



Prominently Located Prime  
Logistics/Industrial Facility of  
**129,011 sq ft at J20 of the M1**  
**TO LET - AVAILABLE IMMEDIATELY**

**M1 ACCESS**  
J20 LUTTERWORTH



# 129,011 SQ FT

NEW LOGISTICS/INDUSTRIAL FACILITY DESIGNED TO VERY HIGH SPECIFICATION FEATURING 115,979 SQ FT OF WAREHOUSE SPACE AND 13,033 SQ FT OF OFFICES



PROMINENTLY LOCATED  
IN GOOD COMPANY



Eddie Stobart



TOYOTA

BT



NISSAN



wayfair

KENWOOD



### DESCRIPTION

M1 Access offers an excellent opportunity to occupy a new modern logistics/industrial facility on J20 of the M1.

The new facility has been designed to a very high specification and will offer great visibility from the M1 but is also close to Magna Park and within the Golden Triangle.

### ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	115,979	10,775
Offices	13,033	1,211
<b>TOTAL</b>	<b>129,011</b>	<b>11,986</b>

### TERMS

The unit is available by way of a new FRI lease arrangement on terms to be agreed. Further information can be obtained from the Joint Letting Agents.

### SPECIFICATION

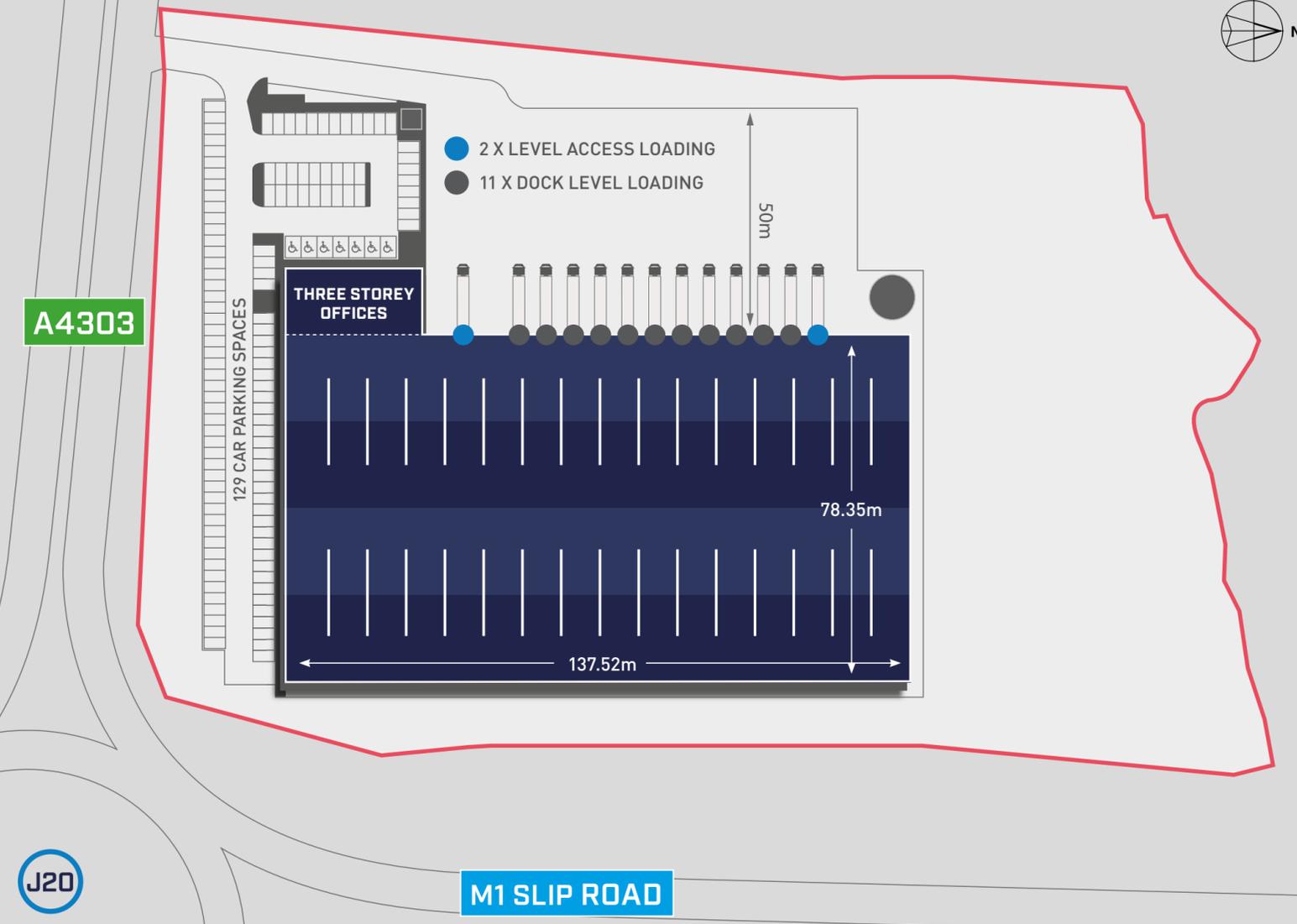
- Power 800KVA
- Direct Access to J20 M1
- 2 Level Access Doors
- 11 Dock Level Loading Doors
- Secure with Gatehouse
- 12.5M Clear Height
- 129 Car Parking Spaces
- 50M Deep Yard
- 50 KN/M2 Floor Loading
- EPC Rating of X



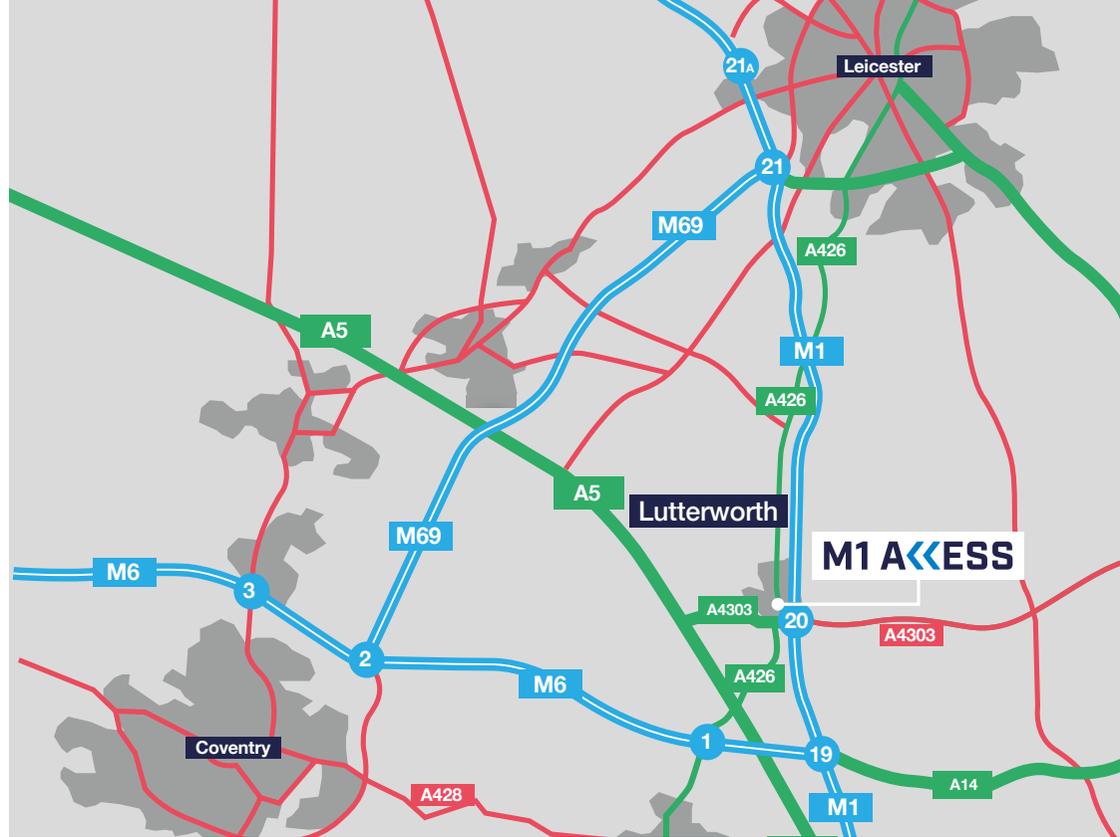
A4303

J20

M1 SLIP ROAD



**SAT NAV: LE17 4HB**  
**WWW.M1ACCESS.CO.UK**



**LOCATION**

The site has excellent road communications to the M1 and in turn the national motorway network, but also to the West via the A4303 to the A5 and Magna Park. This is regarded as the premier distribution park in the UK being at the heart of the Golden Triangle.

- M1 JUNCTION 20** ➤ 0.1 MILES
- M6 JUNCTION 1** ➤ 4.5 MILES
- DRIFT** ➤ 9.1 MILES
- MAGNA PARK** ➤ 3.7 MILES
- LEICESTER** ➤ 14 MILES
- EAST MIDLANDS AIRPORT** ➤ 29 MILES
- BIRMINGHAM** ➤ 36 MILES
- CENTRAL LONDON** ➤ 89 MILES



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Owned and managed by:



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