**Emily Le Gallais**  
Development Manager, GLP

emily-le.gallais@glp.com  
 +44 (0)20 7901 4455

**Olivia Hinds**  
Development Director, GLP

olivia.hinds@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. February 2025. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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



**Richard Harman**  
 richard.harman@dtre.com  
 +44 (0)7776 200 143

**Tom Fairlie**  
 tom.fairlie@dtre.com  
 +44 (0)7747 441 858

**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

# MPS 11

SOUTH



For the latest news  
and onsite progress visit  
<https://eu.glp.com/property/mps-11-magna-park-lutterworth/>



**LE17 4JB**

**Magna Park South, Lutterworth**  
Lutterworth  
LE17 4JB

**fears.spice.clerk**  
Lutterworth, UK