

# AVAILABLE SPACE UK

- Prime locations
- High quality warehouses
- Best-in-class specifications
- Build-to-suit opportunities
- Immediately available space

March 2025

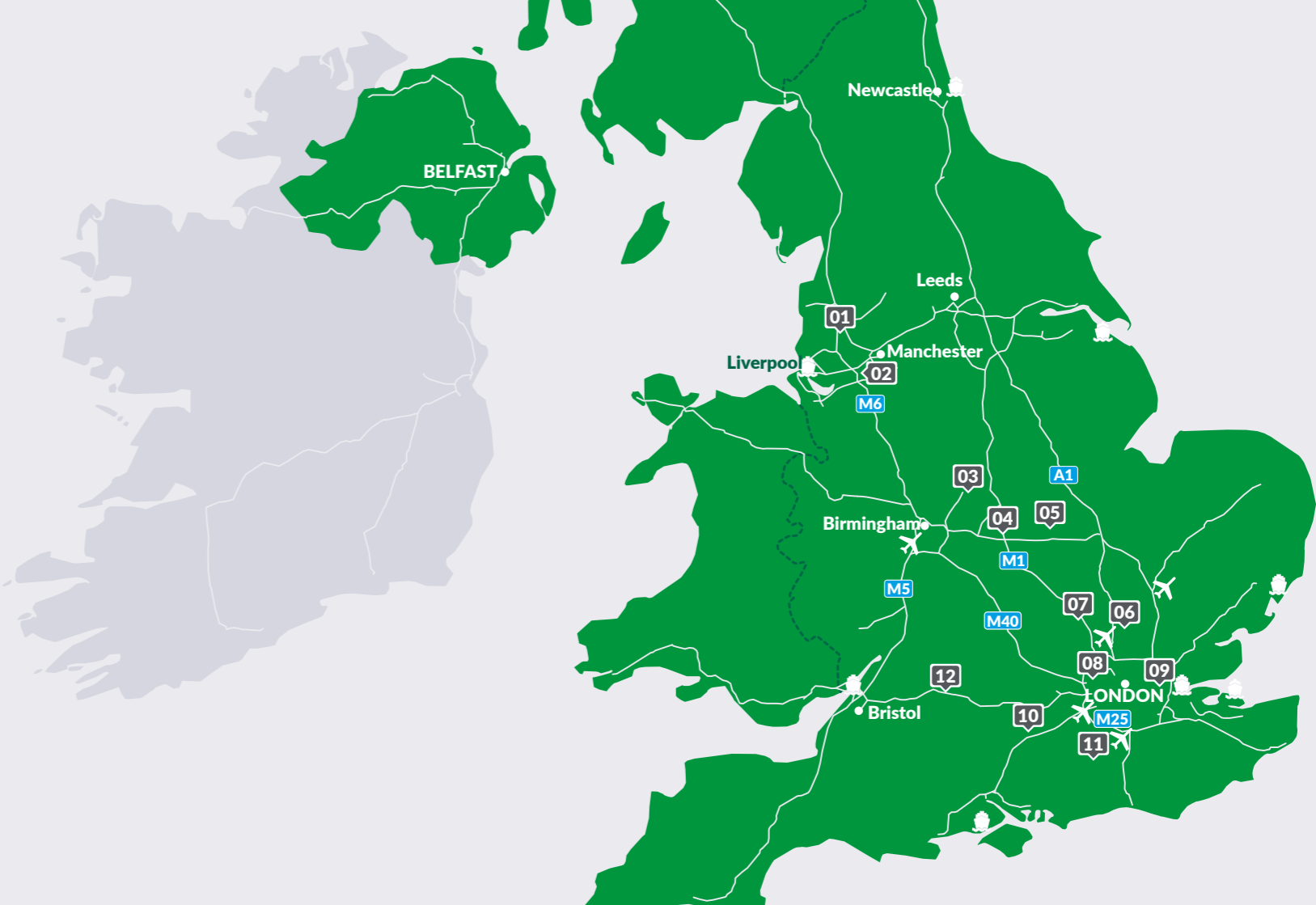
# CURRENT AVAILABILITIES: UK

The North		Available Space		Build-to-suit or Speculative opportunity	Under construction	Available
01	G-Park Skelmersdale	UP TO	55,176 SQ M (593,910 SQ FT)	●		
02	G-Park Manchester Trafford Park	UP TO	20,078 SQ M (216,118 SQ FT)	●		
The Midlands		Available Space		Build-to-suit or Speculative opportunity	Under construction	Available
03	G-Park Ashby	UP TO	70,000 SQ M (753,477 SQ FT)	●		
04	Magna Park North – Lutterworth	UP TO	188,663 SQ M (2,030,739 SQ FT)	●	○	
	Magna Park South – Lutterworth	UP TO	108,197 SQ M (688,424 SQ FT)	●		○
05	Magna Park Corby	UP TO	273,269 SQ M (2,941,439 SQ FT)	●		○
The South		Available Space		Build-to-suit or Speculative opportunity	Under construction	Available
06	G-Park Stevenage	UP TO	6,856 SQ M (73,797 SQ FT)			○
07	Magna Park Milton Keynes – Latitude 186	UP TO	17,321 SQ M (186,443 SQ FT)			○
08	G-Park London Park Royal	UP TO	10,358 SQ M (111,492 SQ FT)	●		
09	International Business Park, Stratford – Unit 3	UP TO	4,993 SQ M (53,741 SQ FT)			○
	G-Park London Stratford	UP TO	14,061 SQ M (151,347 SQ FT)	●		
10	G-Park Basingstoke	UP TO	19,347 SQ M (208,254 SQ FT)			○
11	G-Hub Crawley	UP TO	8,959 SQ M (96,442 SQ FT)			○
12	G-Park Swindon	UP TO	7,518 SQ M (80,927 SQ FT)	●		

● Build-to-suit   ○ Speculative opportunity



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# G-PARK SKELMERSDALE

WN8 8DY

Site up to



55,176



593,910

## Site overview

- Build-to-suit opportunities
- Great access to the whole of the northwest region
- Located one mile from Junction 4 of the M58 and five miles from Junction 26 of the M6
- Situated in an established and popular location, local occupiers include DHL, Asda and Great Bear/Culina

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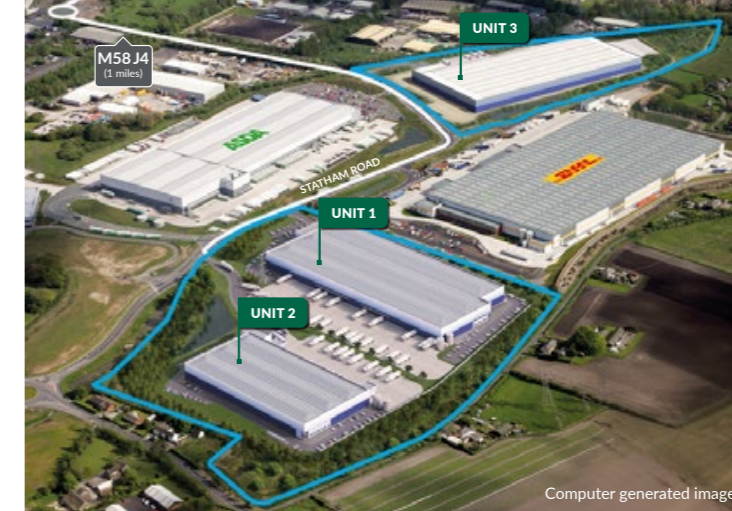
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Indicative site plans

## Unit 1

### Warehouse

19,705 SQ M (212,104 SQ FT)

### Offices

1,021 SQ M (10,990 SQ FT)

### Gatehouse

20 SQ M (215 SQ FT)

**20,746 SQ M (223,309 SQ FT)**

- ✓ Clear internal height: 12.5 m
- ✓ Dock doors: 20
- ✓ Level doors: 2
- ✓ HGV parking spaces: 79
- ✓ Car parking spaces: 135

## Unit 2

### Warehouse

9,517 SQ M (102,441 SQ FT)

### Offices

1,003 SQ M (10,796 SQ FT)

### Gatehouse

20 SQ M (215 SQ FT)

**10,540 SQ M (113,452 SQ FT)**

- ✓ Clear internal height: 12.5 m
- ✓ Dock doors: 10
- ✓ Level doors: 2
- ✓ HGV parking spaces: 49
- ✓ Car parking spaces: 108

## Unit 3

### Warehouse

22,848 SQ M (245,934 SQ FT)

### Offices

1,022 SQ M (11,000 SQ FT)

### Gatehouse

20 SQ M (215 SQ FT)

**23,890 SQ M (257,149 SQ FT)**

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 20
- ✓ Level doors: 3
- ✓ HGV parking spaces: 77
- ✓ Car parking spaces: 140

# G-PARK MANCHESTER TRAFFORD PARK

M17 1TD

Site up to

SQM

20,078

SQFT

216,118

## Site overview

- Development opportunity in the premier industrial estate of the North West
- Excellent road, rail and air links, five miles from Manchester city centre, 11 miles from Manchester Airport, 27 miles from Liverpool John Lennon Airport
- Easy access to M60 junctions 9 and 10, M602 junction 2, offering excellent motorway access to the entire northwest region
- Excellent Metrolink tram connections with a station only a few minutes' walk away

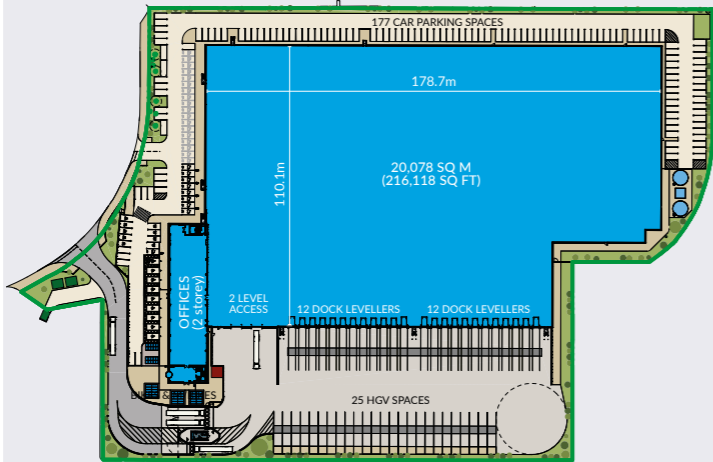
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## Development opportunity

**Warehouse**  
18,193 SQ M (195,828 SQ FT)

**Offices (2 storey)**  
1,750 SQ M (18,837 SQ FT)

**2nd Floor Meeting Room**  
115 SQ M (1,238 SQ FT)

**Gatehouse**  
20 SQ M (215 SQ FT)

**20,078 SQ M (216,118 SQ FT)**

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 24
- ✓ Level doors: 2
- ✓ HGV parking spaces: 25
- ✓ Car parking spaces: 177

# G-PARK ASHBY

LE65 1TH

Site up to

SQM

70,000

SQFT

753,477

## Site overview

- Build-to-suit opportunities
- G-Park Ashby sits adjacent to the A42 and A511, and provides access to the M42 to the south and M1 (Junction 23A) 10 miles to the northeast
- Flexibly designed to accommodate build-to-suit logistics/warehouse opportunities of up to 70,000 sq m
- 90% of the UK can be reached within a four-hour drive

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Indicative site plans

## OPTION 1 - SINGLE UNIT

**Unit 1 - Build-to-suit**

**Warehouse**  
62,170 SQ M (669,196 SQ FT)

**Offices**  
3,508 SQ M (37,757 SQ FT)

**Goods in**  
688 SQ M (7,406 SQ FT)

**Goods out**  
688 SQ M (7,406 SQ FT)

**Gatehouse**  
20 SQ M (215 SQ FT)

**70,000 SQ M (753,477 SQ FT)**

- ✓ Clear internal height: 18 m
- ✓ Dock doors: 137
- ✓ Level doors: 10
- ✓ HGV parking spaces: 179
- ✓ Car parking spaces: 545

## OPTION 2 - TWO UNITS

**Unit 1 - Build-to-suit**

**46,448 SQ M (499,964 SQ FT)**

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 71
- ✓ Level doors: 8
- ✓ HGV parking spaces: 52
- ✓ Car parking spaces: 434

**Unit 2 - Build-to-suit**

**22,533 SQ M (239,527 SQ FT)**

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 21
- ✓ Level doors: 2
- ✓ HGV parking spaces: 40
- ✓ Car parking spaces: 219

## LE17 4XP

Site up to

**SQM** 188,663  
**SQ FT** 2,030,739

## Site overview

- Speculative MPN 761 – available Q2 2025
- Build-to-suit flexible opportunities available
- UK and Europe's premier logistics and distribution park. 85% of the UK population within a 4.5-hour drive



Computer generated image – MPN 761

**SPECULATIVE  
OPPORTUNITY**

AVAILABLE  
Q2 2025

**BUILD-TO-SUIT  
OPPORTUNITIES**

**Speculative development opportunity**


**MPN 761**  
70,733 SQ M (761,361 SQ FT)

### Indicative build-to-suit development opportunities

**MPN 6**  
79,691 SQ M (857,781 SQ FT)

**MPN 7**  
38,239 SQ M (411,597 SQ FT)

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Computer generated images – MPN 761



Indicative site plan

# MAGNA PARK SOUTH LUTTERWORTH

LE17 4XP

Site up to

**SQ M**  
**108,197**

**SQ FT**  
**688,424**

## Site overview

- Speculative development opportunities up to 41,248 sq m available
- Build-to-suit development opportunities up to 66,949 sq m – subject to planning
- Situated within the heart of the Midlands' 'Golden Triangle' of logistics – home to over 30 brands and leading occupiers



Image shows MPS 187



### Speculative development opportunities

**MPS 187**  
17,396 SQ M (187,253 SQ FT)

**MPS 10**  
12,739 SQ M (137,122 SQ FT)

**MPS 11**  
11,113 SQ M (119,620 SQ FT)



### Indicative build-to-suit development opportunities

**MPS 12**  
40,308 SQ M (466,162 SQ FT)

**MPS 13**  
26,641 SQ M (286,759 SQ FT)

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Indicative site plan

# MAGNA PARK CORBY

NN18 8ET

Site up to

**SQ M**  
**273,269**

**SQ FT**  
**2,941,439**

## Site overview

- MPC 2 – available now
- One of the largest dedicated logistics and distribution parks in the UK
- Located 8 miles from the A14, with quick access to the M1, M6, M11 and the A1 (M)
- Situated in an established strategic location for logistics by virtue of its connectivity across the UK transportation network



Image shows MPC 2



### Indicative build-to-suit development opportunities

**MPC 1**  
93,256 SQ M (1,003,799 SQ FT)

**MPC 4b**  
3,825 SQ M (41,175 SQ FT)

**MPC 4c**  
6,567 SQ M (70,682 SQ FT)



### Development opportunity – available now!

**MPC 2**  
61,263 SQ M (659,428 SQ FT)

**MPC 5**  
53,499 SQ M (575,858 SQ FT)

**MPC 6**  
54,859 SQ M (590,497 SQ FT)

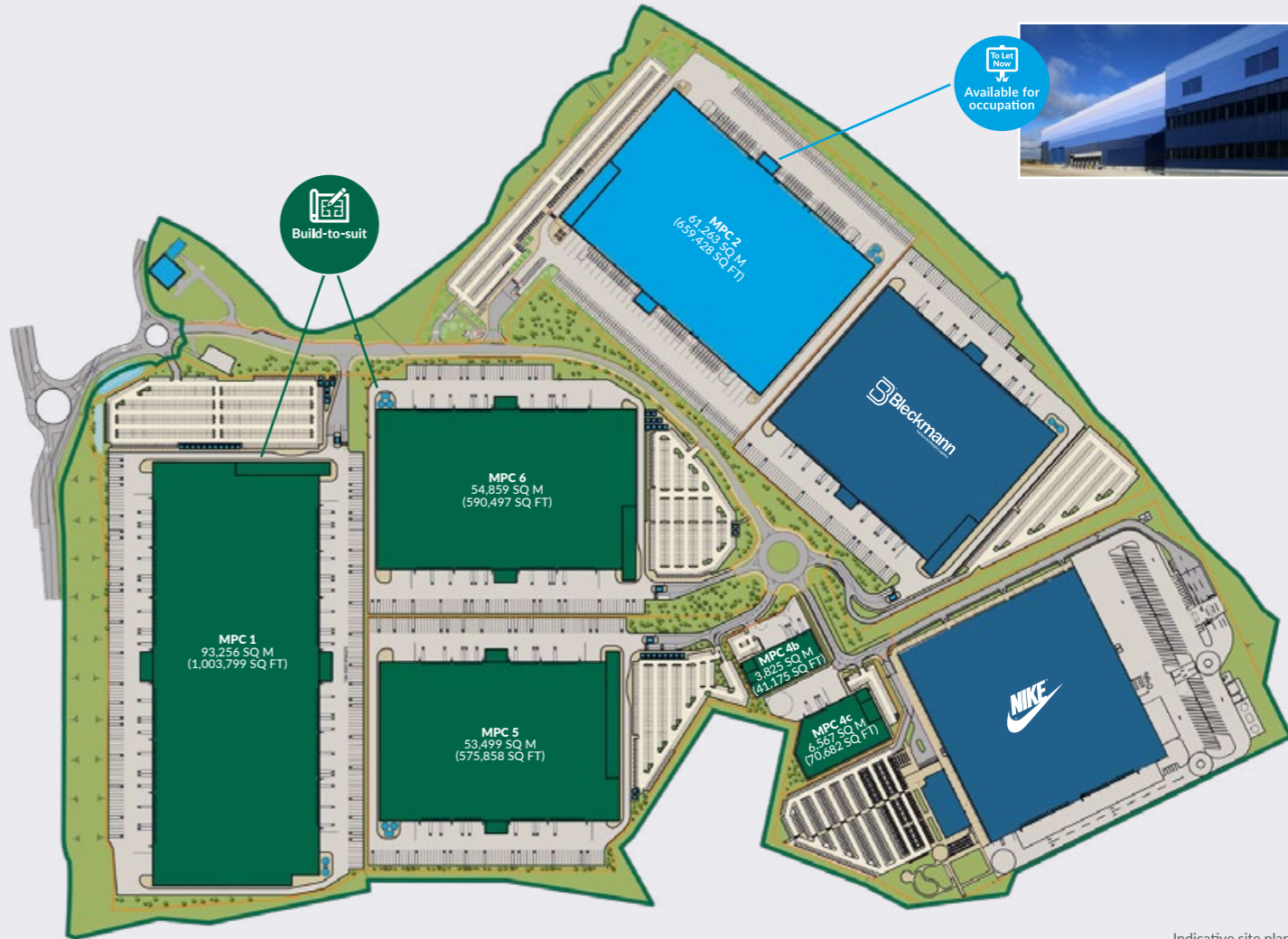
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Indicative site plan

# G-PARK STEVENAGE

SG1 4BB

Available now

**SQ M**  
**6,856**

**SQ FT**  
**73,797**

Site overview

- Speculative opportunity
- Situated adjacent to A1(M) junction 8
- Excellent transport links, situated just 13 miles from Luton Airport, 30 miles from London Stansted Airport

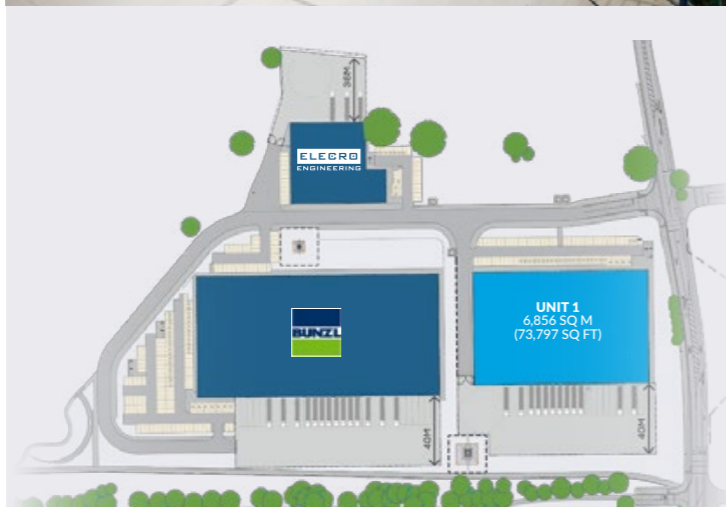
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Indicative site plan

**Unit 1 - Speculative opportunity**

**Warehouse**

6,249 SQ M (67,266 SQ FT)

**Offices - ground and first floor**

607 SQ M (6,531 SQ FT)

**6,856 SQ M (73,797 SQ FT)**

- ✓ Clear internal height: 12 m
- ✓ Dock doors: 8
- ✓ Level doors: 2
- ✓ HGV parking spaces: 16
- ✓ Car parking spaces: 70



# LATITUDE 186 MAGNA PARK MILTON KEYNES

MK17 8EW

Site up to

**SQ M**  
**17,321**

**SQ FT**  
**186,443**

Site overview

- Multiple award-winning scheme
- Proven strategic location - ideally placed between Junctions 13 and 14 of the M1
- Home to leading companies - Amazon, John Lewis, Waitrose, River Island and A.G. Barr
- Infrastructure complete throughout the park

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Indicative site plan

**Latitude 186**

**Warehouse**

16,240 SQ M (174,813 SQ FT)

**Offices - 2-storey**

1,059 SQ M (11,396 SQ FT)

**Gatehouse**

22 SQ M (234 SQ FT)

**17,321 SQ M (186,443 SQ FT)**

- ✓ Clear internal height: 12.5 m
- ✓ Dock doors: 17
- ✓ Level doors: 4
- ✓ HGV parking spaces: 69
- ✓ Car parking spaces: 161



# G-PARK LONDON PARK ROYAL

NW10 7NU

Site up to

SQM

10,358

SQ FT

111,492

## Site overview

- Located in the premier logistics park in London, Park Royal is ideally situated to serve central London and the wider South East via the M40 and M25
- This will be a net Zero carbon construction and a BREEAM excellent building
- Park Royal has an established labour force with over 35,000 workers and is home to 1,200 businesses
- Easy access via the arterial road network, London Underground (Bakerloo Line) and walking distance from Willesden Junction (currently undergoing enhancement works)

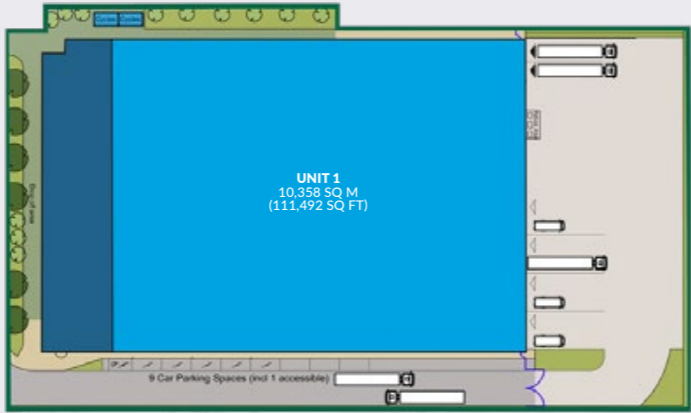
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Indicative site plan

## Site

**Warehouse**  
6,419 SQ M (69,094 SQ FT)

**Reception and offices**  
1,764 SQ M (18,987 SQ FT)

**Mezzanine**  
1,949 SQ M (20,979 SQ FT)

**Plant deck**  
226 SQ M (2,432 SQ FT)

**10,358 SQ M (111,492 SQ FT)**

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 2
- ✓ Level doors: 4
- ✓ HGV parking spaces: 6
- ✓ Car parking spaces: 9



# INTERNATIONAL BUSINESS PARK, STRATFORD UNIT 3

E15 2NF

Site up to

SQM

4,993

SQ FT

53,741

## Site overview

- Unit 3, International Business Park, Stratford is a self contained last mile unit totalling 4,993 sq m
- International Business Park, Stratford is located within East London's primary commercial centre and at the heart of Stratford's regeneration area
- Located within 5 miles of the City and Canary Wharf with excellent transport links via DLR, London Underground and national rail links
- Recently refurbished and available for immediate occupation

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Indicative site plan

## Unit 3

**Warehouse**  
3,367 SQ M (36,242 SQ FT)

**Offices – ground floor**  
84 SQ M (901 SQ FT)

**Offices – first floor**  
241 SQ M (2,598 SQ FT)

**Offices – second floor**  
242 SQ M (2,609 SQ FT)

**Mezzanine**  
1,058 SQ M (11,391 SQ FT)

**4,993 SQ M (53,741 SQ FT)**

- ✓ Clear internal height: 12.5 m
- ✓ Level doors: 5
- ✓ Car parking spaces: 28



# G-PARK LONDON STRATFORD

E15 2NF

Site up to

**SQ M**  
**14,061**

**SQ FT**  
**151,347**

## Site overview

- G-Park London Stratford is located within East London's primary commercial centre and at the heart of Stratford's regeneration area
- Located 9 miles from the M11 Junction 4, with quick access to the M25 and wider transport network



Computer generated image



Indicative site plan

## COMING SOON

### Unit 1

3,372 SQ M (36,300 SQ FT)

### Unit 2

2,179 SQ M (23,456 SQ FT)

### Unit 3

1,713 SQ M (18,434 SQ FT)

### Unit 4

1,089 SQ M (11,721 SQ FT)

### Unit 5

2,527 SQ M (27,205 SQ FT)

### Unit 6

3,095 SQ M (33,312 SQ FT)

# G-PARK BASINGSTOKE

RG24 9NL

Site up to

**SQ M**  
**19,347**

**SQ FT**  
**208,254**

## Site overview

- Speculative opportunity
- Offering an unrivalled opportunity to service the London and wider South East markets
- Benefits include excellent infrastructure links in an established logistics location
- Superb location within 3 miles of Junction 6 of the M3 and only 28 miles from Junction 12 of the M25, providing access to the wider national motorway network
- The key south coast port of Southampton is 37.5 miles to the south west, enabling the occupier to benefit from established trade routes with the continent and beyond

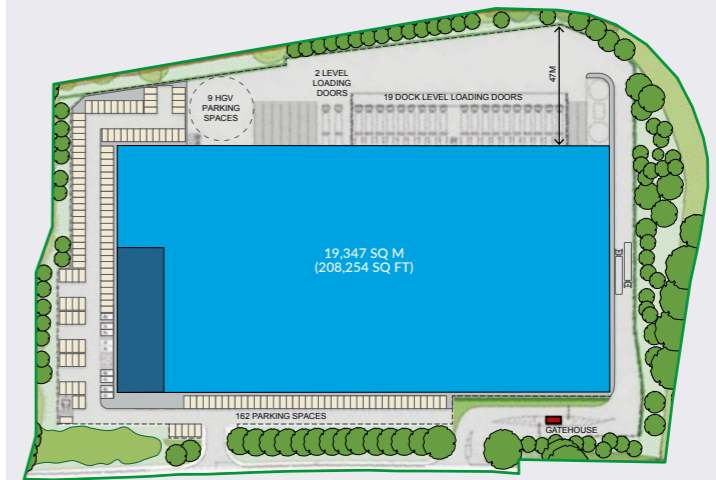
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Indicative site plan

## Speculative opportunity

### Ground Floor

18,220 SQ M (196,117 SQ FT)

### Offices - first floor

983 SQ M (10,582 SQ FT)

### Offices - second floor

126 SQ M (1,361 SQ FT)

### Gatehouse

18 SQ M (194 SQ FT)

19,347 SQ M (208,254 SQ FT)

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 19
- ✓ Level doors: 2
- ✓ HGV parking spaces: 9
- ✓ Car parking spaces: 162



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# G-Hub Crawley

RH10 9AG

Site up to



8,959



96,442

## Site overview

- Highly specified speculative logistics unit of 96,442 sq ft
- A strategic development for last mile logistics – available now to let
- Prime logistics location sited on Manor Royal, one of the premier industrial and business districts in the South East
- Strategically located 2 miles from Junction 10 of the M23, 2 miles from London Gatwick Airport and 10 miles from the M25

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Indicative site plan

## G-Hub 96 – speculative opportunity

**Warehouse**  
 7,447 SQ M (80,159 SQ FT)

**Offices**  
 1,512 SQ M (16,283 SQ FT)

**8,959 SQ M (96,442 SQ FT)**

- ✓ Clear internal height: 12.5 m
- ✓ Dock doors: 7
- ✓ Level doors: 2
- ✓ HGV parking spaces: 21
- ✓ Car parking spaces: 81

AVAILABLE  
NOW

## Unit 2 – recently let

**Warehouse**  
 4,009 SQ M (43,157 SQ FT)

**Offices**  
 794 SQ M (8,542 SQ FT)

**4,803 SQ M (51,699 SQ FT)**

- ✓ Clear internal height: 10 m
- ✓ Dock doors: 4
- ✓ Level doors: 2
- ✓ HGV parking spaces: 5
- ✓ Car parking spaces: 43

## Unit 3 – recently let

**Warehouse**  
 2,080 SQ M (22,397 SQ FT)

**Offices**  
 481 SQ M (5,173 SQ FT)

**2,561 SQ M (27,570 SQ FT)**

- ✓ Clear internal height: 8 m
- ✓ Level doors: 2
- ✓ HGV parking spaces: 3
- ✓ Car parking spaces: 25
- ✓ Cycle spaces: 10

# G-PARK SWINDON

SN3 4TZ

Site up to



7,518



80,927

## Site overview

- Build-to-suit opportunity
- The leading logistics warehouse development on the M4
- Quick easy access to Junction 15 of the M4
- Local occupiers include DHL, Wincanton and WHSmith
- B&Q and TNT already on site

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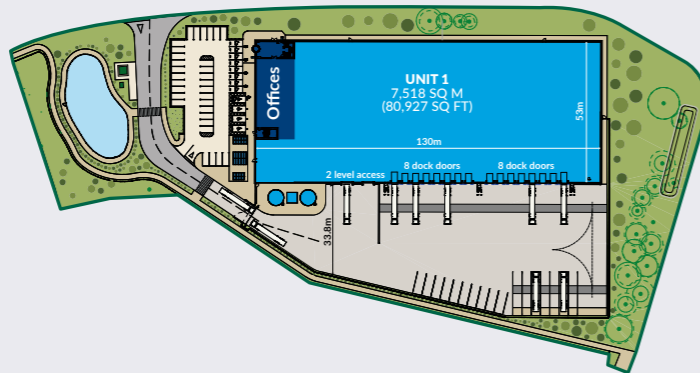
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Indicative site plan

## Unit 1 - Build-to-suit opportunity

### Warehouse

6,365 SQ M (68,516 SQ FT)

### Warehouse (restricted height)

403 SQ M (4,338 SQ FT)

### Offices

750 SQ M (8,072 SQ FT)

## 7,518 SQ M (80,927 SQ FT)

- ✓ Clear internal height: 12.5 m
- ✓ Dock doors: 16
- ✓ Level doors: 2
- ✓ HGV parking spaces: 7
- ✓ Car parking spaces: 43





## Our Sustainability

Our sustainability initiatives contribute to a greener world and offer distinct advantages to our customers and communities.

GLP is recognised across the world for delivering industry leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

We proudly design and develop our buildings to:



Reduce  
energy usage



Use recycled and  
recyclable natural materials



Be considerate  
of operating costs



Reduce water  
usage



Exceed regulatory  
requirements



Optimise the use  
of natural light



John Lewis



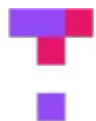
ASDA

GXO

Waitrose

amazon.com

TESCO



TOP HAT

wayfair



## Our Customers

GLP provides state-of-the-art buildings to accommodate many of the world's leading companies. Our customers come from across the retail, manufacturing, third party logistics (3PL), automotive and pharmaceutical sectors and include Royal Mail, GXO, Amazon, John Lewis, Waitrose, Iron Mountain, ASDA, Maersk, Tesco, Top Hat, Whistl, H&M, AG Barr and B&Q.

GLP has a flexible approach to development and can deliver build-to-suit solutions on a lease or ownership basis to suit our customers' needs.

We have been delivering on our promises for over 30 years and the growth of our business is underpinned by commitment to customer service excellence, delivered by our colleagues across the world.

AVAILABLE SPACE  
**UK**



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more here...



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