

MAGNA PARK **Lutterworth** MPS5

186,790
SQ FT

PC Q4 2022
LE17 4JB

SOUTH



GLP 

MPS5

SOUTH

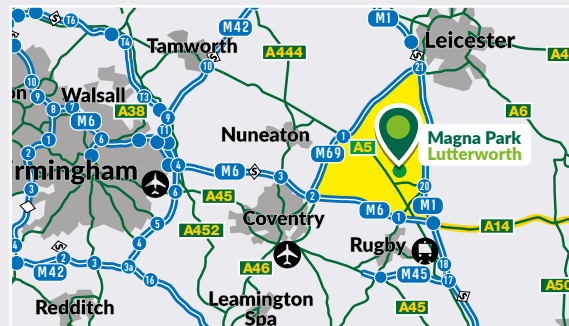


Location/

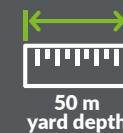
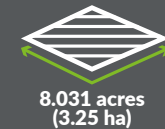
The success of Magna Park Lutterworth is primarily due to its optimum location for warehousing and logistics in the centre of Britain, with strategic road access to the M1 Junction 20 (2.5 miles), M6 Junction 1 (4.5 miles) and M69 Junction 1 (7 miles).

→ Access to over 85% of the UK population within 4.5 hours drive

→ Strategically located where 90% of the UK's markets are within a round trip drive of 9-10 hours, the average daily drive time allowed for HGV drivers under EU regulations



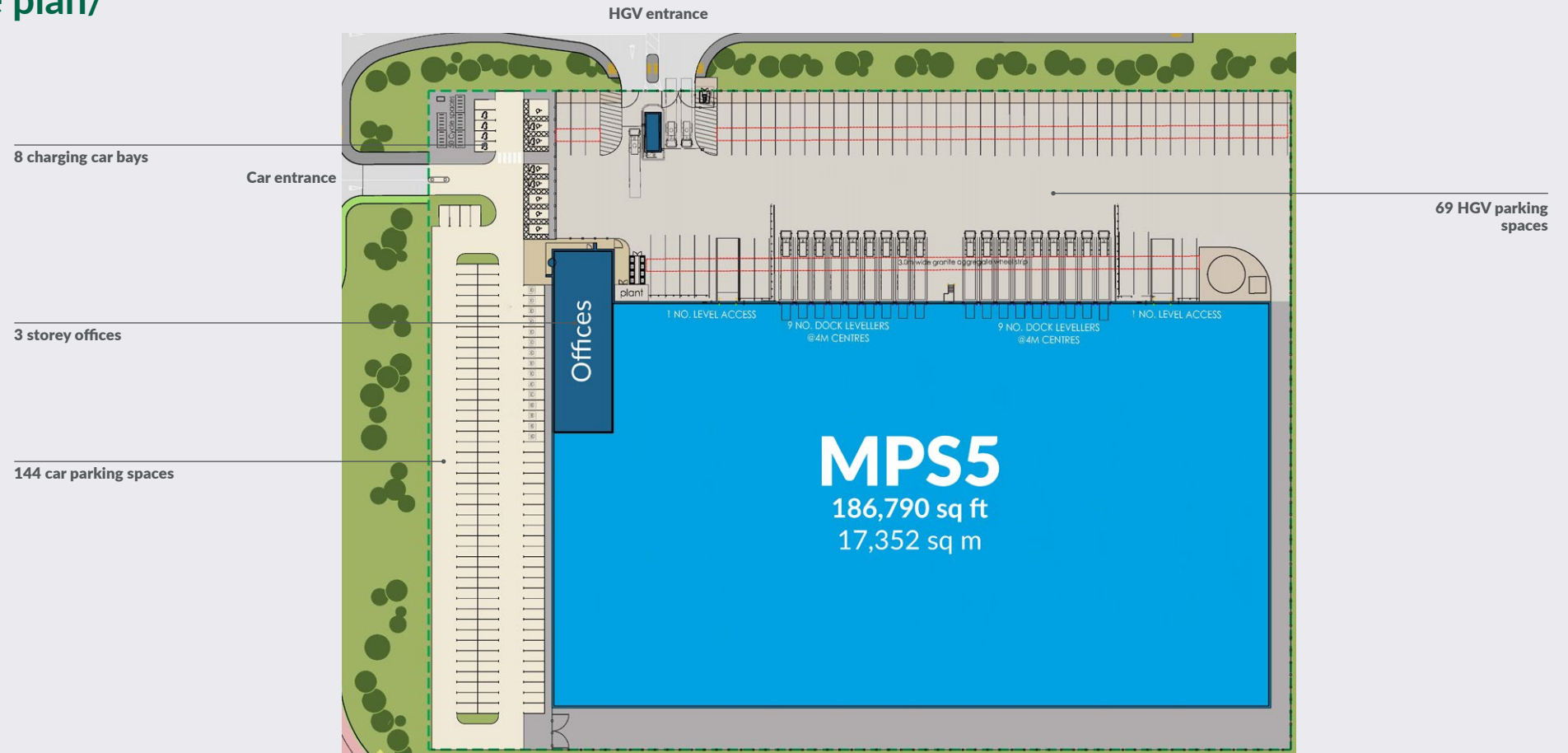
Highlights/



Development has commenced on MPS5, a speculative logistics and distribution unit of 186,790 sq ft within Magna Park South, Lutterworth.

MPS5 will benefit from best-in-class specification, including a wide service yard, clear internal height of 15 m and an array of energy saving features. 100% PV ready and designed to WELLness principles.

Site plan/



Schedule/

| Warehouse | Offices (3 storey) | Gatehouse | Total GIA | Car parking | Clear height | Dock doors | Level access |
|------------------------------|----------------------------|----------------------|------------------------------|-------------|--------------|------------|--------------|
| 172,500 sq ft 16,025 sq m | 14,000 sq ft 1,300 sq m | 290 sq ft 27 sq m | 186,790 sq ft 17,352 sq m | 144 | 15 m | 18 | 2 |

MAGNAPARK Lutterworth



MAGNAPARK North
Lutterworth

MAGNAPARK Central
Lutterworth

MAGNAPARK South
Lutterworth

Schedule/

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MPS 5

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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. April 2022. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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