

MAGNAPARK Lutterworth

MPN 761



SPECULATIVE
BUILD

761,361 SQ FT

LE17 4UE

STRATEGIC LOCATION

NORTH



GLP

eu.glp.com

MAGNAPARK North

MPN 761

MPN 761 is a mega 761,361 sq ft speculative distribution unit with best-in-class and state-of-the-art specification.

MPN 761 benefits from 360° circulation, two 50m wide and secure service yards, 18m clear internal height, 80 dock doors, 8 large loading dock doors, 10 level access and an array of energy-saving features. MPN 761 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

Clear height 18m

80 dock doors

10 level access

8 large dock doors

277 HGV parking

525 car parking

50m x 2 yard depth

80 kN psm Floor loading

Building Environmental Analytics

Cross dock

33.779 acres (13.670 ha)

54 charging car bays

SITE PLAN

525 car parking spaces

3 storey offices

54 car charging bays

Car entrance

10 motorcycle parking

HGV entrance

Gatehouse

180 cycle spaces

Proposed area for outdoor seating

94 HGV parking spaces

Sprinkler tanks

85 HGV parking spaces

Future EV HGV spaces

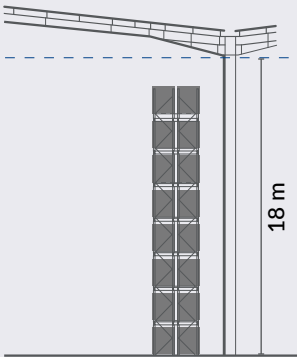
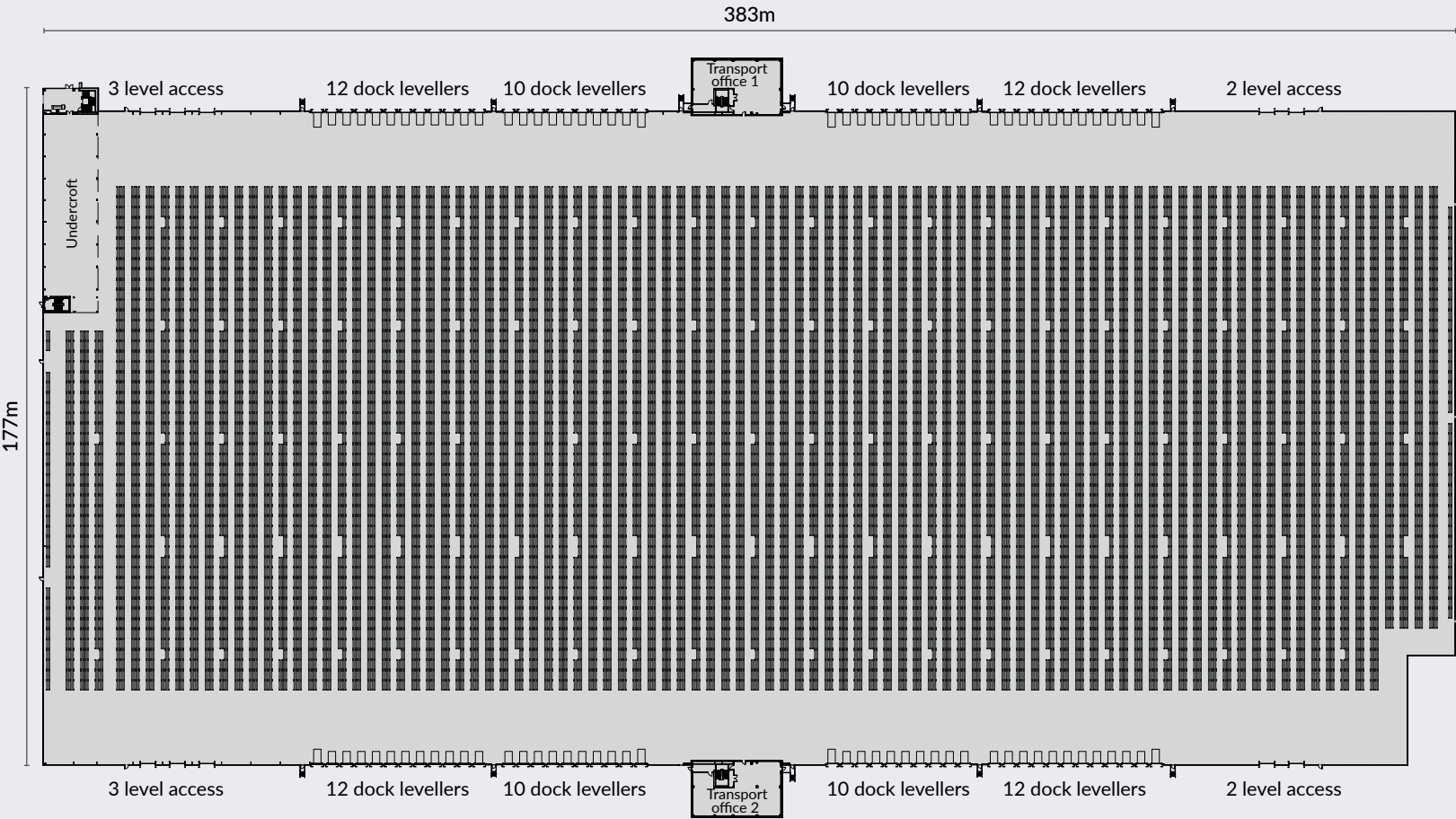
SCHEDULE

Warehouse	Warehouse undercroft	Ground floor	Main office	Plant deck	Transport office 1	Transport office 2	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Large dock doors	Level access
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	80	8	10



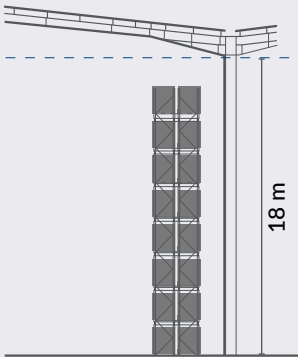
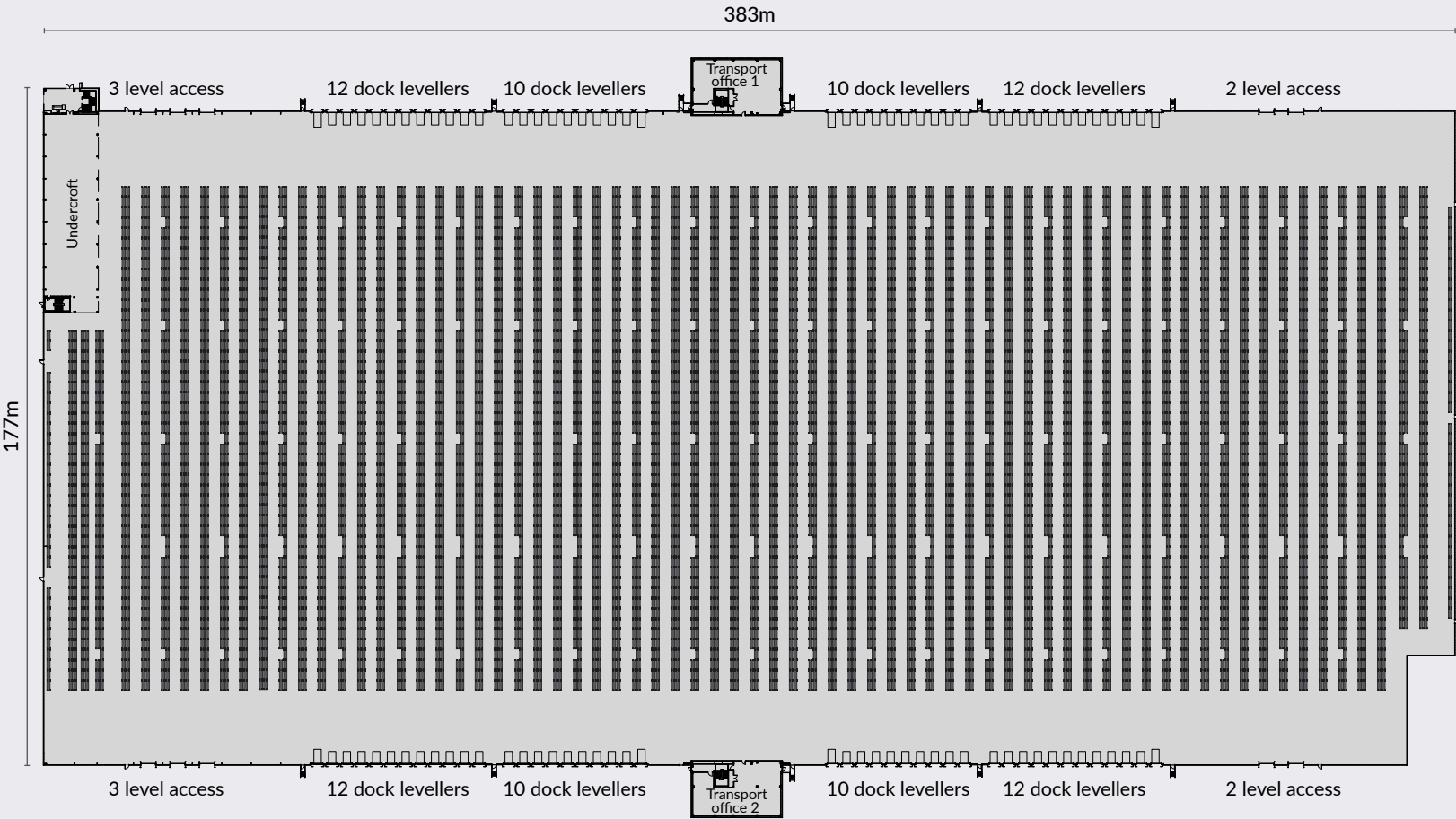
Computer generated image

Narrow aisle racking layout



142,720
pallet positions
Ground +7

Wide aisle racking layout



105,872
pallet positions
Ground +7

MAGNAPARK Lutterworth

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*



G+Plus

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



MPN 761

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CGI



GLP in Europe

GLP is a leading global business builder, owner, developer and operator of logistics real estate, data centers, renewable energy and related technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners, a global alternative asset manager with approximately \$124 billion in assets under management as of 31 March 2024, is the exclusive investment and asset manager of GLP.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our stakeholders, support our employees and customers and enhance our local communities.

Learn more at glp.com/global

Our European operating portfolio consists of more than 10.2 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 1.3 million SQM. **To learn more about our European operations, please go to eu.glp.com**



**10.2 million sq m
operating portfolio**



**>10 million sq m
development in 35 years**



**1.3 million sq m
development pipeline**



**Strong
global presence**



MAGNA PARK **Lutterworth**

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



Olivia Hinds
Development Director, GLP

olivia.hinds@glp.com
 +44 (0)20 7901 4455

Emily Le Gallais
Development Manager, GLP

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

London office
50 New Bond Street
London W1S 1BJ

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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



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and onsite progress visit**
<https://eu.glp.com/property/mpn-761-magna-park-lutterworth/>



LE17 4UE

MPN 761
Westland Way
Magna Park
Lutterworth
LE17 4UE

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