

MAGNA PARK Lutterworth

MPN 761



SPECULATIVE
BUILD

761,361 SQ FT

LE17 4UE

STRATEGIC LOCATION

NORTH



eu.glp.com

MAGNAPARK North

MPN 761

MPN 761 is a mega 761,361 sq ft speculative distribution unit with best-in-class and state-of-the-art specification.

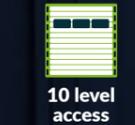
MPN 761 benefits from 360° circulation, two 50m wide and secure service yards, 18m clear internal height, 80 dock doors, 8 large loading dock doors, 10 level access and an array of energy-saving features. MPN 761 is also 100% PV ready and designed to WELLness principles.

LOCATION

The success of Magna Park Lutterworth is primarily due to its optimum and strategic location for warehousing and logistics in the centre of Britain.

- > M1 Junction 20 – 2.5 miles
- > M6 Junction 1 – 4.5 miles
- > M69 Junction 1 – 7 miles

HIGHLIGHTS

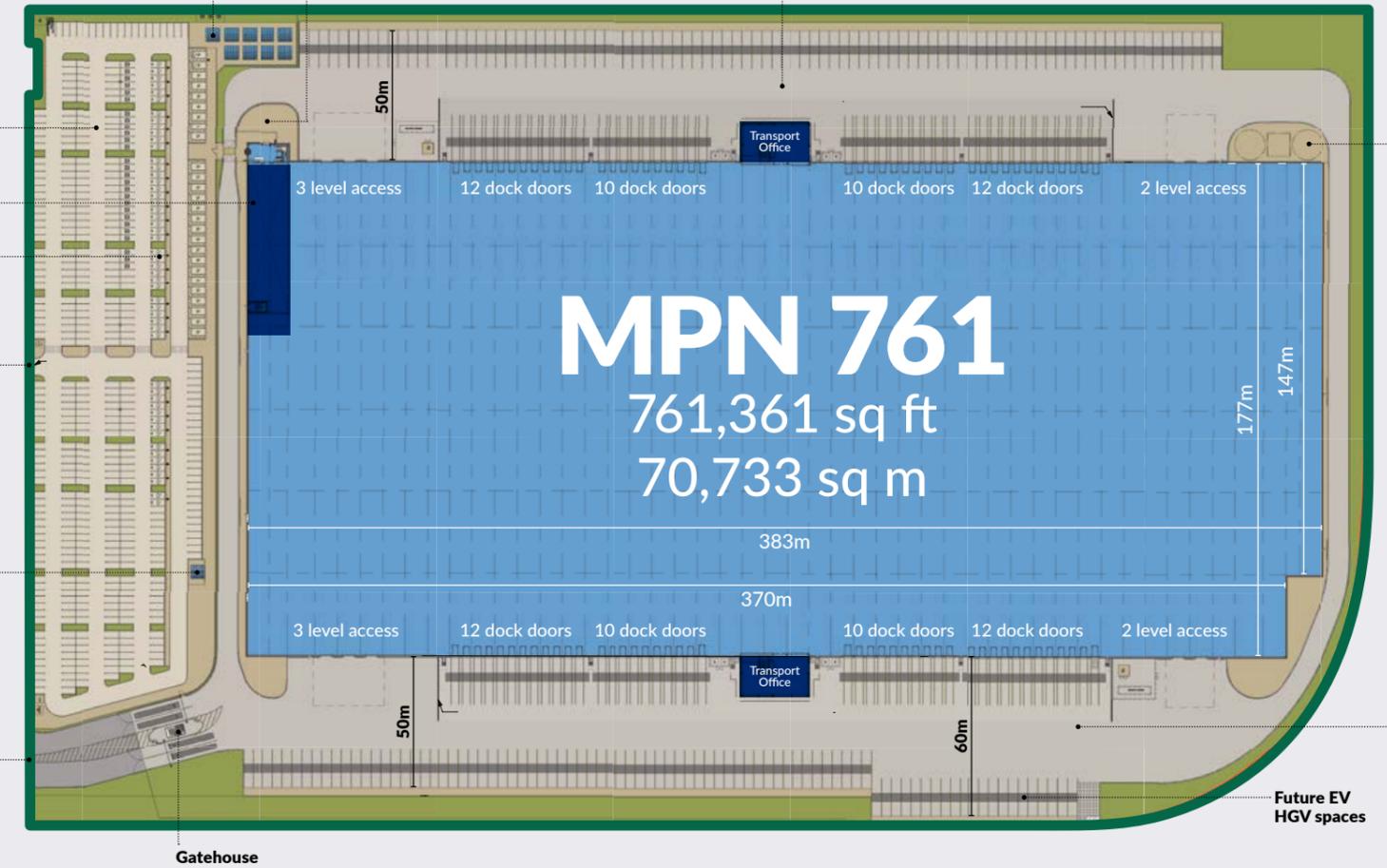


Computer generated image



SITE PLAN

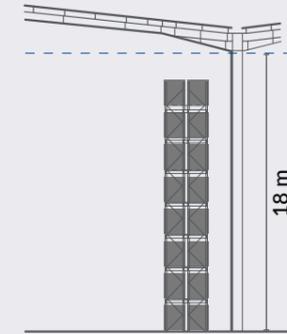
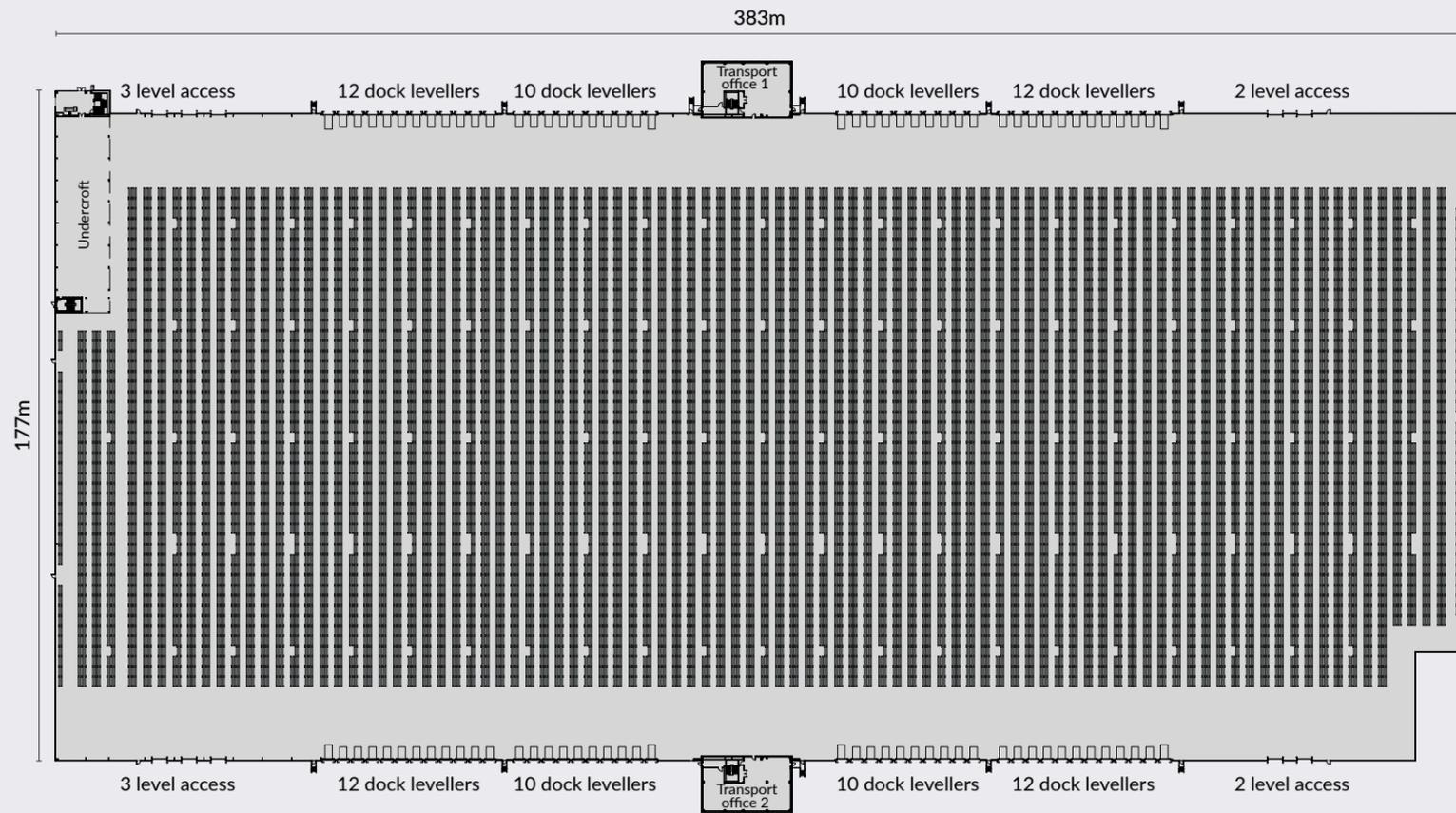
- 525 car parking spaces
- 3 storey offices
- 54 car charging bays
- Car entrance
- 10 motorcycle parking
- HGV entrance



SCHEDULE

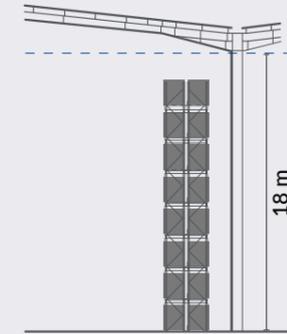
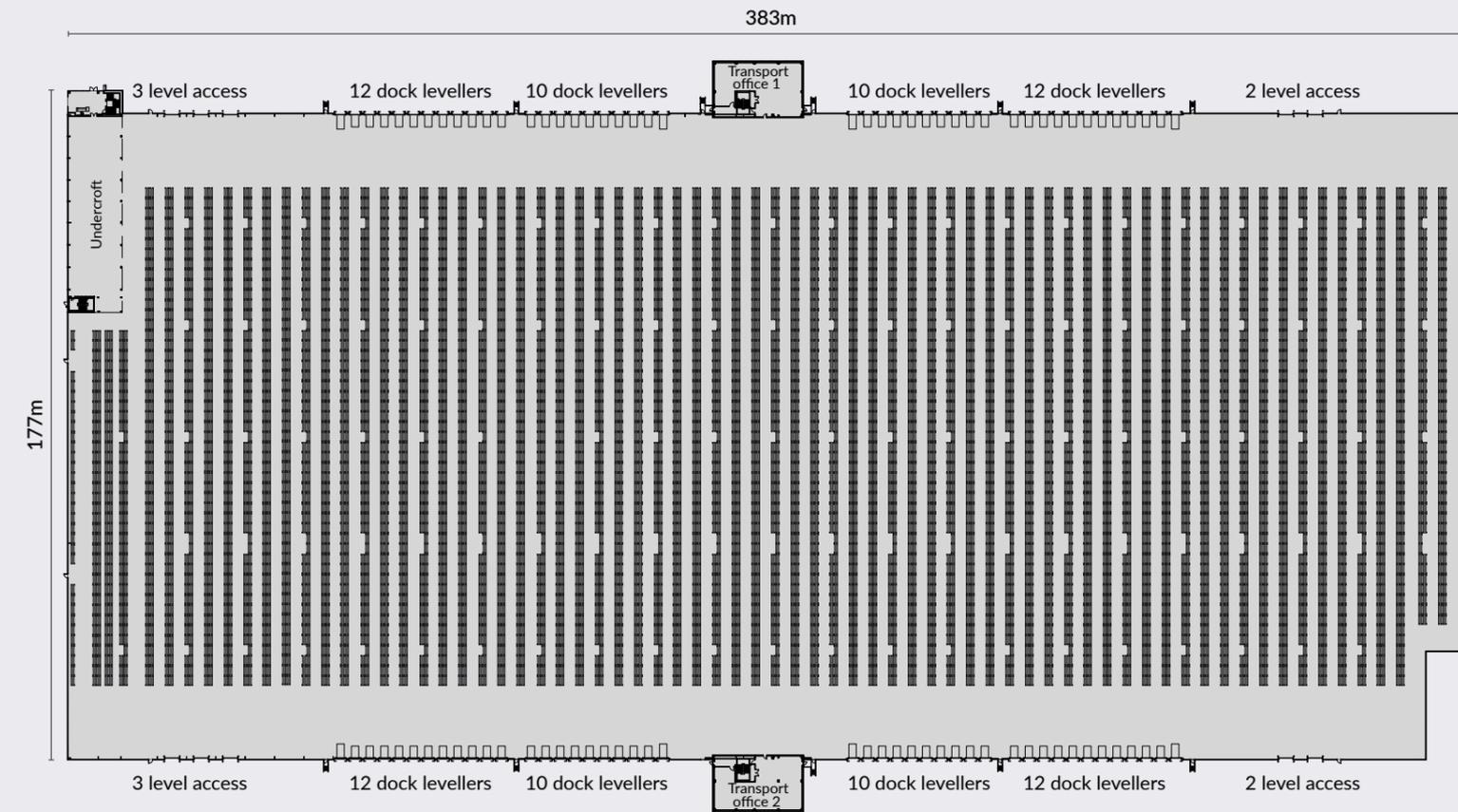
Warehouse	Warehouse undercroft	Ground floor	Main office	Plant deck	Transport office 1	Transport office 2	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Large dock doors	Level access
716,662 sq ft 66,580 sq m	8,202 sq ft 762 sq m	1,237 sq ft 115 sq m	18,384 sq ft 1,708 sq m	1,615 sq ft 150 sq m	7,523 sq ft 699 sq m	7,523 sq ft 699 sq m	215 sq ft 20 sq m	761,361 sq ft 70,733 sq m	525	18m	80	8	10

Narrow aisle racking layout




142,720
pallet positions
Ground +7

Wide aisle racking layout




105,872
pallet positions
Ground +7

MAGNAPARK Lutterworth

Building environments that work for you

Transport + Managing Assets + Workplace + Community + Wellbeing

We're on a mission to create an environment where customers' businesses can prosper and employees enjoy coming to work. G-Plus – an initiative from GLP.

We're more than a logistics building

G-Plus highlights*



G+Plus

*All of the G-Plus facilities and amenities will be project dependent and agreed with each customer.



MPN 761

Warehouse	Warehouse undercroft	Ground floor	Main office	Plant deck	Transport office 1	Transport office 2	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Large dock doors	Level access
716,662 sq ft 66,580 sq m	8,202 sq ft 762 sq m	1,237 sq ft 115 sq m	18,384 sq ft 1,708 sq m	1,615 sq ft 150 sq m	7,523 sq ft 699 sq m	7,523 sq ft 699 sq m	215 sq ft 20 sq m	761,361 sq ft 70,733 sq m	525	18m	80	8	10



CGI



GLP in Europe

As of 1st March 2025, GLP Capital Partners Limited and certain of its affiliates, excluding its operations in Greater China, are now a part of Ares Management Corporation (NYSE: ARES), a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, real estate, private equity and infrastructure asset classes. **For more about Ares, visit www.aresmgmt.com**

As of 31st December 2024, the GLP Europe operating portfolio consists of more than 10.3 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and GXO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 1.3 million SQM. **To learn more about our GLP European operations, please go to eu.glp.com**



**10.3 million sq m
operating portfolio**



**>10 million sq m
development in 35 years**



**1.3 million sq m
development pipeline**



**Strong
global presence**



MAGNA PARK Lutterworth

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



Olivia Hinds
Development Director, GLP

olivia.hinds@glp.com
 +44 (0)20 4557 6320

Emily Le Gallais
Development Manager, GLP

emily.legallais@glp.com
 +44 (0)20 4557 6320

London office
50 New Bond Street
London W1S 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. April 2025. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

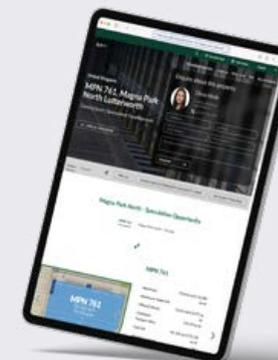
Ares Management Corporation (NYSE: ARES) has acquired a significant portion of the international business of GLP Capital Partners Limited and certain of its affiliates. For more information, visit aresgmt.com



eu.glp.com

MPN 761

NORTH



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

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

Ollie Withers
 ollie.withers@dtre.com
 +44 (0)7496 852 526



Franco Capella
 franco.capella@cushwake.com
 +44 (0)7834 197 403

James Harrison
 james.harrison@cushwake.com
 +44 (0)7775 905 415

Cameron Mitchell
 cameron.a.mitchell@cushwake.com
 +44 (0)7392 092 534

For the latest news and onsite progress visit

<https://eu.glp.com/property/mpn-761-magna-park-lutterworth/>



LE17 4UE

MPN 761
Westland Way
Magna Park
Lutterworth
LE17 4UE

kept.courier.contained
Lutterworth, UK