

MAGNAPARK Lutterworth MPS 12



BUILD-TO-SUIT

466,162 SQ FT

LE17 4JB

STRATEGIC LOCATION

SOUTH



GLP

eu.glp.com

MAGNAPARK South

MPS 12

MPS 12 sets a new standard for sustainable distribution facilities, encompassing GLP's core ESG values.

This 466,162 sq ft unit offers a best-in-class specification to include 360° circulation, 50 and 35m wide service yards, and 15m clear internal height. It also incorporates energy-saving features to reduce carbon footprint and operational costs. Additionally, MPS 12 is 100% PV ready and designed to WELLness principles, prioritising the well-being and productivity of 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 15m

71 dock doors

8 level access

50/35m yard depth

53 HGV parking

359 car parking

Cross docking

360° circulation

Building Environmental Analytics

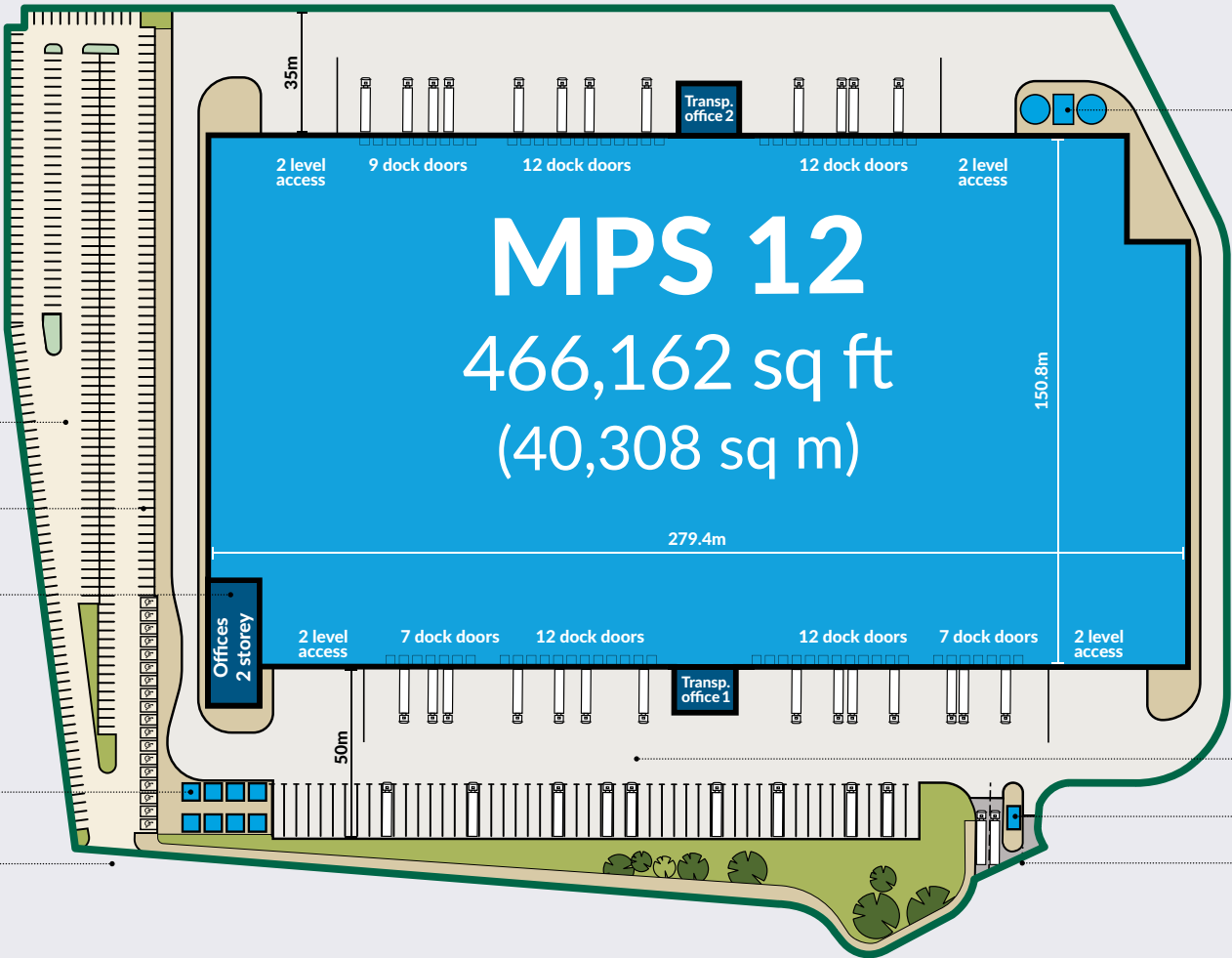
50 kN psm Floor loading

23.66 acres (9.58 ha)

35 charging car bays

SITE PLAN

- 359 car parking spaces
- 35 car charging bays
- 2 storey offices
- Cycle spaces
- Car entrance



Sprinkler tanks

53 HGV parking spaces

Gatehouse

HGV entrance

SCHEDULE

| Warehouse | Offices (2 levels) | 2nd floor meeting room | Transport office 1 | Transport office 2 | Gatehouse | Total GIA | Car parking | Clear height | Dock doors | Level access |
|------------------------------|--------------------------|-------------------------|-------------------------|-------------------------|----------------------|------------------------------|-------------|--------------|------------|--------------|
| 444,231 sq ft 41,270 sq m | 10,420 sq ft 968 sq m | 1,238 sq ft 115 sq m | 5,029 sq ft 467 sq m | 5,029 sq ft 467 sq m | 215 sq ft 20 sq m | 466,162 sq ft 43,308 sq m | 359 | 15m | 71 | 8 |



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*

-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-

G+Plus

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



MPS 12

| Warehouse | Offices (2 levels) | 2nd floor meeting room | Transport office 1 | Transport office 2 | Gatehouse | Total GIA | Car parking | Clear height | Dock doors | Level access |
|------------------------------|--------------------------|-------------------------|-------------------------|-------------------------|----------------------|------------------------------|-------------|--------------|------------|--------------|
| 444,231 sq ft 41,270 sq m | 10,420 sq ft 968 sq m | 1,238 sq ft 115 sq m | 5,029 sq ft 467 sq m | 5,029 sq ft 467 sq m | 215 sq ft 20 sq m | 466,162 sq ft 43,308 sq m | 359 | 15m | 71 | 8 |



Representative CGI



MAGNAPARK Lutterworth

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



Emily Le Gallais
Development Manager, GLP

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

Olivia Hinds
Development Director, GLP

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

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



LE17 4JB

Magna Park South, Lutterworth
Lutterworth
LE17 4JB

adjusted.valuables.smile
Lutterworth, UK

MPS 12