



glp.com/eu

MPS1 Magna Park South Lutterworth



LE17 4XX



Clear
height 18m



TOTAL
GIA
746,478
SQ FT



TOTAL
GIA
69,350
SQ M

Speculative
development
of 746,478 sq ft
complete
Autumn 2020



Computer generated image

Magna Park South Lutterworth

MPS1

Construction complete in Autumn 2020, MPS1 is a speculative logistics and distribution unit of 746,478 sq ft within Magna Park South, Lutterworth.

MPS1 will benefit from best-in-class specification, including 360° circulation, 50 m service yards, clear internal height of 18 m and an array of energy saving features. 100% PV ready and designed to WELLness principles.

The unit will also feature the enhanced GLP 'standard' specification 2020 which includes an ultra-modern treatment to the design of the primary office elevation together with cutting-edge enhancements throughout the welfare facilities.

Magna Park Lutterworth is the UK and Europe's largest dedicated logistics and distribution park situated within the Midlands' 'Golden Triangle' of logistics.

As with all major employment locations, especially those with good strategic access, Magna Park draws its workforce from a wide area. GLP commissioned independent demographic projections of the future labour force. For the defined Magna Park catchment area there is a projected growth in labour supply over the period 2018-2031 of 76,700 additional workers.



746,478 sq ft



Strong labour pool



1.44 m working population within 30 mins



76,700 strong future workforce



Speculative development

Schedule of accommodation

Unit	Warehouse	Office	Transport offices	Gatehouse	Total GIA	HGV parking	Car parking	Clear height	Dock doors	Level access	
MPS1	700,000 SQ FT	65,032 SQ M	36,070 SQ FT	3,351 SQ M	746,478 SQ FT	69,350 SQ M	136	557	18 m	100	8

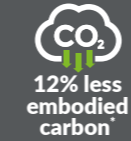
Key features



Clear height 18m



Double entrance



12% less embodied carbon



15% less operational carbon†



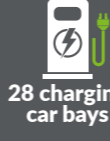
Building Environmental Analytics



For first year of occupancy



Enhanced 2020 spec



28 charging car bays



50m wide yard



Cross dock



Wellbeing area



Gym

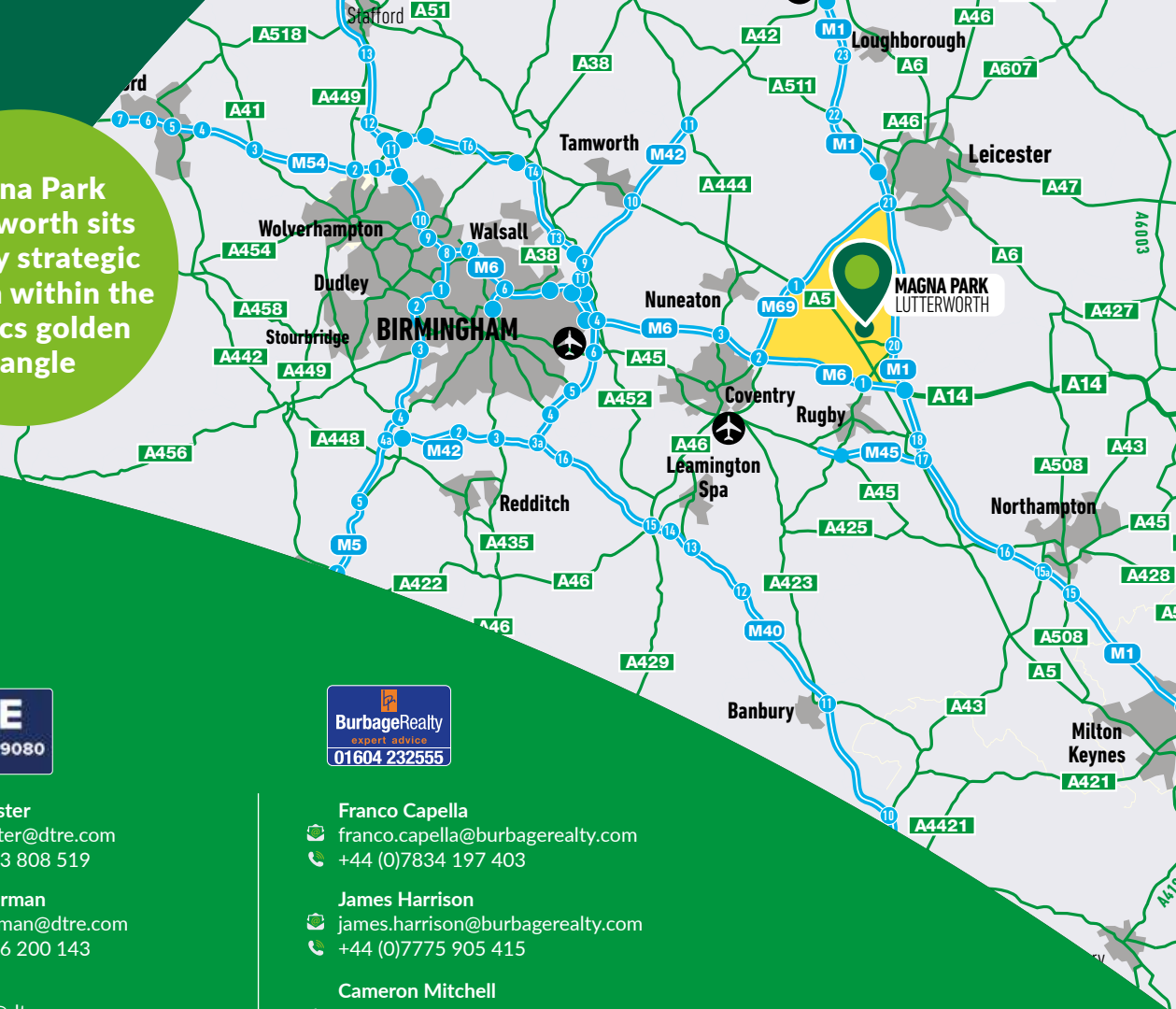


*Target minimum than industry standard
†Target minimum in day-to-day operations

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

Magna Park Lutterworth sits in a key strategic location within the logistics golden triangle



Contacts

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

Bruce Topley
Senior Development Director, GLP

✉ bruce.topley@glp.com
☎ +44 (0)20 7901 4467

Olivia Hinds
Development Surveyor, GLP

✉ olivia.hinds@glp.com
☎ +44 (0)20 7901 4463

London office
50 New Bond Street
London WS1 1BJ

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. August 2020. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



Mark Webster
✉ mark.webster@dtre.com
☎ +44 (0)7793 808 519

Richard Harman
✉ richard.harman@dtre.com
☎ +44 (0)7776 200 143

Tom Fairlie
✉ tom.fairlie@dtre.com
☎ +44 (0)7747 441 858

Jamie Catherall
✉ jamie.catherall@dtre.com
☎ +44 (0)7718 242 693



Franco Capella
✉ franco.capella@burbagerealty.com
☎ +44 (0)7834 197 403

James Harrison
✉ james.harrison@burbagerealty.com
☎ +44 (0)7775 905 415

Cameron Mitchell
✉ cameron.mitchell@burbagerealty.com
☎ +44 (0)7392 092 534



glp.com/eu



LE17 4XX

Hudson Way,
Magna Park South,
LUTTERWORTH
LE17 4XX