

MAGNAPARK Lutterworth

MPN 761



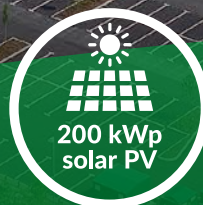
SPECULATIVE
BUILD

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.

Engineered for superior operational efficiency, MPN 761 benefits from 360° circulation and two 50m wide, secure service yards. The facility features an 18m clear internal height, 80 dock doors, 8 large loading dock doors and 10 level access doors.

Power is assured with a robust 3 MVA incoming supply, while sustainability is already delivered with an installed 200 kWp solar PV system and a host of other energy-saving features. Designed to WELLness principles, MPN 761 provides an outstanding environment for modern logistics.

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

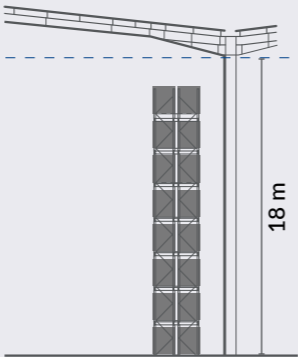
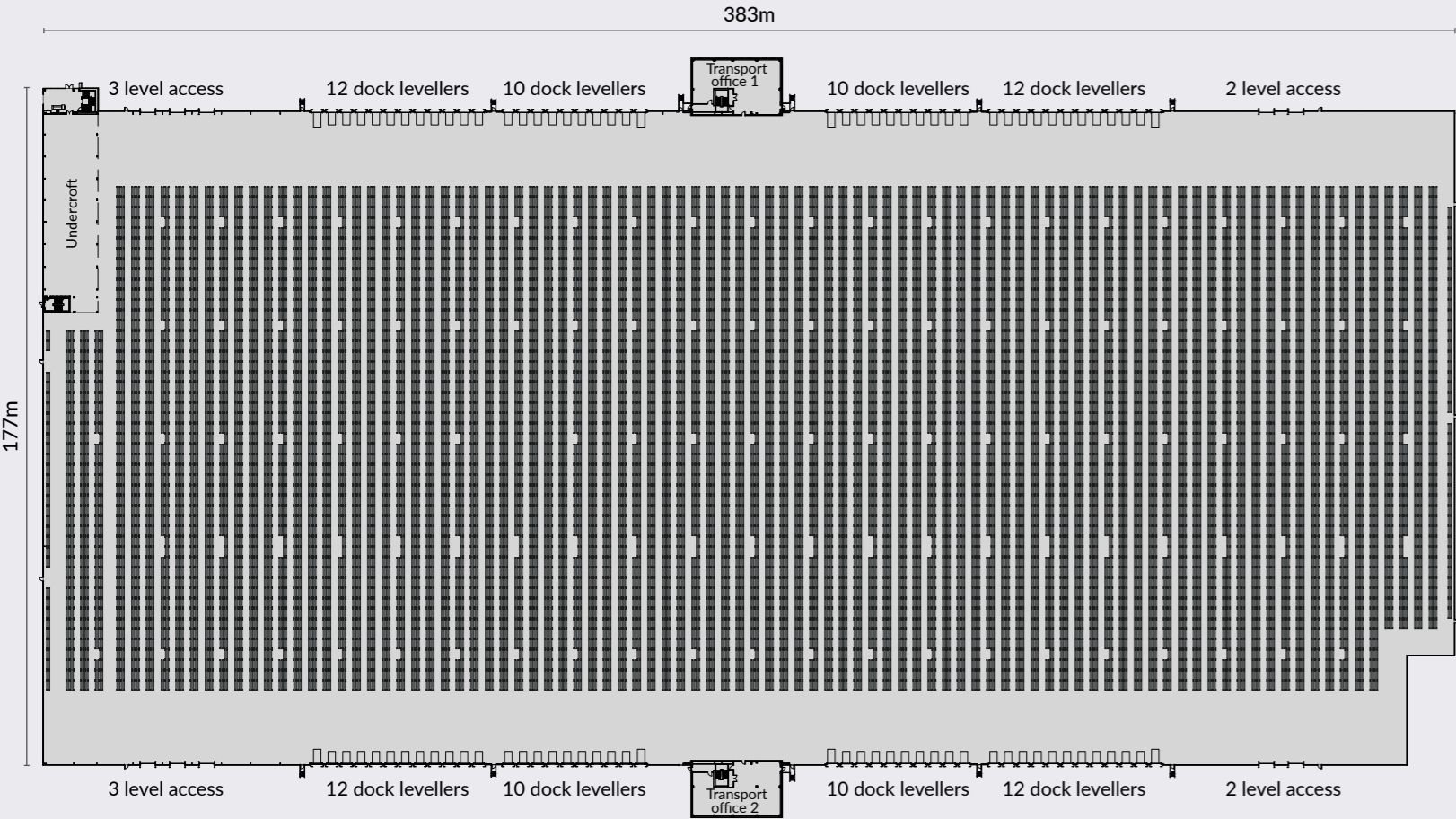
85 HGV parking spaces

Future EV HGV spaces

SCHEDULE

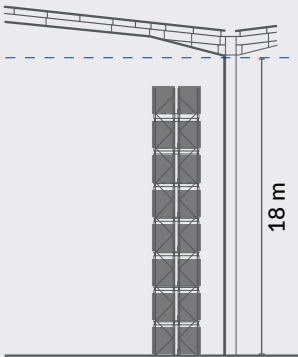
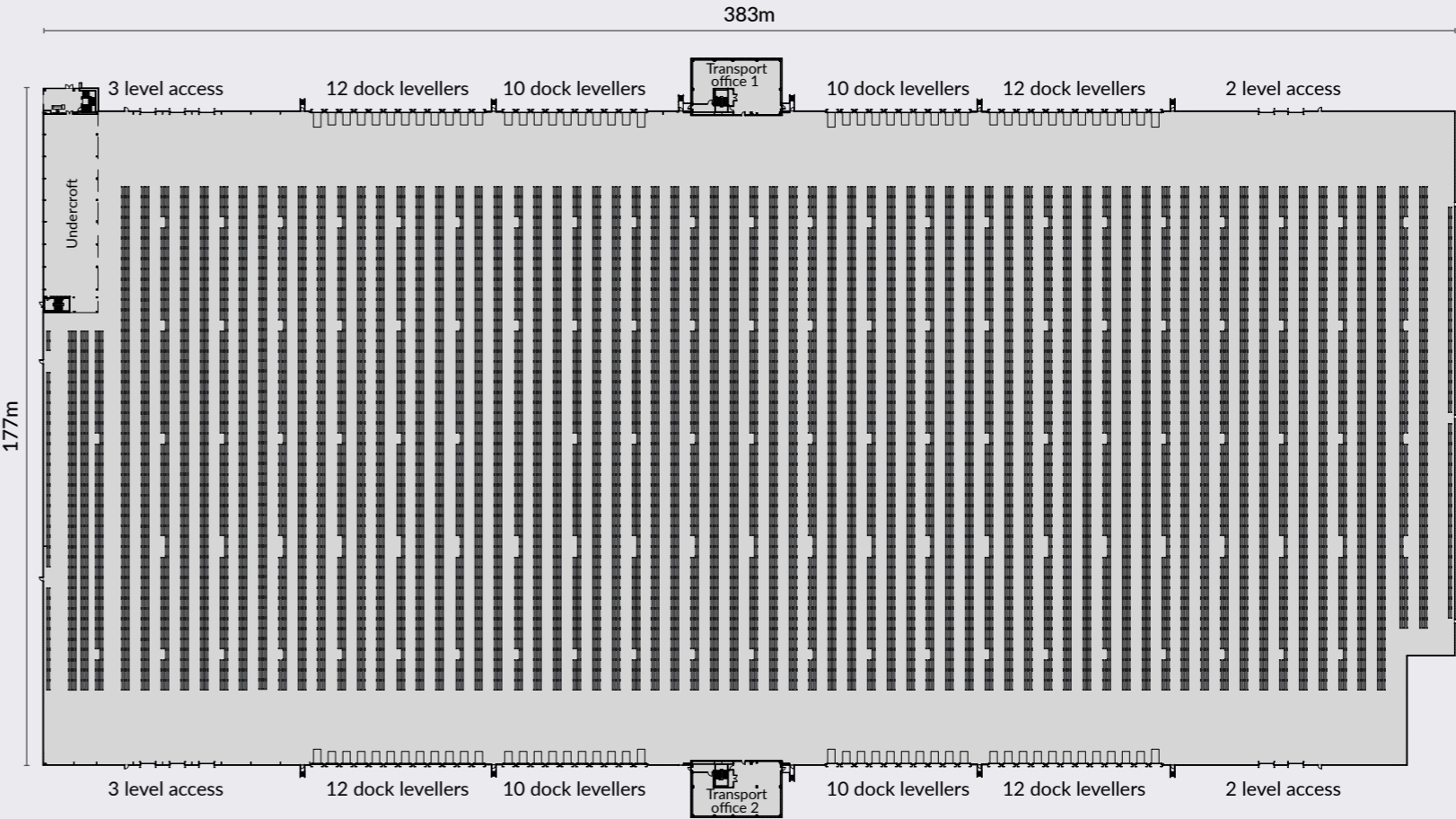
Warehouse	Warehouse undercroft	Ground floor	Main office	Plant deck	Transport office 1	Transport office 2	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Large dock doors	Level access
716,662 sq ft 66,580 sq m	8,202 sq ft 762 sq m	1,237 sq ft 115 sq m	18,384 sq ft 1,708 sq m	1,615 sq ft 150 sq 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

Narrow aisle racking layout



142,720
pallet positions
Ground +7

Wide aisle racking layout



105,872
pallet positions
Ground +7

The top row of images displays the new production hall. The left image is an aerial view of the building's exterior, showing its blue roof and surrounding landscape with a pond. The middle image shows the interior of the hall, highlighting the high ceiling with a complex steel truss structure and the polished concrete floor. The right image is another aerial view of the building, showing its L-shaped footprint and the surrounding greenery.

GLP in Europe

As of 1st March 2025, GLP Capital Partners Limited and certain of its affiliates, excluding its operations in Greater China, are now a part of Ares Management Corporation (NYSE: ARES), a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, real estate, private equity and infrastructure asset classes. **For more about Ares, visit www.aresmgmt.com**

As of 31st December 2024, the GLP Europe operating portfolio consists of more than 10.3 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and GXO 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 GLP European operations, please go to eu.glp.com**



**10.3 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

✉ ohinds@aresmgmt.com
☎ +44 (0)7785 905 038

Emily Le Gallais
Development Manager, GLP

✉ elegallais@aresmgmt.com
☎ +44 (0)7833 440 482

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

Ares Management Corporation (NYSE: ARES) has acquired a significant portion of the international business of GLP Capital Partners Limited and certain of its affiliates. For more information, visit aresmgmt.com



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

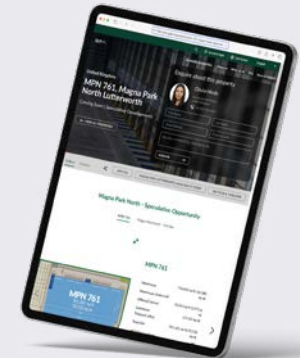
Ollie Withers
ollie.withers@dtre.com
☎ +44 (0)7496 852 526



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



**For the latest news
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

/// kept.courier.contained
Lutterworth, UK