

# MAGNAPARK Lutterworth MPS 11

SPECULATIVE  
BUILD

AVAILABLE NOW

119,620  
SQ FT

LE17 4JB

SOUTH



[eu.glp.com](http://eu.glp.com)

# MAGNAPARK South

## MPS 11

MPS 11 is a speculative logistics and distribution warehouse, with a wide service yard, 15m clear internal height, and an array of energy-saving features.

MPS 11 is a 119,620 sq ft innovative, state-of-the-art logistics and distribution unit, designed for today's demands with 12 dock doors and best-in-class specification. MPS 11 is also 100% PV ready and designed to WELLness principles. Its energy efficient features allow you to cut costs while maintaining a high level of operational output.

### LOCATION

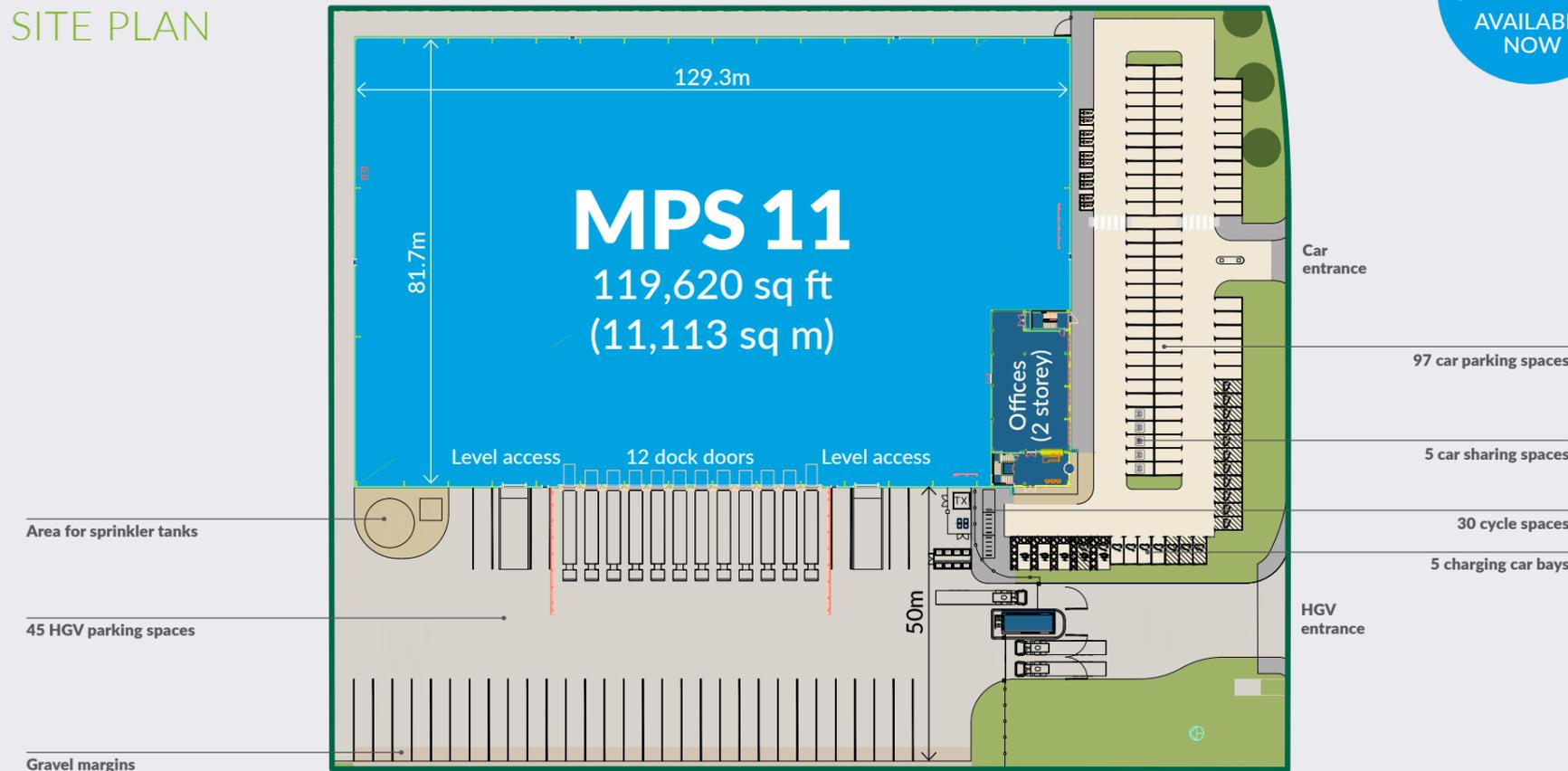
The success of Magna Park Lutterworth is primarily due to its optimum and strategic location for warehousing and logistics in the centre of Britain.

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

### HIGHLIGHTS



### SITE PLAN



Speculative build  
AVAILABLE  
NOW

### SCHEDULE

Warehouse	Offices (2 storey)	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
108,629 sq ft 10,092 sq m	10,646 sq ft 989 sq m	345 sq ft 32 sq m	119,620 sq ft 11,113 sq m	97	15m	12	2



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## SOUTH MPS 11

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## Building environments that work for you

Transport + Managing Assets + Workplace + Community + Wellbeing

We're on a mission to create an environment where customers' businesses can prosper and employees enjoy coming to work. 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 park
- Exceptional transport links
- Bees, aparies & honey production
- Maintained private roads
- Park radio station
- Local school partnerships
- Charity bike ride
- Community liaison group
- 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.

# MPS 11

SOUTH

## MAGNA PARK Lutterworth

If you would like any further information, or to arrange a meeting, please contact:



**Joe Garwood**  
Senior Development Director, GLP

 [joe.garwood@glp.com](mailto:joe.garwood@glp.com)  
 +44 (0)20 7901 4455

**Emily Le Gallais**  
Development Surveyor, GLP

 [emily-le.gallais@glp.com](mailto:emily-le.gallais@glp.com)  
 +44 (0)20 7901 4455

**London office**  
50 New Bond Street  
London W1S 1BJ

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[eu.glp.com](http://eu.glp.com)



**Mark Webster**

 [mark.webster@dtre.com](mailto:mark.webster@dtre.com)  
 +44 (0)7793 808 519

**Richard Harman**

 [richard.harman@dtre.com](mailto:richard.harman@dtre.com)  
 +44 (0)7776 200 143

**Tom Fairlie**

 [tom.fairlie@dtre.com](mailto:tom.fairlie@dtre.com)  
 +44 (0)7747 441 858

**Jamie Catherall**

 [jamie.catherall@dtre.com](mailto:jamie.catherall@dtre.com)  
 +44 (0)7718 242 693

**Ollie Withers**

 [ollie.withers@dtre.com](mailto:ollie.withers@dtre.com)  
 +44 (0)7496 852 526



**Franco Capella**

 [franco.capella@cushwake.com](mailto:franco.capella@cushwake.com)  
 +44 (0)7834 197 403

**James Harrison**

 [james.harrison@cushwake.com](mailto:james.harrison@cushwake.com)  
 +44 (0)7775 905 415

**Cameron Mitchell**

 [cameron.a.mitchell@cushwake.com](mailto:cameron.a.mitchell@cushwake.com)  
 +44 (0)7392 092 534



**LE17 4JB**

**Magna Park South, Lutterworth**  
Lutterworth  
LE17 4JB

 **fears.spice.clerk**  
Lutterworth, UK