

PRIME LOGISTICS/
INDUSTRIAL FACILITY

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



Developed by:

TUNGSTEN
PROPERTIES LTD

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

Argos

ASDA

DHL

LIDL

Eddie Stobart

TOYOTA

NISSAN

BT

wayfair

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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