

MAGNAPARK Lutterworth MPS 11

SPECULATIVE
BUILD

AVAILABLE Q1 2024

119,252
SQ FT

LE17 4JB

SOUTH



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MAGNAPARK South

MPS 11

MPS 11 is a speculative logistics and distribution warehouse, with a wide service yard, 15m clear internal height, and an array of energy-saving features.

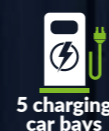
MPS 11 is a 119,252 sq ft innovative, state-of-the-art logistics and distribution unit, designed for today's demands with 12 dock doors and best-in-class specification. MPS 11 is also 100% PV ready and designed to WELLness principles. Its energy efficient features allow you to cut costs while maintaining a high level of operational output.

LOCATION

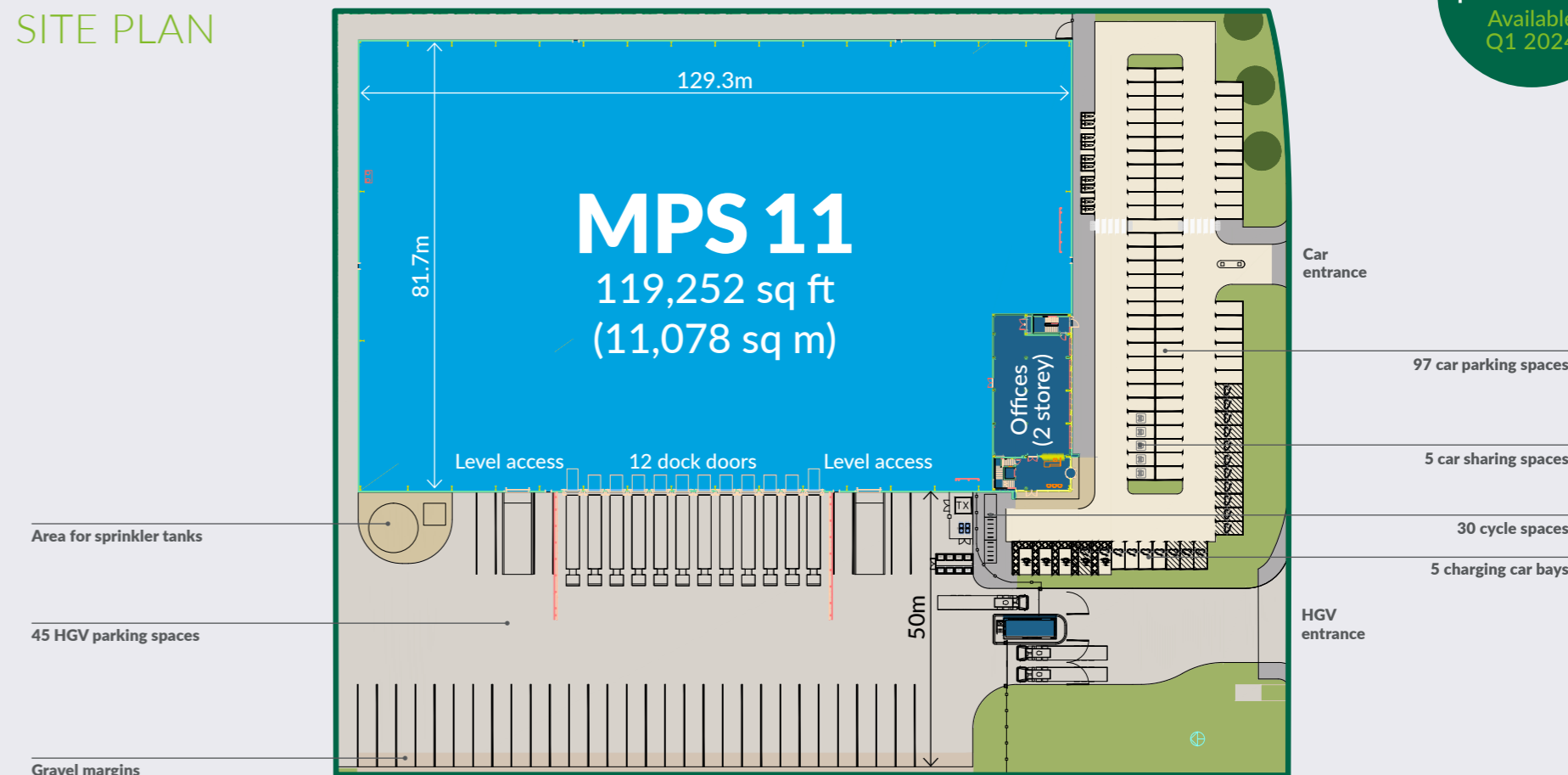
The success of Magna Park Lutterworth is primarily due to its optimum and strategic location for warehousing and logistics in the centre of Britain.

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

HIGHLIGHTS



SITE PLAN



SCHEDULE

Warehouse	Offices (2 storey)	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
108,381 sq ft 10,069 sq m	10,581 sq ft 983 sq m	290 sq ft 27 sq m	119,252 sq ft 11,079 sq m	97	15m	12	2



MAGNAPARK Lutterworth

SOUTH MPS 11

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CGI image



Building environments that work for you

Transport + Managing Assets + Workplace + Community + Wellbeing

We're on a mission to create the environment where customers' businesses can thrive, where employees enjoy coming to work and where communities and nature can flourish. We call it G-Plus – an initiative from GLP.
We're more than a logistics building

G-Plus highlights*

- Staff and building security
- Fast car charging (EV)
- Country parks
- Exceptional transport links
- Bees, aparies & honey production
- Maintained private roads
- Park radio station
- Local school partnerships
- Charity bike ride
- Community liaison group
- Community fund
- Training Academy (CLEAR)
- Maintained landscape
- Pedestrian safe walking
- Tree planting
- Designated Estate Manager
- Footpaths & bridleways
- Honouring local heritage
- Fishing lake
- Dedicated park website
- Community fun day
- Public transport

G+Plus

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

MAGNA PARK 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. June 2023. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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