

# MAGNA PARK Lutterworth

# MPS5

186,790  
SQ FT

AVAILABLE NOW  
LE17 4JB

SOUTH

GLP 



# MAGNAPARK South

## MPS5

MPS5 is a 186,790 sq ft speculative logistics and distribution unit in Magna Park South, Lutterworth.

Available now for immediate occupation, the building benefits from a best-in-class specification including a wide service yard, 15m clear internal height, and an array of energy-saving features. MPS5 is also 100% PV ready and designed to WELLness principles.

Available for immediate occupation

### 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).

### HIGHLIGHTS



8.031 acres  
(3.25 ha)



8 charging car bays



69 HGV parking



144 car parking



2 level access



18 dock doors



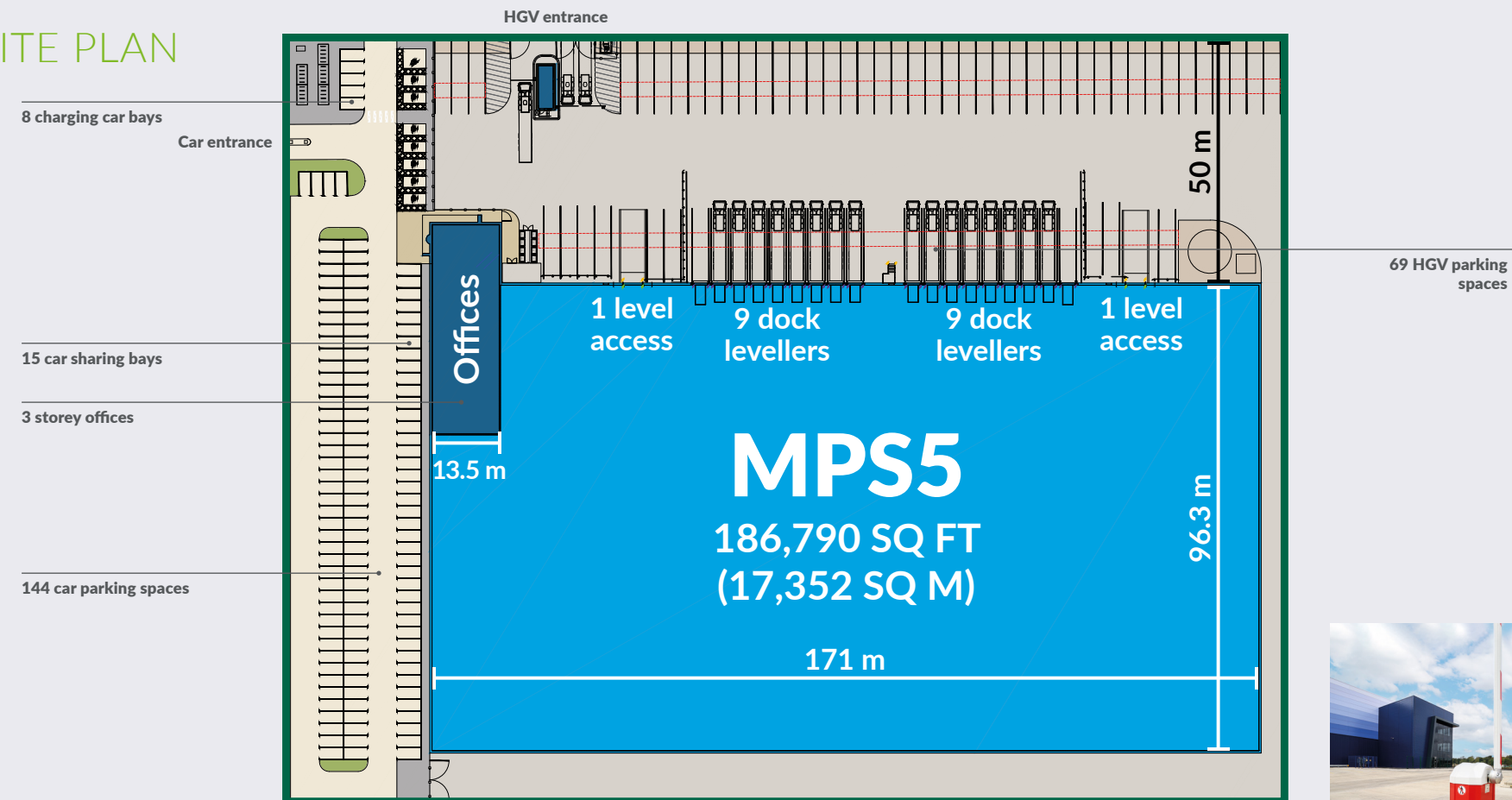
50 m yard depth



50 kN psm  
Floor loading



### 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

## SOUTH MPS 5 SCHEDULE

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



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SOUTH