

Magna Park

North Lutterworth 7

United Kingdom



411,562 sq ft
available space



Coming soon
under construction



Excellent
BREEAM certification



3 MVA
power supply



Marq Logistics Magna Park North Lutterworth 7

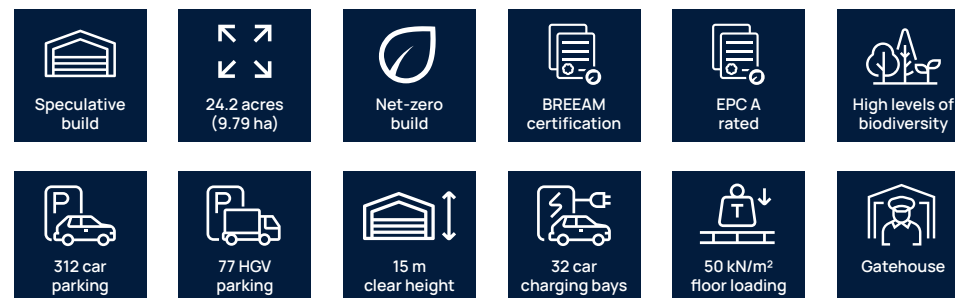
Practical completion May 2027,
with early access from March

Marq Logistics Magna Park North Lutterworth 7 is a 411,562 sq ft speculative distribution unit, engineered to a high specification.

A 50 m wide secure service yard and 15 m clear internal height give operators the space and security that high-throughput distribution demands, while an array of energy-saving features, including 100% PV readiness, keeps running costs and environmental impact under control.

Marq Logistics Magna Park North Lutterworth 7 offers more than space – it offers a strategic advantage at the heart of British logistics.

Marq Logistics Magna Park North Lutterworth 7	sq ft	sq m
Warehouse	382,230	35,510
Offices (2 storey)	20,376	1,893
Meeting room (2nd floor)	1,238	115
Transport office	7,503	697
Gatehouse	215	20
Total GIA	411,562	38,235



Representative CGI



Motorway access

M1 Junction 20	2.5 miles	5 min
M6 Junction 1	4.5 miles	8 min
M69 Junction 1	7 miles	11 min
M42 Junction 10	22 miles	25 min
A5 (Watling Street)	3 miles	6 min
A14 (via Catthorpe M6)	6 miles	10 min



Key cities

Rugby	7.5 miles
Coventry	19 miles
Northampton	25.5 miles
Birmingham	36 miles
Central London	89 miles
Manchester	118 miles



Available space

and technical specification



411,562 sq ft
available space



20,376 sq ft
office space



32 car
charging bays



15 m
clear height



50 kN/m²
floor loading



77
HGV parking



312
car parking



35
dock doors



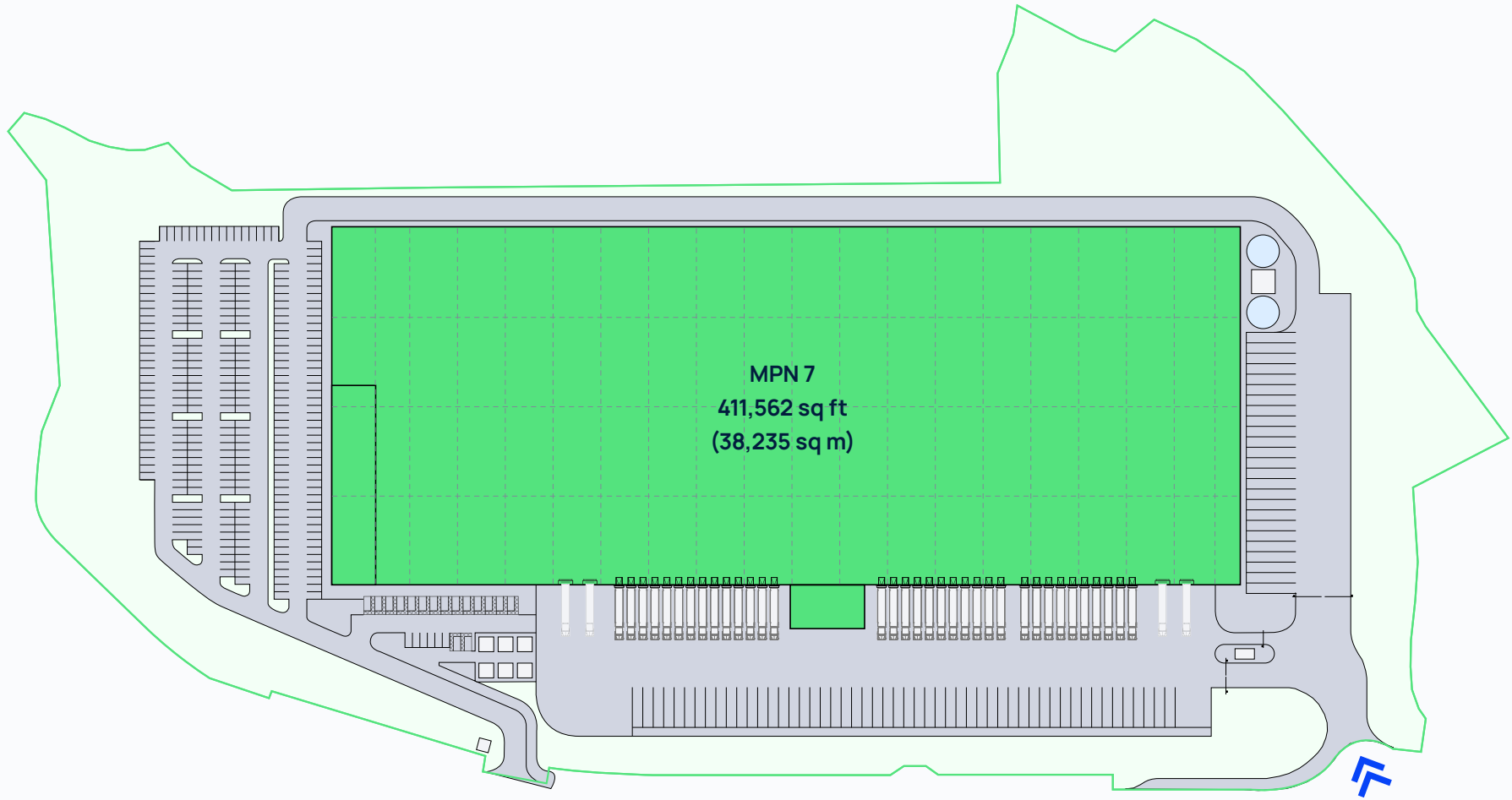
4
level access



50 m
yard depth



Representative image



Marq Logistics Magna Park Lutterworth

At the heart of the nation's supply chain



Population

ca. 30 mins	ca. 400,000 people
ca. 60 mins	ca. 5,000,000 people
ca. 90 mins	ca. 15,000,000 people
ca. 120 mins	ca. 30,000,000 people



Ports

Immingham	111 miles
London Gateway	115 miles
Felixstowe	138 miles
Portsmouth	145 miles
Dover	174 miles



Airports

Birmingham Airport	28 miles
East Midlands Airport	31 miles
Luton Airport	62 miles
Manchester Airport	110 miles



Rail Freight

Daventry International	9 miles
East Midlands Gateway	32 miles
Manchester International	118 miles



Holyhead

Liverp

Swansea





Designed

with wellbeing in mind

ESG considerations are embedded into the design and operation of our logistics buildings throughout their lifecycle. Our developments incorporate energy-efficient systems, solar-ready roofs, smart metering and water management solutions to reduce environmental impact and support operational efficiency.

Sustainable construction approaches focus on lowering embodied carbon and supporting long-term adaptability, while thoughtful landscape and site planning contribute to biodiversity and user well-being. Together, these solutions deliver resilient, future-ready assets aligned with our customers' sustainability goals.



Cycle parking spaces



EV charging point



PV ready



Green energy



Planet Mark



Biodiversity



Rainwater harvesting



Low carbon



Smart meter



LED lighting



Excellent air tightness



Tree planting









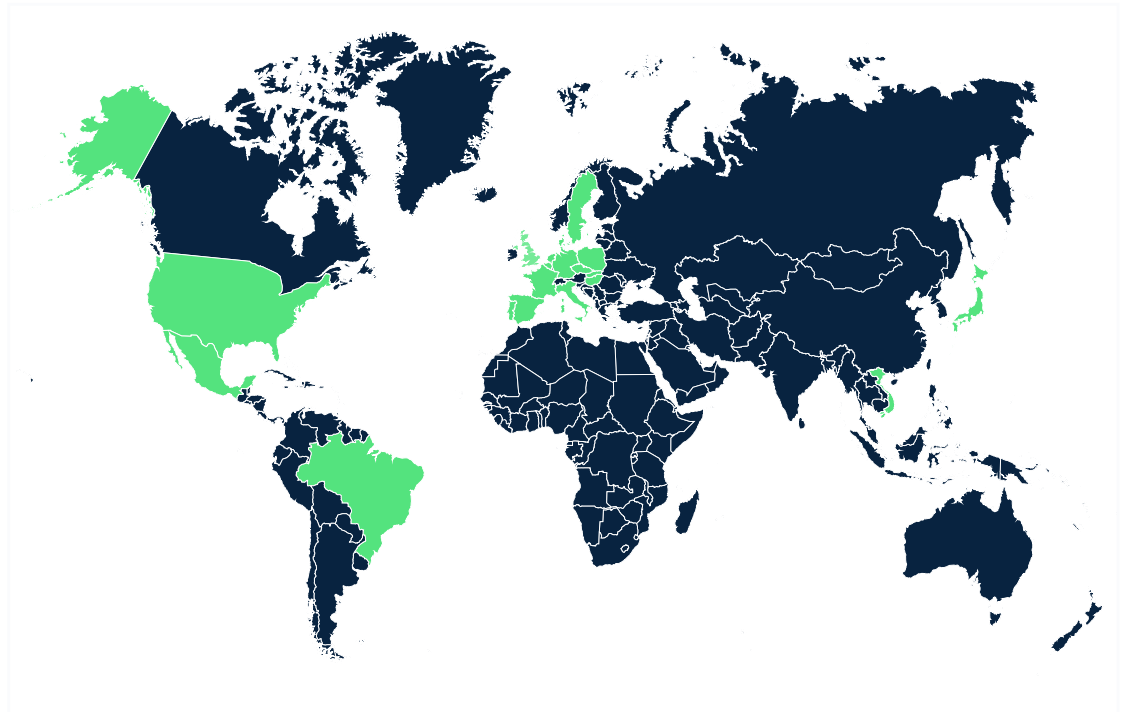
Proven track record

of Marq Logistics

Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totalling more than 645 million square feet.

With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq Logistics' highly specialised and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq Logistics at www.marqlogistics.com,
and view our current properties at www.glp.com





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

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