# PRIME LOGISTICS/ INDUSTRIAL FACILITY

LUTTERWORTH, LE17 4HB
128,600 SQ FT | TO LET / FOR SALE







J20 M1 IS PROMINENTLY LOCATED ADJACENT TO J20 OF THE M1, PROVIDING GREAT VISIBILITY, PROFILE AND ACCESS TO THE M1 MOTORWAY.



## **DESCRIPTION**

J20 M1 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 not only be very visible from the M1 motorway but also close to Magna Park, Lutterworth within the Golden Triangle

## LOCAL OCCUPIERS









Eddie Stobart

TOYOTA

NISSAN



wayfaır

KENWOOD



50 M DEEP YARD



12.5 M CLEAR HEIGHT



129 CAR PARKING SPACES



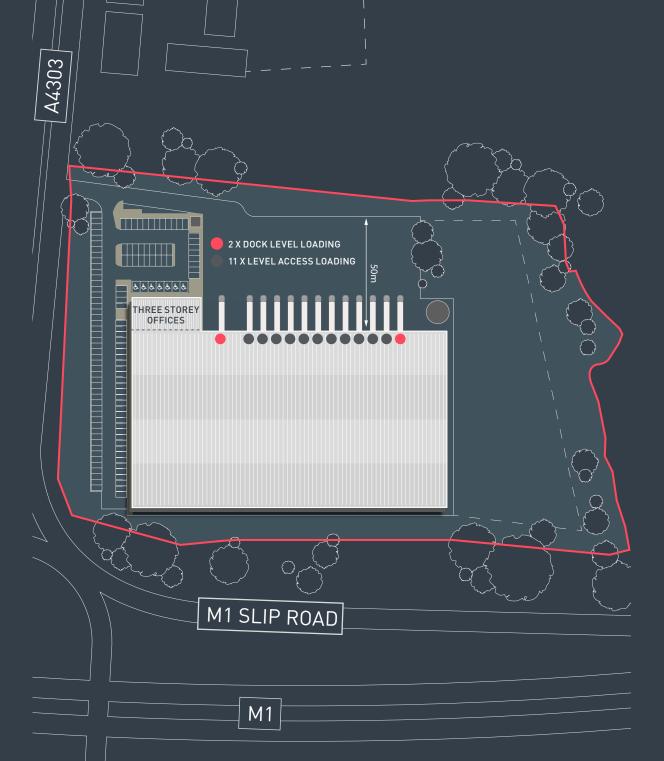
DIRECT ACCESS TO J20 M1



SECURITY GATEHOUSE



13 LOADING DOORS



# SPECIFICATION

- 12.5 M CLEAR HEIGHT
- 50 KN/M² WAREHOUSE FLOOR LOADING
- 129 CAR PARKING SPACES
- 50 M DEEP YARD
- 11 LOADING DOCKS
- 2 LEVEL ACCESS DOORS
- SECURITY GATEHOUSE

#### ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	116,000	10,766
Offices	12,600	1,171
TOTAL	128,600	11,917



#### 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.

## TRAVEL DISTANCES

DESTINATION	DISTANCE	Coventry	16 miles
M1 Junction 20	0.1 miles	East Midlands Airport	29 miles
M6 Junction 1	4.5 miles	Birmingham	36 miles
DIRFT (M1 J18)	8 miles	Central London	89 miles
Leicester	14 miles	Felixstowe	134 miles

## **OPPORTUNITY**

The new "best in class" logistics/industrial facility is available on a freehold or leasehold design and build basis.

### **PLANNING**

B1/B2/B8 planning consent exists for a new 128,600 sq ft warehouse/industrial facility.

# **TERMS**

Upon request from the agents.



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