

MAGNAPARK Lutterworth MPS 9

SPECULATIVE
BUILD

AVAILABLE Q1 2024

388,444
SQ FT

LE17 4JB

SOUTH



eu.glp.com

MAGNAPARK South

MPS 9

MPS 9 is a 388,444 sq ft speculative logistics and distribution unit in Magna Park South with best-in-class specification.

The 15m clear height warehouse will enable occupiers to maximise the use of space and light, while the 50m service yard will ease movement and parking. Fitted with an array of energy saving features, MPS 9 is 100% PV ready and WELLness compliant allowing businesses to manage their environmental impact as effectively as their operations.

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



17.22 acres
(6.97 ha)



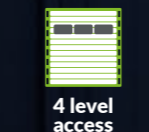
15 charging car bays



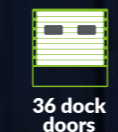
130 HGV parking



290 car parking



4 level access



36 dock doors



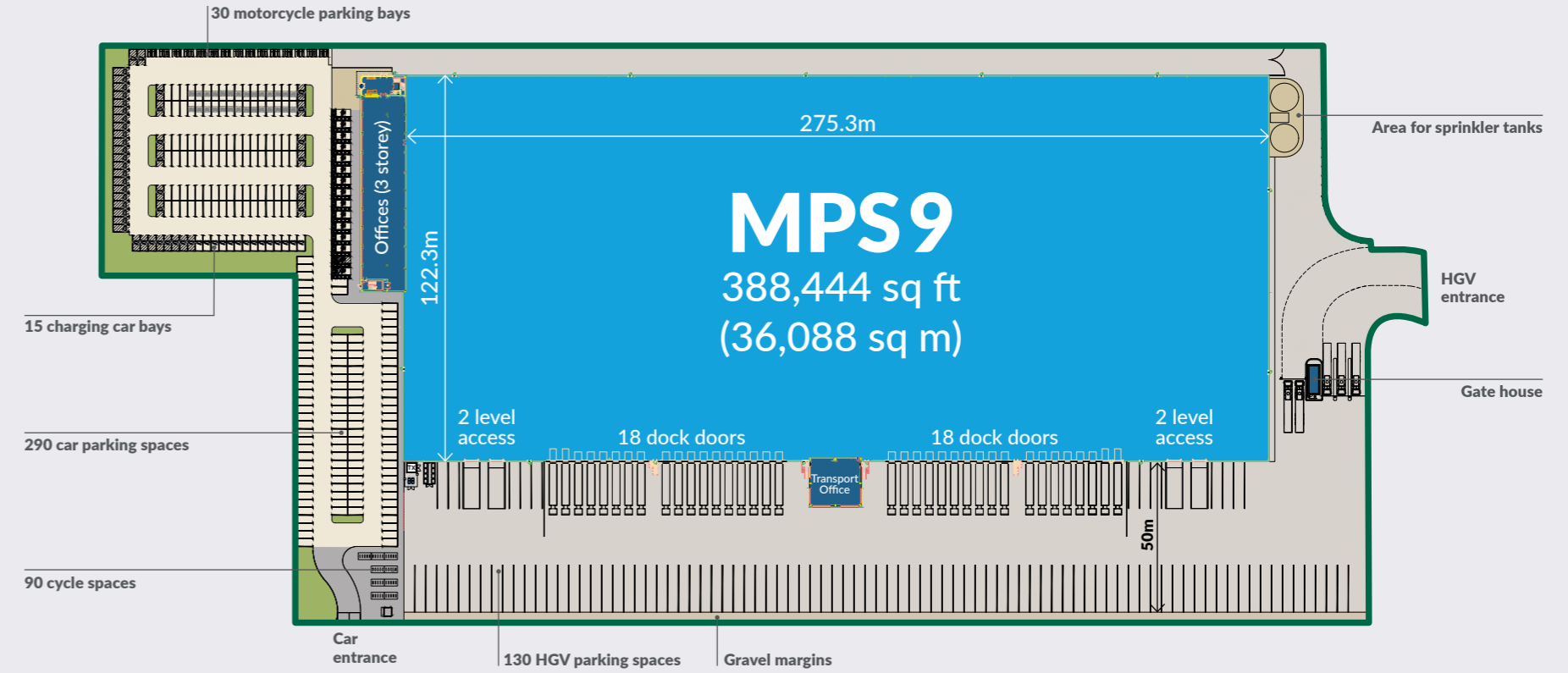
50 m yard depth



50 kN psm
Floor loading



SITE PLAN



SCHEDULE

Warehouse	Offices (3 storey)	Gatehouse	Transport office (2 storey)	Total GIA	Car parking	Clear height	Dock doors	Level access
361,487 sq ft 33,583 sq m	21,667 sq ft 2,013 sq m	290 sq ft 27 sq m	5,000 sq ft 465 sq m	388,444 sq ft 36,088 sq m	290	15m	36	4

MAGNAPARK

Lutterworth

SOUTH MPS 9 SCHEDULE

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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, apiaries & honey production
- Maintained private roads
- Park radio station
- Local school partnerships
- Charity bike ride
- Community Bailon 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

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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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