

# MAGNAPARK Lutterworth MPS 13



BUILD-TO-SUIT

286,759 SQ FT

LE17 4JB

STRATEGIC LOCATION

SOUTH



GLP

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MAGNAPARK South

MPS 13

MPS 13 redefines sustainable distribution, embodying GLP's unwavering commitment to ESG excellence.

This expansive 286,759 sq ft facility not only boasts a premium specification, including a generous 50-metre service yard, exceptional 15m clear internal height, 28 dock doors, and a refined two-story office space, it also champions environmental stewardship through integrated energy-saving features that minimise carbon footprint and operational costs. MPS 13 is fully primed for solar power integration and adheres to WELLness principles, creating an environment that nurtures the well-being and productivity of your employees.

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 tbc



28 dock doors



4 level access



50m yard depth



49 HGV parking



211 car parking



Building Environmental Analytics



50 kN psm Floor loading

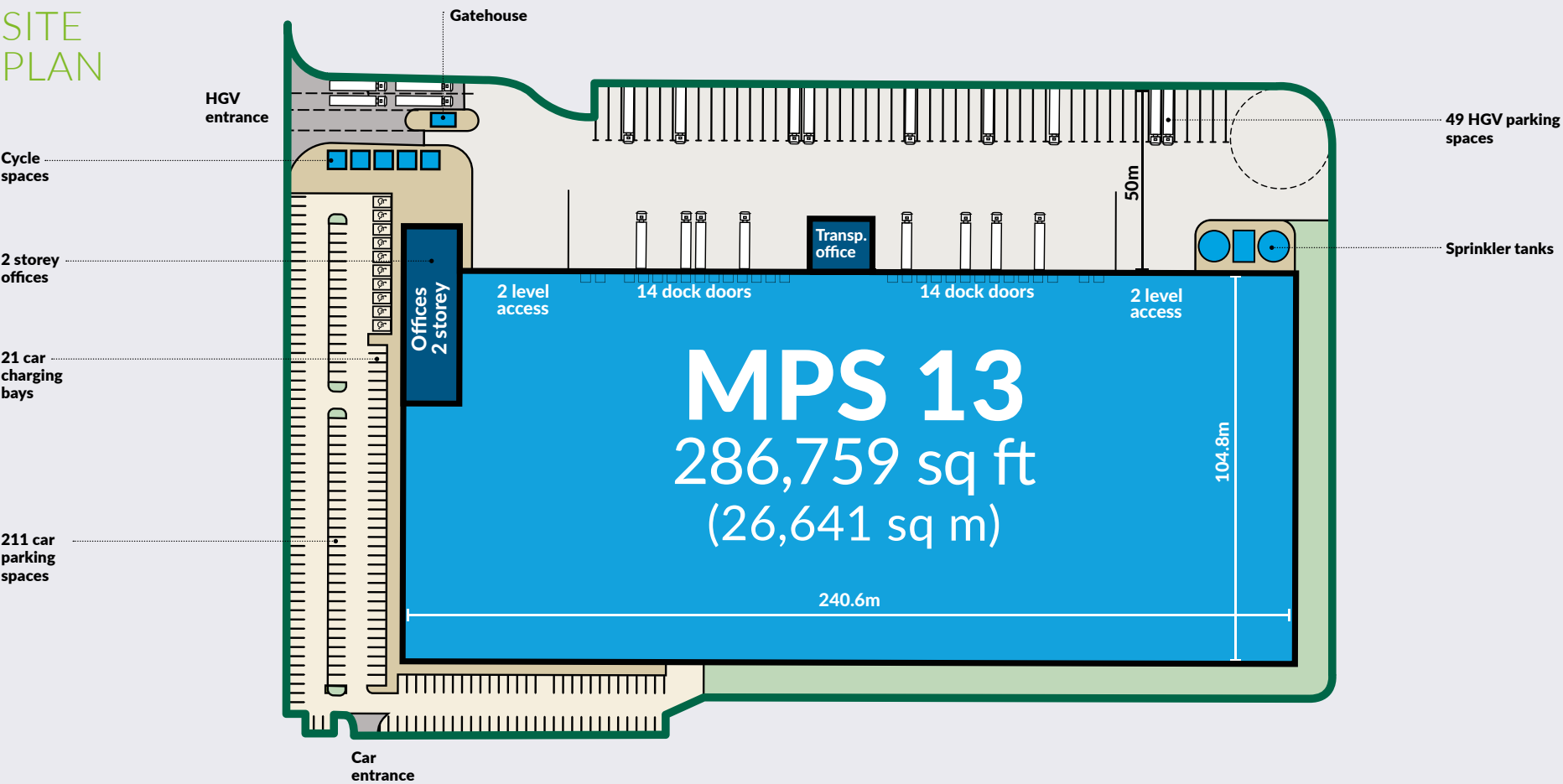


14.08 acres (5.70 ha)



21 charging car bays

SITE PLAN



SCHEDULE

Warehouse	Offices (2 levels)	2nd floor meeting room	Transport office	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
265,917 sq ft 24,704 sq m	14,360 sq ft 1,334 sq m	1,238 sq ft 115 sq m	5,029 sq ft 467 sq m	215 sq ft 20 sq m	286,759 sq ft 26,641 sq m	211	15m	28	4



Representative CGI



# 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\*

- Staff and building security
- Fast car charging (EV)
- Country park
- Exceptional transport links
- Bees, aparies & honey production
- Maintained private roads
- Training Academy (CLEAR)
- Maintained landscape
- Pedestrian safe walking
- Tree planting
- Designated Estate Manager
- Footpaths & bridleways
- Park radio station
- Local school partnerships
- Charity bike ride
- Community liaison group
- Community fund
- 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.



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Representative CGI





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