

MAGNAPARK Lutterworth MPN 5

SPECULATIVE
BUILD

AVAILABLE Q3 2024

761,361
SQ FT

LE17 4JH

NORTH



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MAGNAPARK South

MPN 5

MPN 5 is a 761,316 sq ft speculative logistics and distribution unit with best-in-class specification.

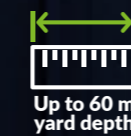
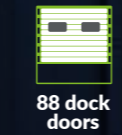
The 18m clear height warehouse will enable occupiers to maximise the use of space and light. MPN 5 benefits from 360° circulation connecting two service yards (up to 60m), that will ease movement and parking. Fitted with an array of energy saving features, MPN 5 is 100% PV ready and WELLness compliant 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.

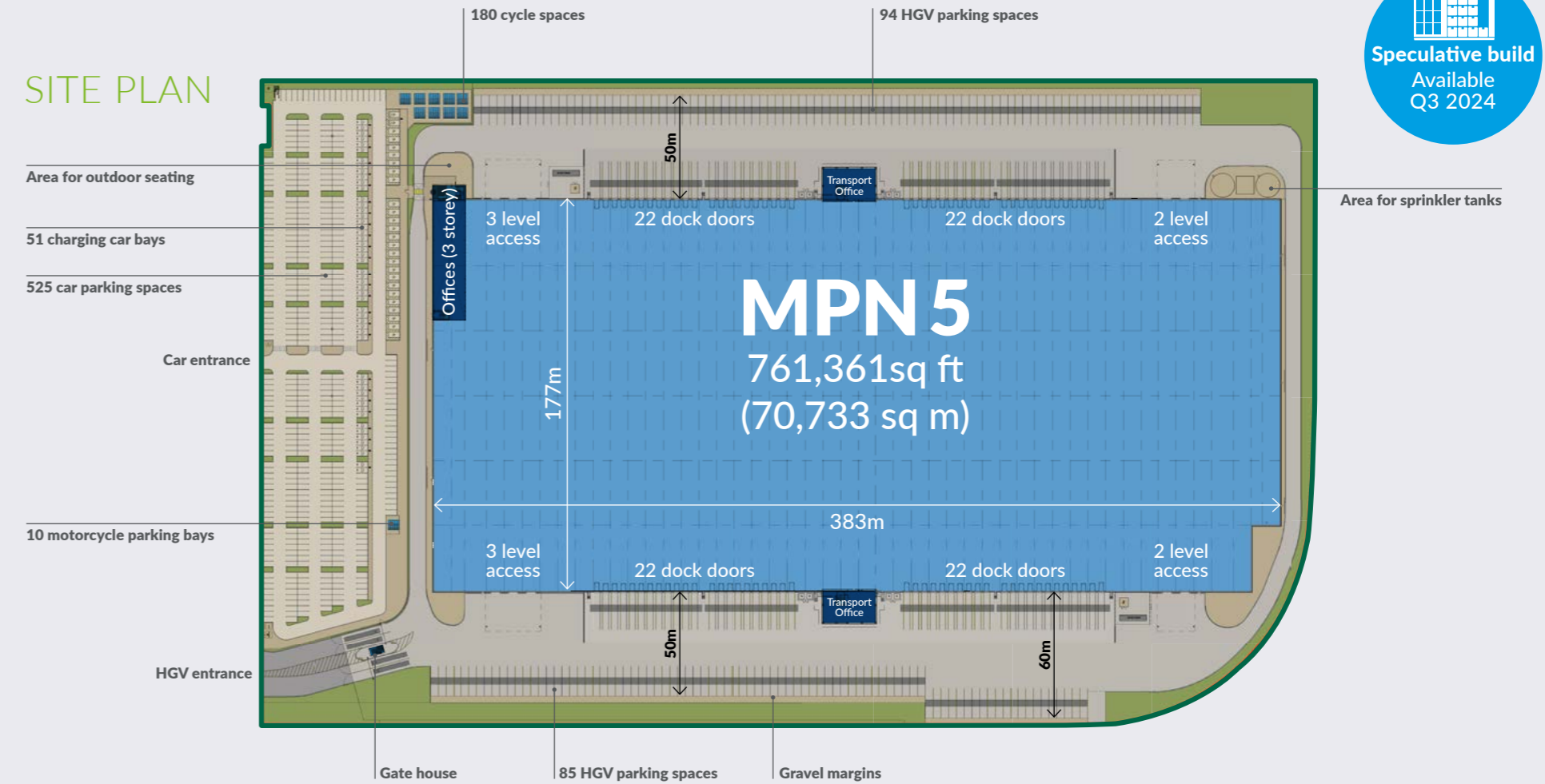
- > M1 Junction 20 – 2.5 miles
- > M6 Junction 1 – 4.5 miles
- > M69 Junction 1 – 7 miles

HIGHLIGHTS



Representative computer generated image

SITE PLAN



SCHEDULE

Warehouse	Warehouse undercroft	Offices (3 storey)	Gatehouse	Transport office 1 (2 storey)	Transport office 2 (2 storey)	Total GIA	Car parking	Clear height	Dock doors	Level access
716,662 sq ft 66,580 sq m	8,202 sq ft 762 sq m	21,236 sq ft 1,973 sq m	215 sq ft 20 sq m	7,523 sq ft 699 sq m	7,523 sq ft 699 sq m	761,361 sq ft 70,733 sq m	525	18m	88	10

MAGNAPARK Lutterworth

NORTH MPN 5 SCHEDULE

Warehouse	Warehouse undercroft	Offices (3 storey)	Gatehouse	Transport office 1 (2 storey)	Transport office 2 (2 storey)	Total GIA	Car parking	Clear height	Dock doors	Level access
716,662 sq ft	8,202 sq ft	21,236 sq ft	215 sq ft	7,523 sq ft	7,523 sq ft	761,361 sq ft	525	18m	88	10
66,580 sq m	762 sq m	1,973 sq m	20 sq m	699 sq m	699 sq m	70,733 sq m				



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
- FUND 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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