

# MAGNA PARK

## Lutterworth

Availability guide  
Q2 2025

**Magna Park Lutterworth** is the UK and Europe's largest dedicated logistics and distribution park, situated within the Midlands' 'Golden Triangle' of logistics.

Home to 30 customers, occupying over 13 million sq ft of sustainable floor space across 50 buildings, Magna Park Lutterworth is GLP's flagship distribution park.





# MAGNAPARK North

Magna Park North Lutterworth offers a significant new extension to the existing developments and brings forward over 225 acres of land for development.

The first phase of development at Magna Park North Lutterworth has seen the speculative development of circa 1M sq ft of space across three units of 200,000 (MPN 1), 503,000 (MPN 2) and 297,000 (MPN 3) sq ft. All units were leased ahead of completion.

In addition, a further build-to-suit development of 310,000 sq ft (MPN 4) has been let to LX Pantos.

The next phase (Phase II) of development offers speculative and build-to-suit opportunities totalling 2M sq ft across three units. The speculative building (MPN 761) is available now for immediate occupation. All plots are development ready with earthworks and infrastructure complete.

## Availability



MPN 6 – 857,781 sq ft  
MPN 7 – 411,597 sq ft



MPN 761 – 761,361 sq ft



kept.courier.contained  
Lutterworth, UK







# MAGNAPARK South

Magna Park South also offers a significant new extension with 3M sq ft delivered in the last three years. The most recent phase of development saw three speculataive units of 388,000 (MPS9), 137,000 (MPS 10) and 119,000 (MPS 11) sq ft complete in Q1 2024. MPS9 was let to City Electrical Factors with MPS10 and MPS11 available for immediate occupation along with MPS187 (187,000 sq ft).

The first phase of development saw circa 1.2M sq ft of speculative development across four units. All units were leased ahead of completion to Amazon, JD.com, Whistl and Movianto.

The next phase of development (Phase II) saw the construction of four additional units of 187,000, 211,000, 256,000 and 355,000 sq ft – two of which were let to Centrica, a third to Unipart and the final unit of 187,000 sq ft is available now for immediate occupation. The last phase of development will comprise of MPS12 (286,000 sq ft) and MPS13 (466,000 sq ft) which are available on a build-to-suit basis subject to planning.

## Availability

  
Build-to-suit

  
Speculative build

  
Available for occupation

MPS 12 – 466,162 sq ft	MPS 187 – 187,253 sq ft
MPS 13 – 286,641 sq ft	MPS 10 – 137,122 sq ft
	MPS 11 – 119,620 sq ft





# MAGNAPARK

## Lutterworth







### Indicative build-to-suit development opportunities

Unit	Total GIA	
MPN 6	857,781 sq ft	79,691 sq m
MPN 7	411,597 sq ft	38,239 sq m
MPS 12*	466,162 sq ft	40,308 sq m
MPS 13*	286,759 sq ft	26,641 sq m
Total	2,022,299 sq ft	184,879 sq m

\*subject to planning



### Speculative developments

Available now	Warehouse		Warehouse undercroft		Ground floor		Offices		Plant deck		Transport office 1		Transport office 2		Gatehouse		Total GIA		 Car parking	 Clear height	 Dock doors	 Level access
MPS 187	172,694 sq ft	16,044 sq m	—	—	—	—	14,269 sq ft	1,325 sq m	—	—	—	—	—	—	290 sq ft	27 sq m	187,253 sq ft	17,396 sq m	144	15m	18	2
MPS 10	124,429 sq ft	11,560 sq m	—	—	—	—	12,348 sq ft	1,147 sq m	—	—	—	—	—	—	345 sq ft	32 sq m	137,122 sq ft	12,739 sq m	95	15m	14	2
MPS 11	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
MPN 761	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	88*	10
Total	1,122,414 sq ft	104,276 sq m	8,202 sq ft	762 sq m	1,237 sq ft	115 sq m	55,647 sq ft	5,169 sq m	1,615 sq ft	150 sq m	7,523 sq ft	699 sq m	7,523 sq ft	699 sq m	1,195 sq ft	111 sq m	1,205,356 sq ft	111,981 sq m	—	—	—	—

\* Includes 8 large dock doors

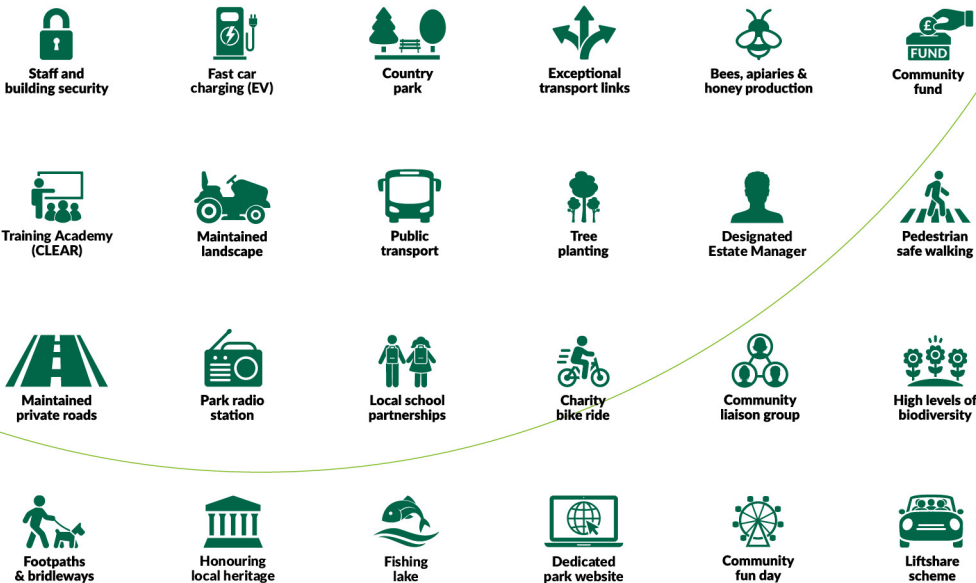


# We know what makes the difference

## Transport + Managing Assets + Workplace + Community + Wellbeing

We believe that working in an environment with such great amenities makes the difference. Our parks are designed to promote the health and wellbeing of our customers and the wider community, which is why we say, 'We're more than a logistics park'.

### G-Plus highlights\*



**G+Plus**  
Building Communities & Wellbeing

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

# Reasons to be at Magna Park Lutterworth

Magna Park Lutterworth is situated within the Midlands' 'Golden Triangle' of logistics.

Bounded by the M1, M6 and M69, the Golden Triangle is bursting with logistics names.

As well as being in proximity to the national distribution centres of retailers and logistics providers alike, Midlands-based supply chain companies enjoy access to over 85% of the UK population within 4.5 hours' drive.

Proximity to major motorways, notably the M1 and M6, means that major cities such as London, Birmingham and Manchester are easily accessible from the Golden Triangle.

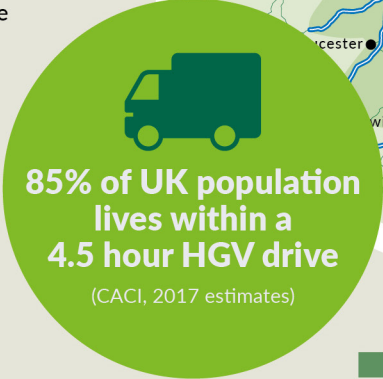


### Labour highlights



**1.45 million**  
labour pool  
within 45 mins

**9,200 new**  
homes within  
10 miles radius







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



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

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