

UNIT 3510

WELLINGTON PARKWAY, MAGNA PARK,
LUTTERWORTH, LE17 4XW

AVISON
YOUNG



**TO LET - 104,539 SQ FT
DISTRIBUTION UNIT**

LOCATED AT HEART OF THE GOLDEN TRIANGLE

FULLY FITTED WITH HEATING, LIGHTING AND RACKING, WITH IN-RACK SPRINKLERS

UNIT 3510

Location

Unit 3510 is located on Magna Park Lutterworth, which is recognised as one of the UK's prime logistics parks. The Park is strategically located, being situated at the heart of the Midland's Golden Triangle, boarded by the M1, M6 and M69 motorways.

The Park has excellent access to the national motorway network with the M1 (Junction 20) 2.5 miles to the east, the M6 (Junction 1) 4.5 miles to the south and the M69 (Junction 1) 6.5 miles to the north-west via the A5.

The property is situated on Wellington Parkway in the south-east corner of the Park. Wellington Parkway is accessed immediately from Hunter Boulevard, which provides the second entrance to the Park from the Lutterworth Bypass (A4303).

Notable occupiers on the Park include Amazon, ASDA, DHL, Syncreon, Armstrong Logistics, Unipart and Wayfair.



Drivetimes:

M1 (Junction 20)	2.5 miles
M6 (Junction 1)	4.5 miles
M69 (Junction 1)	6.5 miles
Leicester	17.5 miles
Coventry	18 miles
Birmingham	34.5 miles
London	90 miles

Rail Freight and Airports

DIRFT	9 miles
EMG	32.5 miles
Hams Hall	29 miles
East Midlands Airport	32 miles
Birmingham International	28 miles
Heathrow	90 miles



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Specification

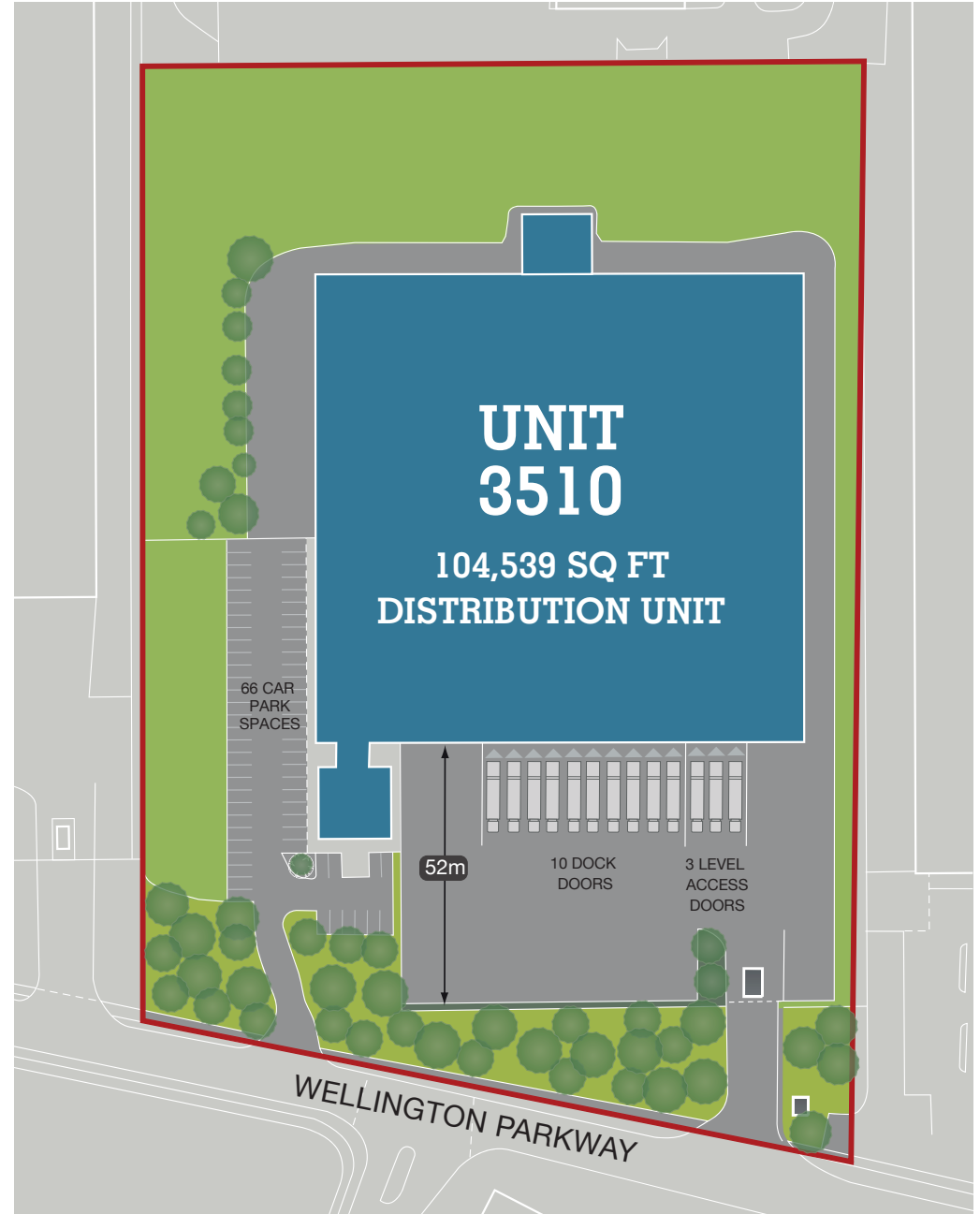
 10.2 metre eaves height	 10 dock levellers	 3 level access doors	 24 HGV parking spaces	 52m yard depth
 Fully-fitted warehouse with racking	 66 car parking spaces	 Multi-level pick and pack area with conveyer system	 MHE charging area	 Additional WC and locker room facilities within the warehouse



Accommodation

We set out below the approximate GIA floor areas:

Description	Sq M	Sq Ft
Warehouse	9,240.51	99,464
Two Storey Offices	456.62	4,915
Gatehouse	14.86	160
Total (GIA)	9,711.99	104,539





Services

We understand all main services are connected to the building.

Rent

Rent available upon application.

Tenure

Property is available to let by way of a sub-lease expiring in 2026. Alternatively a new lease is available by way of separate negotiation.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

VAT will be payable on the rent.

EPC

A copy of the EPC will be made available upon request.

Viewing

Strictly by prior arrangement with the sole agent.

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.