

MAGNAPARK Lutterworth

MPN 761



SPECULATIVE
BUILD

761,932 SQ FT

LE17 4UE

STRATEGIC LOCATION

NORTH



GLP

eu.glp.com



MAGNAPARK North

MPN 761

MPN 761 is a mega 761,932 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.

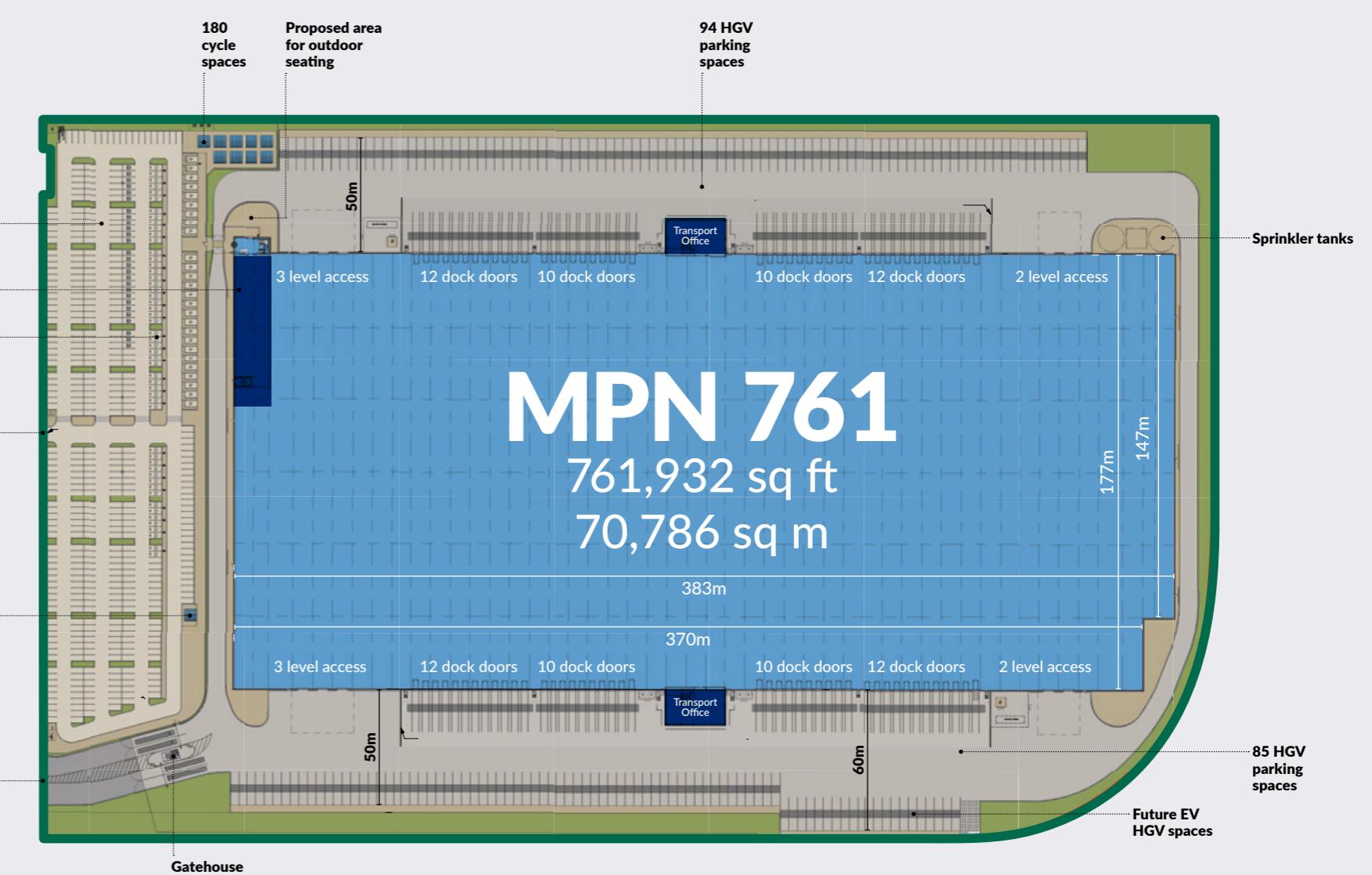
- > M1 Junction 20 – 2.5 miles
- > M6 Junction 1 – 4.5 miles
- > M69 Junction 1 – 7 miles

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

SCHEDULE

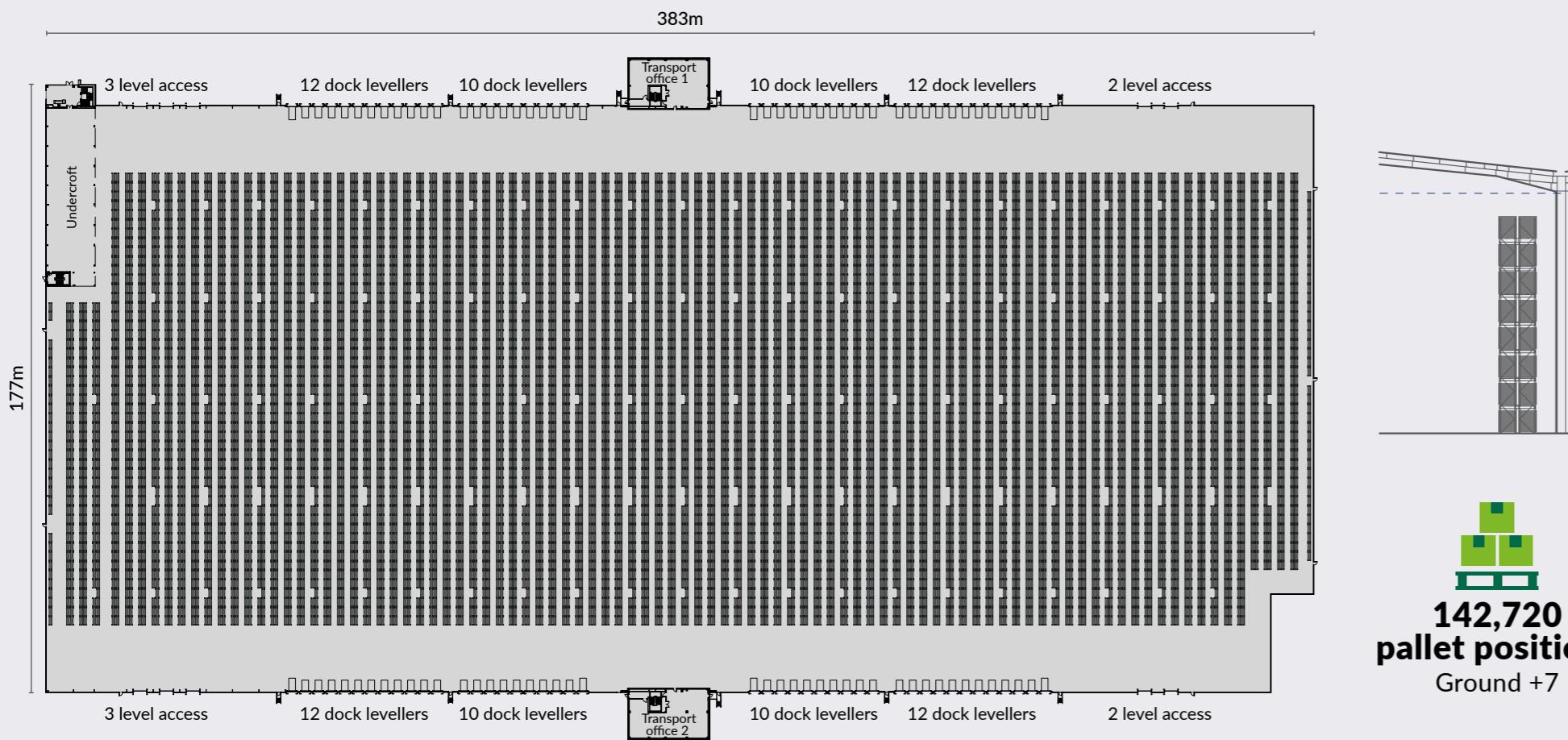
Warehouse	Offices (3 storey)	Transport office 1	Transport office 2	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Large dock doors	Level access
716,865 sq ft 66,599 sq m	29,606 sq ft 2,751 sq m	7,633 sq ft 709 sq m	7,605 sq ft 707 sq m	223 sq ft 20 sq m	761,932 sq ft 70,786 sq m	525	18m	80	8	10



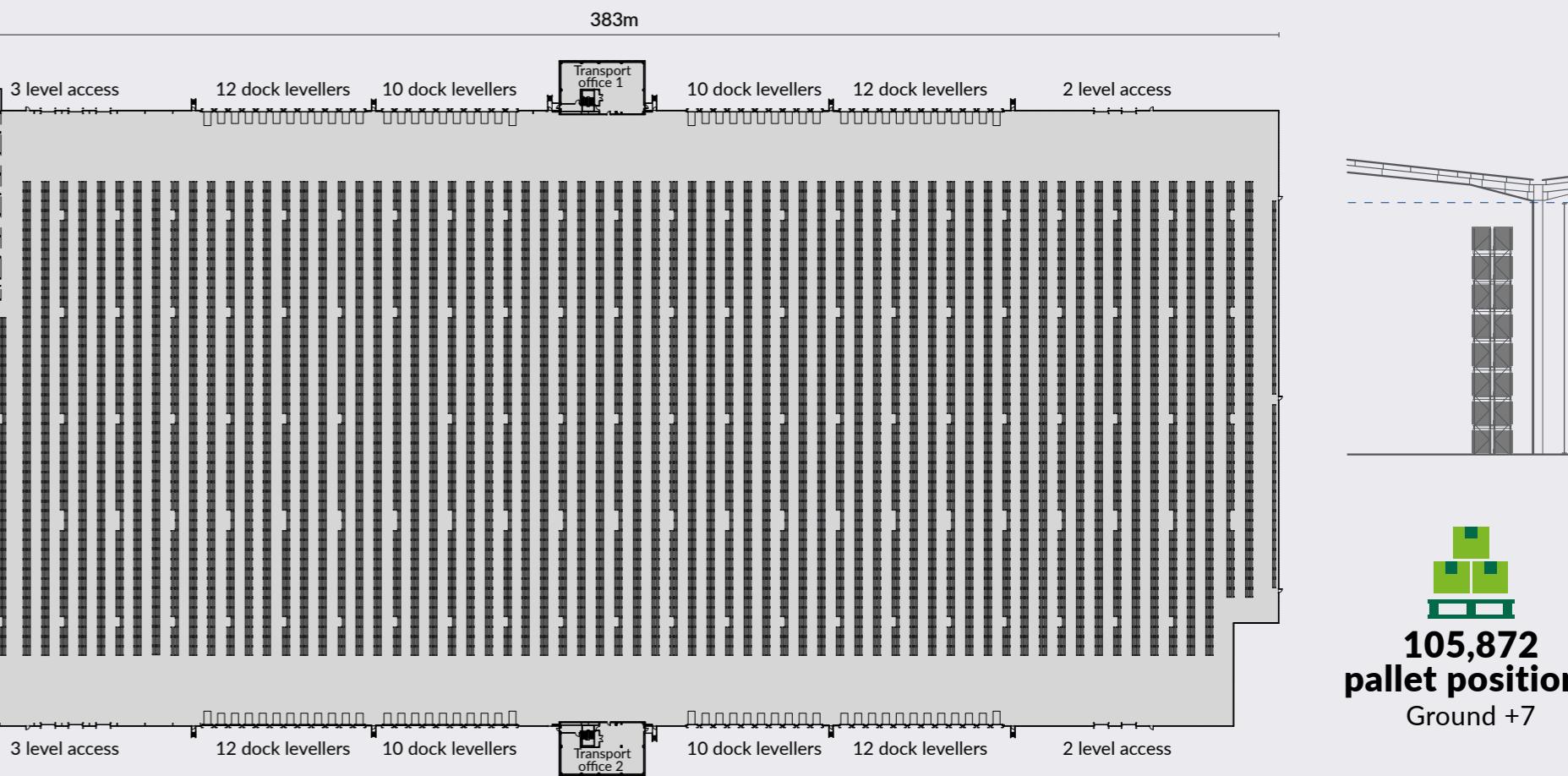
MPN 761
761,932 sq ft
70,786 sq m

Indicative racking layouts

Narrow aisle racking layout



Wide aisle racking layout



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

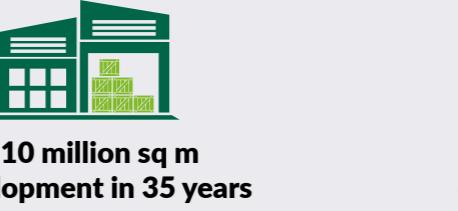
*All of the G-Plus facilities and amenities will be project dependent and agreed with each customer.



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**



MAGNAPARK Lutterworth

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. January 2026. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

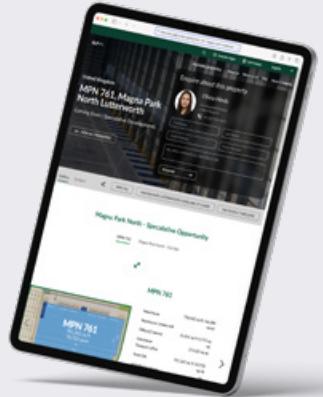
Ares Management Corporation (NYSE: ARES) has acquired a significant portion of the international business of GLP Capital Partners Limited and certain of its affiliates. For more information, visit aresmgmt.com



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NORTH



For the latest news and onsite progress visit
<https://eu.glp.com/property/mpn-761-magna-park-lutterworth/>



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