



MULBERRY
DEVELOPMENTS



ENTERPRISE PARK
LUTTERWORTH

UNIT 4 AVAILABLE TO PRE LET

UNIT 4 - 44,093 SQ FT BUILD TO SUIT
AVAILABLE Q4 2024 - **PLANNING GRANTED**

A5 / A4303

A NEW BUILD INDUSTRIAL / LOGISTICS DEVELOPMENT

LE17 4JB

///PARK.LAZY.MERMAIDS

DEDICATED TO DYNAMIC

Unit 4 Enterprise Park Lutterworth is a new industrial/logistics opportunity in the heart of Magna Park offering a high quality building specification of 44,093 sq ft.



ENTERPRISE PARK

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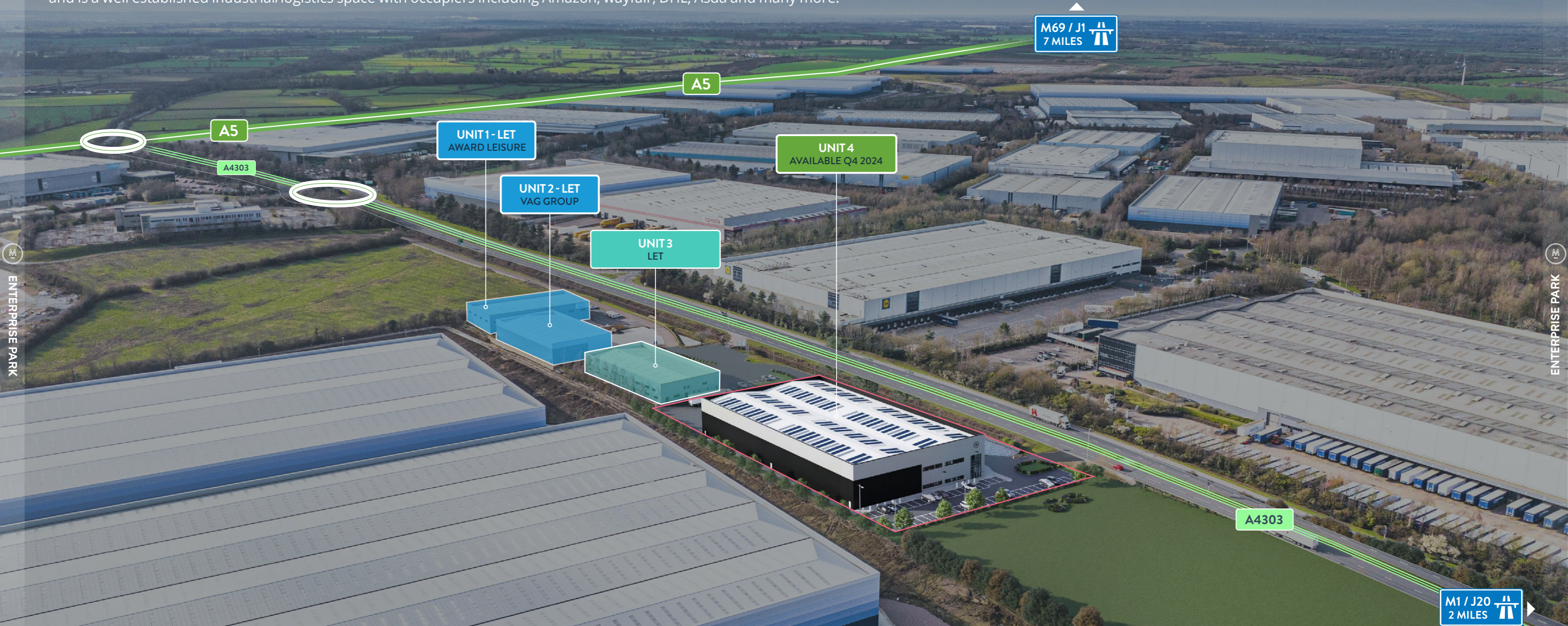


UNIT 4
AVAILABLE Q4 2024

INDICATIVE CGI

WELL ESTABLISHED LOGISTICS LOCATION

Located 2 miles from M1 J20 and 7 miles from M69 J1, Enterprise Park Lutterworth is easily accessible via the A5 and A4303 and is a well established industrial/logistics space with occupiers including Amazon, wayfair, DHL, Asda and many more.



ENTERPRISE PARK

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MAGNA PARK - LOCAL OCCUPIERS



INDICATIVE IMAGE

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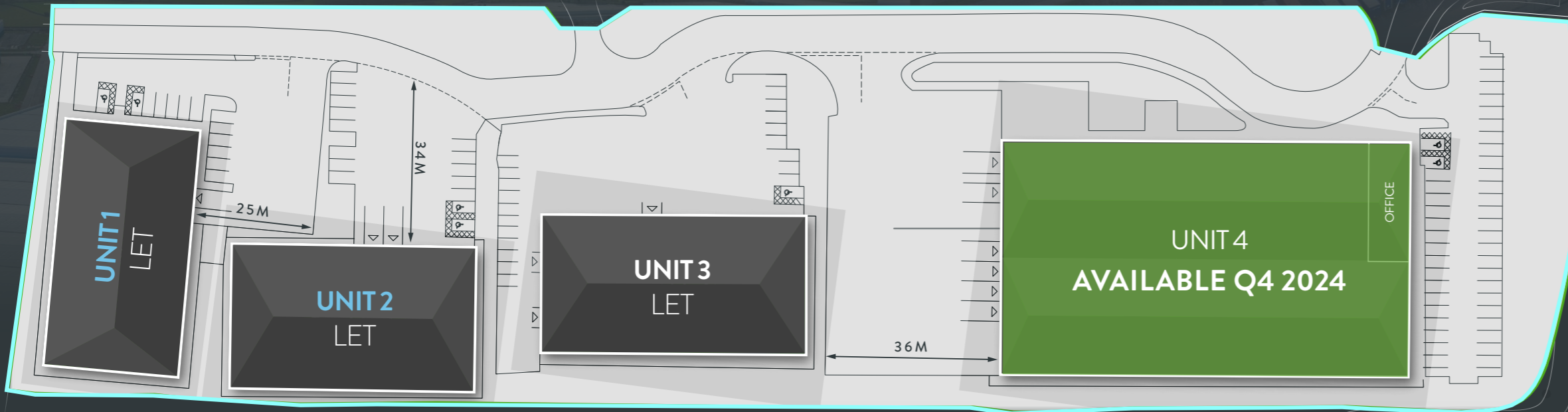
UNIT 4 44,093 SQ FT



INDICATIVE IMAGE



INDICATIVE IMAGE



10 m
Eaves Height

36m
Yard Depth

500
KVA

2 Level Access
4 Dock Level

43 Car Parking
Spaces

New Build To Suit
Warehouse

SPECIFICATION
UNIT 4

UNIT 4	SQ FT	SQ M
Warehouse	41,593	3,864
Office	2,500	232
TOTAL AREA	44,093	4,096

GREEN CREDENTIALS
UNIT 4

BREEAM®
Built to BREEAM rating of 'Excellent'

NET ZERO CARBON READY
Targeting **Net Zero Carbon Development**

EPC
Rating of 'A'

PV
Ready

///PARK.LAZY.MERMAIDS



85%
OF UK POPULATION LIVE
WITHIN A
4.5 HOUR DRIVE AWAY

Enterprise Park is located at the UK and Europe's largest dedicated distribution park. Situated at Magna Park in Lutterworth, Enterprise Park benefits from a high quality business environment specifically focused on logistics and distribution. Magna Park can be found at the heart of the 'Golden Triangle', with easy access to the M1, M6 and M69 motorways.

LABOUR MARKET STATISTICS

(WITHIN 30 MINS DRIVE TIME)



264,529
TOTAL OF WORKING
AGE



55,090 (21%)
TOTAL
APPROPRIATELY SKILLED



7,742 (3%)
TOTAL UNEMPLOYED
(5.2% NATIONAL AVERAGE)

POPULATION OF WORKING AGE



ALL ABOVE STATISTICS SOURCE: CACI AND CENSUS DATA



	DISTANCE	TIME
M1 J20	3.5 miles	7 mins
M6 J1	5.2 miles	9 mins
M69 J1	7 miles	10 mins
Leicester	16 miles	35 mins
Birmingham	36 miles	45 mins
London	89.6 miles	2 hr 20 m

SOURCE: GOOGLE MAPS

ENTERPRISE PARK

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MULBERRY
DEVELOPMENTS

ALL ENQUIRIES

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