

LUTTERWORTH LE17 4XW



**XDOCK377**  
MAGNA PARK

**377,070 SQ FT**  
DISTRIBUTION  
WAREHOUSE



**AberdeenStandard**  
Investments



# CONNECT DIRECT WITH **CROSS** **DOCKING** AT XDOCK377

Strategically  
located

At the heart  
of the golden  
triangle

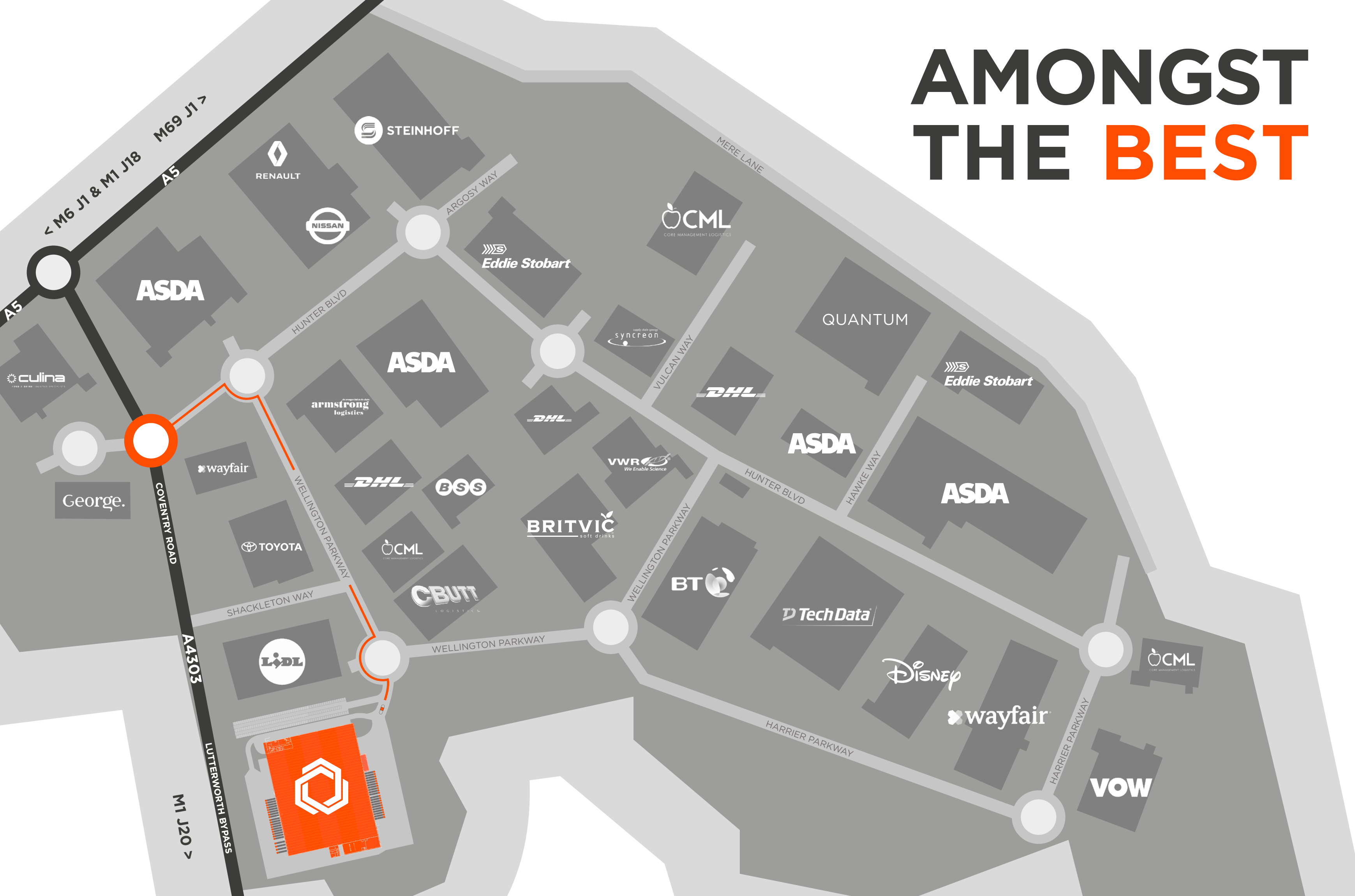
Home to  
29 different  
occupiers

Europe's largest  
dedicated  
distribution park





# AMONGST THE BEST



# SETTING NEW STANDARDS

XDOCK377 provides a fully refurbished cross dock distribution warehouse with Grade A specification and excellent provision of welfare facilities.

FLOOR AREA	SQ FT	SQ M
WAREHOUSE	323,930	30,093
GROUND FLOOR WELFARE	9,375	871
FIRST FLOOR OFFICE / WELFARE/CANTEEN	9,526	885
SECOND FLOOR OFFICE	9,247	859
THIRD FLOOR OFFICE	9,257	860
VMU	12,390	1,151
GATEHOUSE	181	17
PLANT ROOM	3,164	294
GROSS INTERNAL AREA	377,070	35,030

RACKING LAYOUT	PALLET LOCATIONS PER LEVEL	TOTAL CAPACITY (USING 6 LEVELS)
REACH TRUCK	5,038	30,228
VNA	6,276	37,656



Secured self-contained site



Roof level sprinklers



Welfare facilities including canteen area, WC's and locker rooms



13.2 metre eaves



Cross dock 43 dock / 8 ground level loading doors



EPC B44



50m and 60m loading yards



115 HGV parking spaces



Mezzanine car parking providing 568 car spaces with four electric car charging points



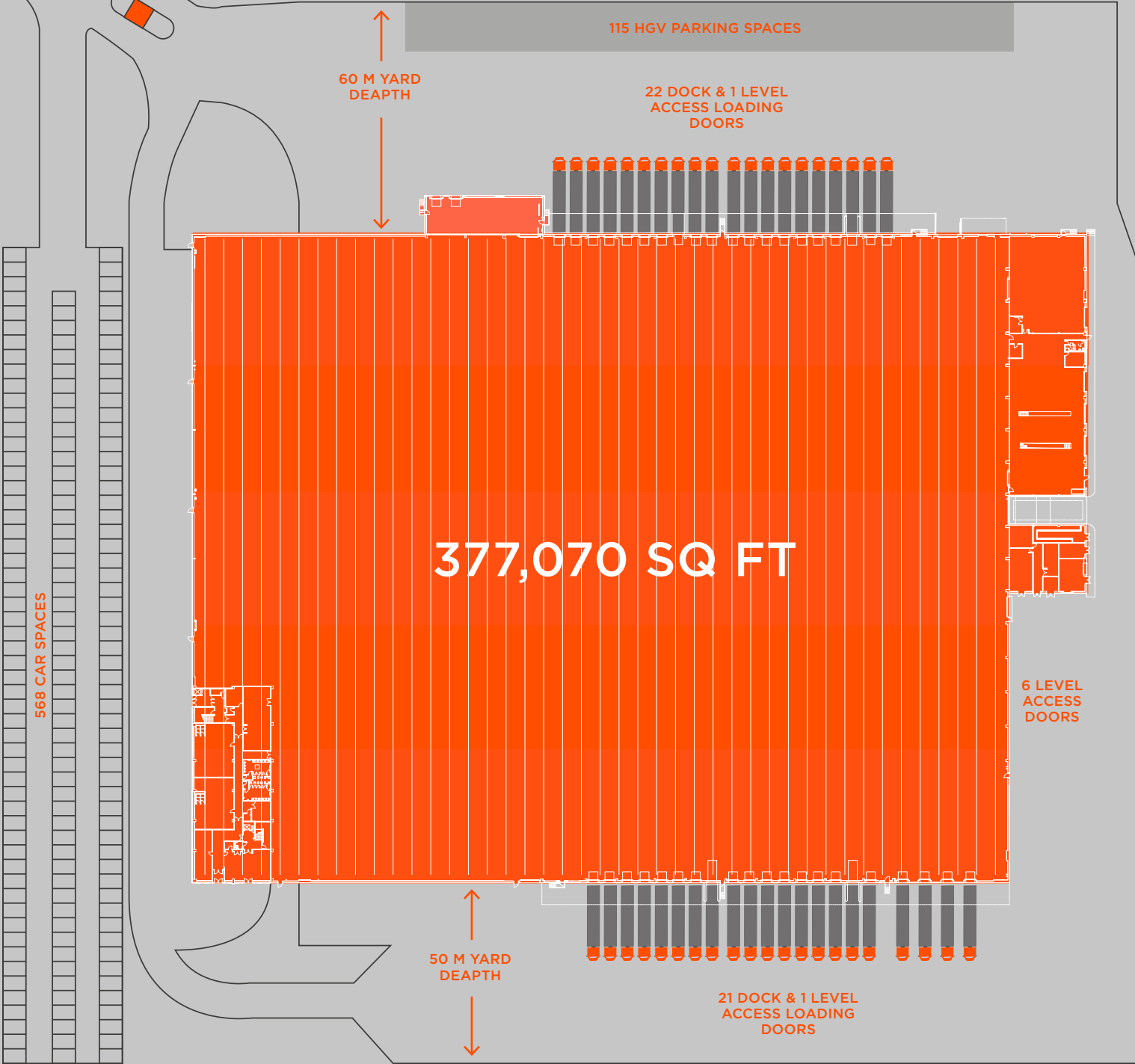
New 8-person passenger lift



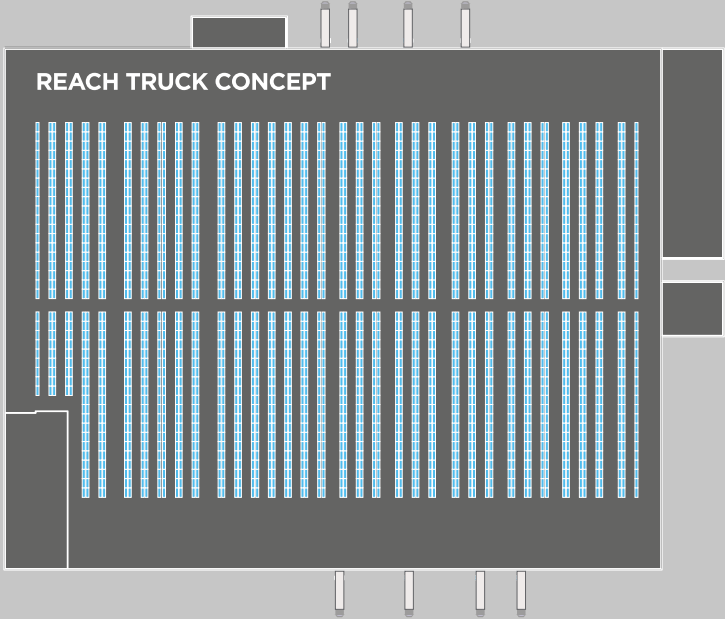
Fully refurbished offices with LED lighting, comfort cooling and raised access floors



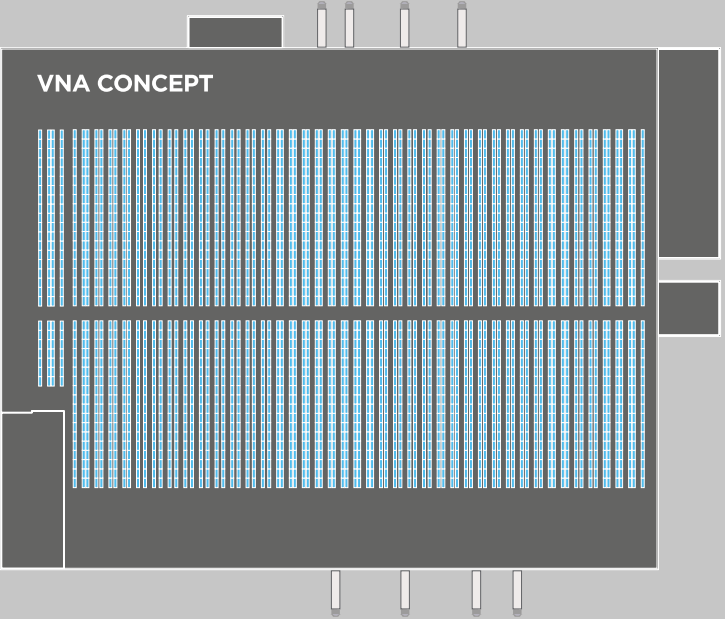
Potential to expand, subject to planning



RACKING PLAN 1



RACKING PLAN 2









# IN THE HEART OF THE GOLDEN TRIANGLE



## ESTABLISHED AND SUCCESSFUL LOCATION

Lutterworth is located in the county of Leicestershire approximately 90 miles to the North of London and 40 miles to the East of Birmingham. Magna Park lies to the West of Lutterworth town centre and is located approximately 2.5 miles from J20 of the M1, 7 miles from J1 of the M69 and 4.5 miles from J1 of the M6. The unit is located on Wellington Parkway.

## LARGEST

Dedicated  
distribution park in  
Europe

## 24/7

24-hour unrestricted  
operation

## 85%

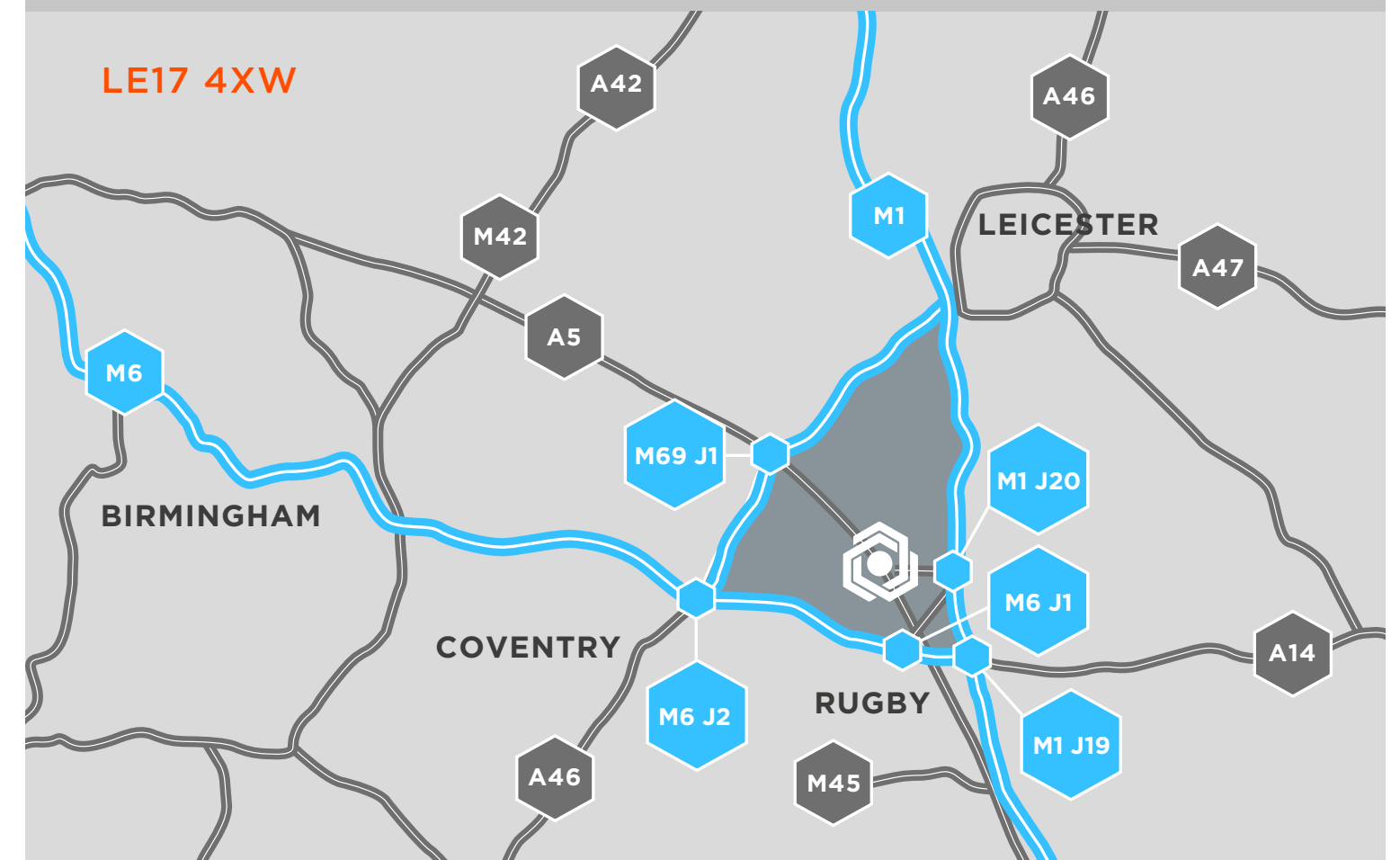
85% of UK  
population within a  
4.5-hour HGV drive

## 525,792

525,792 people of  
working age within  
30 min drive

## TRAVEL DISTANCES

<b>M1 JUNCTION 20</b>	2.5 MILES
<b>M6 JUNCTION 1</b>	4.5 MILES
<b>M69 JUNCTION 1</b>	7 MILES
<b>DIRFT RAIL FREIGHT TERMINAL</b>	9 MILES
<b>COVENTRY</b>	19 MILES
<b>BIRMINGHAM</b>	39 MILES
<b>CENTRAL LONDON</b>	89 MILES
<b>EAST COAST PORTS</b>	150 MILES



#### SERVICE CHARGE

There is a service charge levied on Magna Park to all occupiers which covers park security, road maintenance, landscaping and the services farm.

Magna Park services farm treats foul water via bio-discs and reed beds. This service delivers occupiers commercial water rates savings. The services farm also provides gas and sprinkler supplies via a hydrant main estate occupiers. Further details on request.

#### TENURE

**XDOCK377** is available on a new FRI lease on terms to be agreed.

#### EPC

B44.

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## XDOCKMAGNAPARK.COM

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