



MULBERRY
DEVELOPMENTS



**ENTERPRISE PARK
LUTTERWORTH**

BUILD TO SUIT OPTION AVAILABLE Q2 2024

UNIT 3 - 15,672 SQ FT IMMEDIATELY AVAILABLE

LE17 4JB

A5 / A4303

A NEW BUILD INDUSTRIAL / LOGISTICS DEVELOPMENT

///PARK.LAZY.MERMAIDS

DEDICATED TO DYNAMIC

Unit 3 Enterprise Park Lutterworth is a new industrial/logistics opportunity in the heart of Magna Park offering a high quality building specification of 15,672 sq ft.



ENTERPRISE PARK

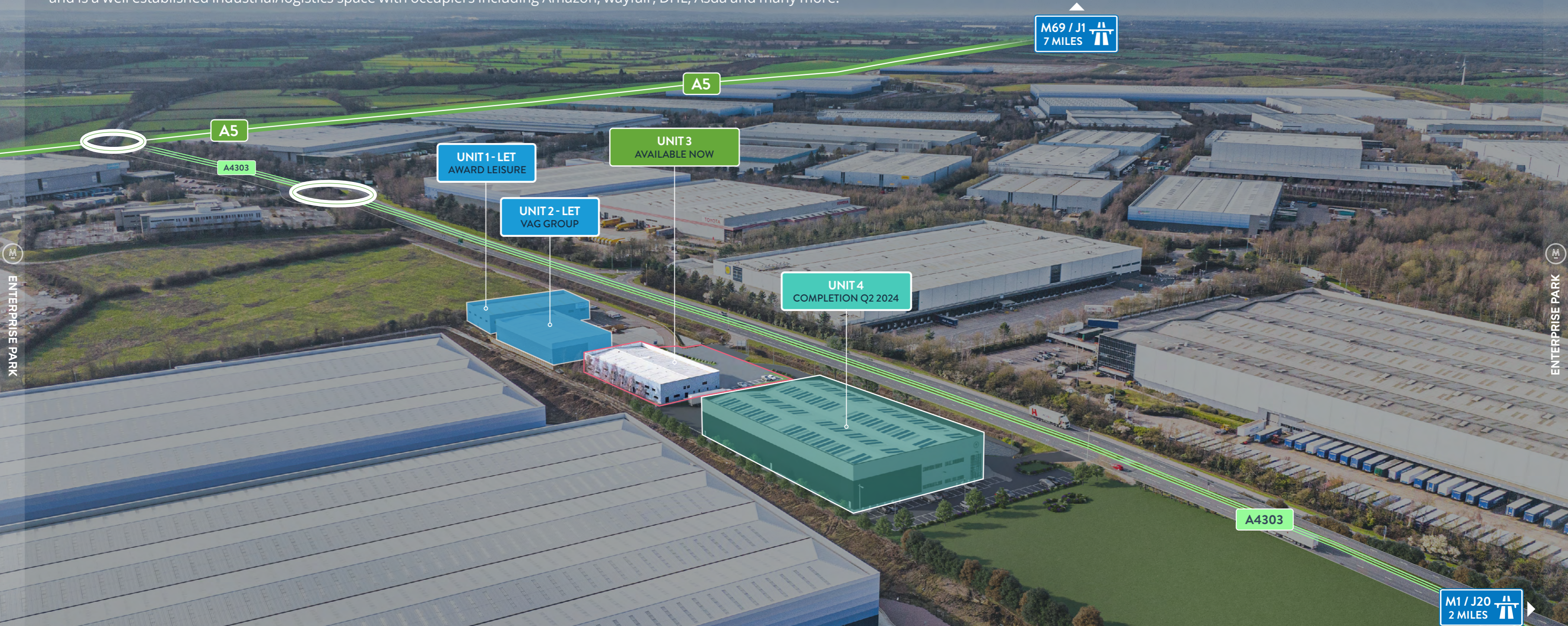
ENTERPRISE PARK



UNIT 3
AVAILABLE NOW

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

ENTERPRISE PARK

MAGNA PARK - LOCAL OCCUPIERS



INDICATIVE IMAGE

///PARK.LAZY.MERMAIDS



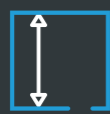
UNIT 3 15,672 SQ FT



INDICATIVE IMAGE



5.75 m
Eaves Height



26m
Yard Depth



EPC
C



3 Level Access
Door



21 Car Parking
Spaces

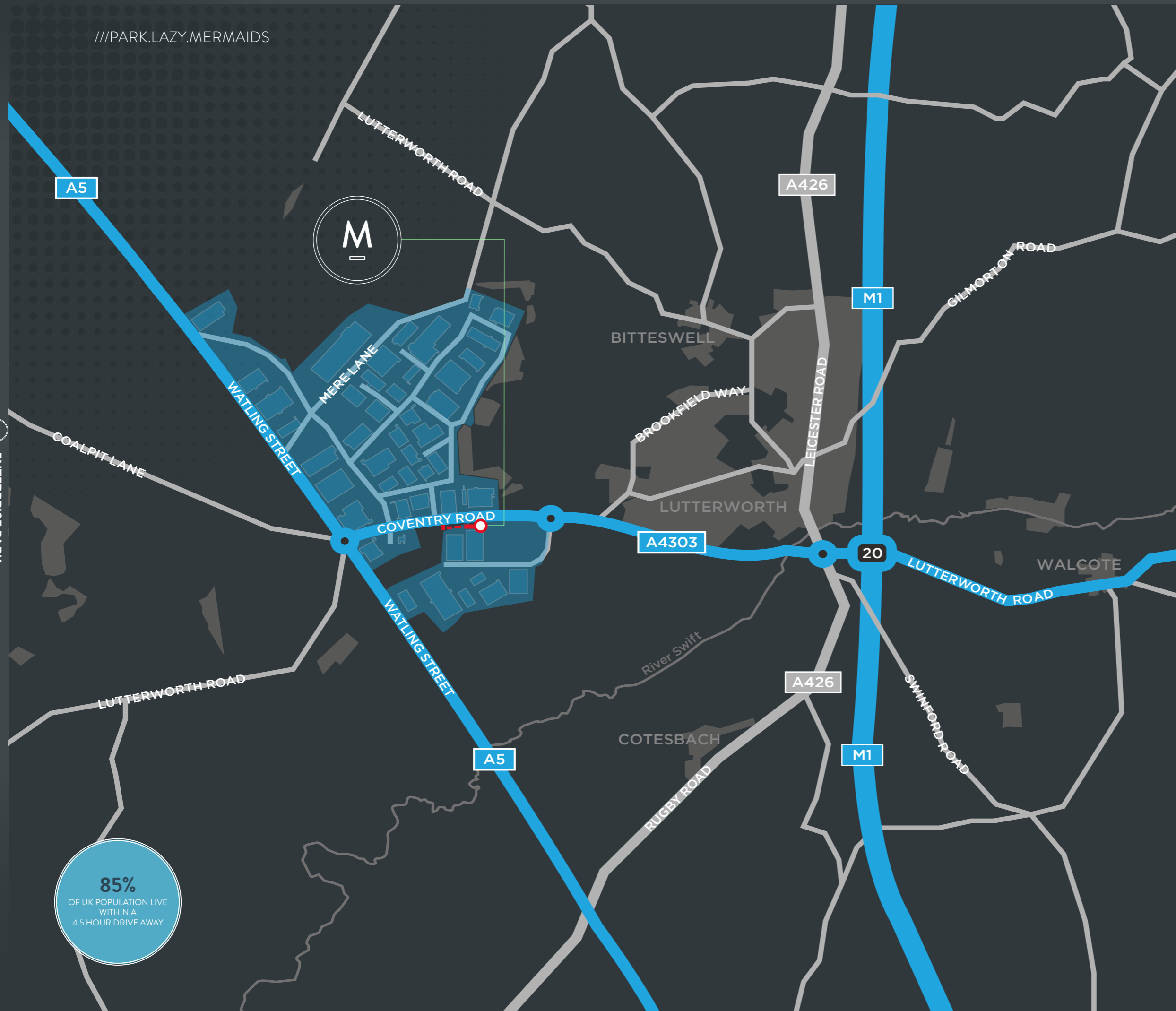


Refurbished Unit
Available Now

SPECIFICATION UNIT 3

UNIT 3	SQ FT	SQ M
Warehouse	15,672	1,456
TOTAL AREA	15,672	1,456

///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

2 HOURS



3 HOURS



4.5 HOURS



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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DEVELOPMENTS

ALL ENQUIRIES

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