

MAGNA PARK Lutterworth

MPN 761



SPECULATIVE
BUILD

761,361 SQ FT

LE17 4UE

STRATEGIC LOCATION

NORTH



GLP

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

Clear height 18m

80 dock doors

10 level access

8 large dock doors

277 HGV parking

525 car parking

50m x 2 yard depth

80 kN psm Floor loading

Building Environmental Analytics

Cross dock

33.779 acres (13.670 ha)

54 charging car bays

SITE PLAN

525 car parking spaces

3 storey offices

54 car charging bays

Car entrance

10 motorcycle parking

HGV entrance

180 cycle spaces

Proposed area for outdoor seating

94 HGV parking spaces

Sprinkler tanks

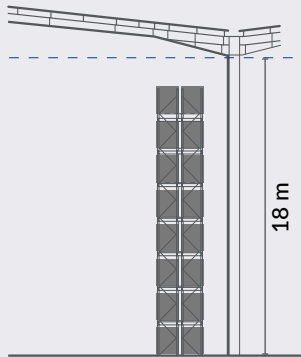
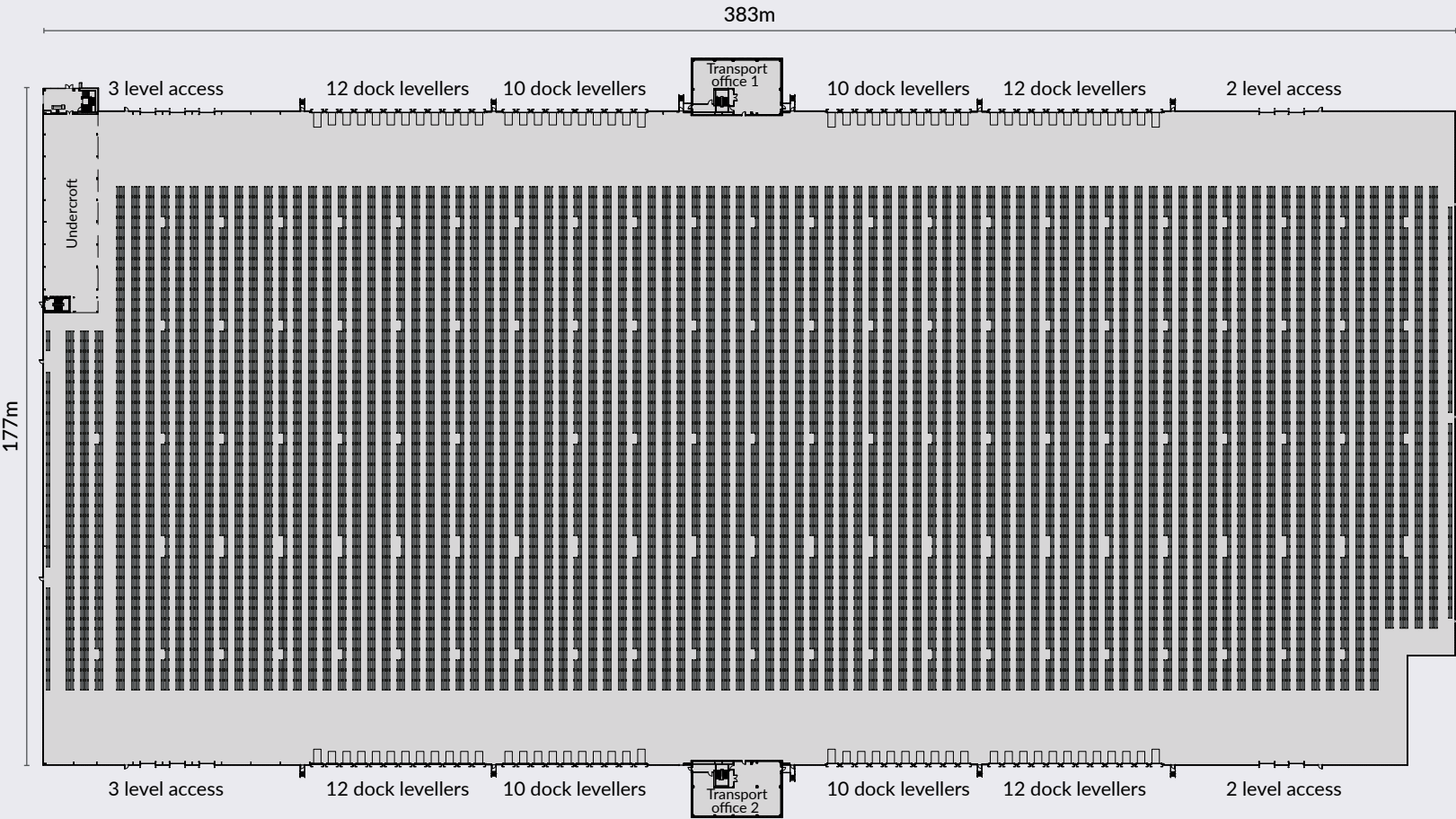
85 HGV parking spaces

Future EV HGV spaces

SCHEDULE

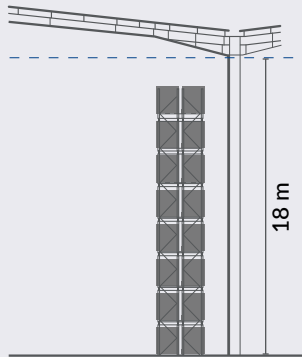
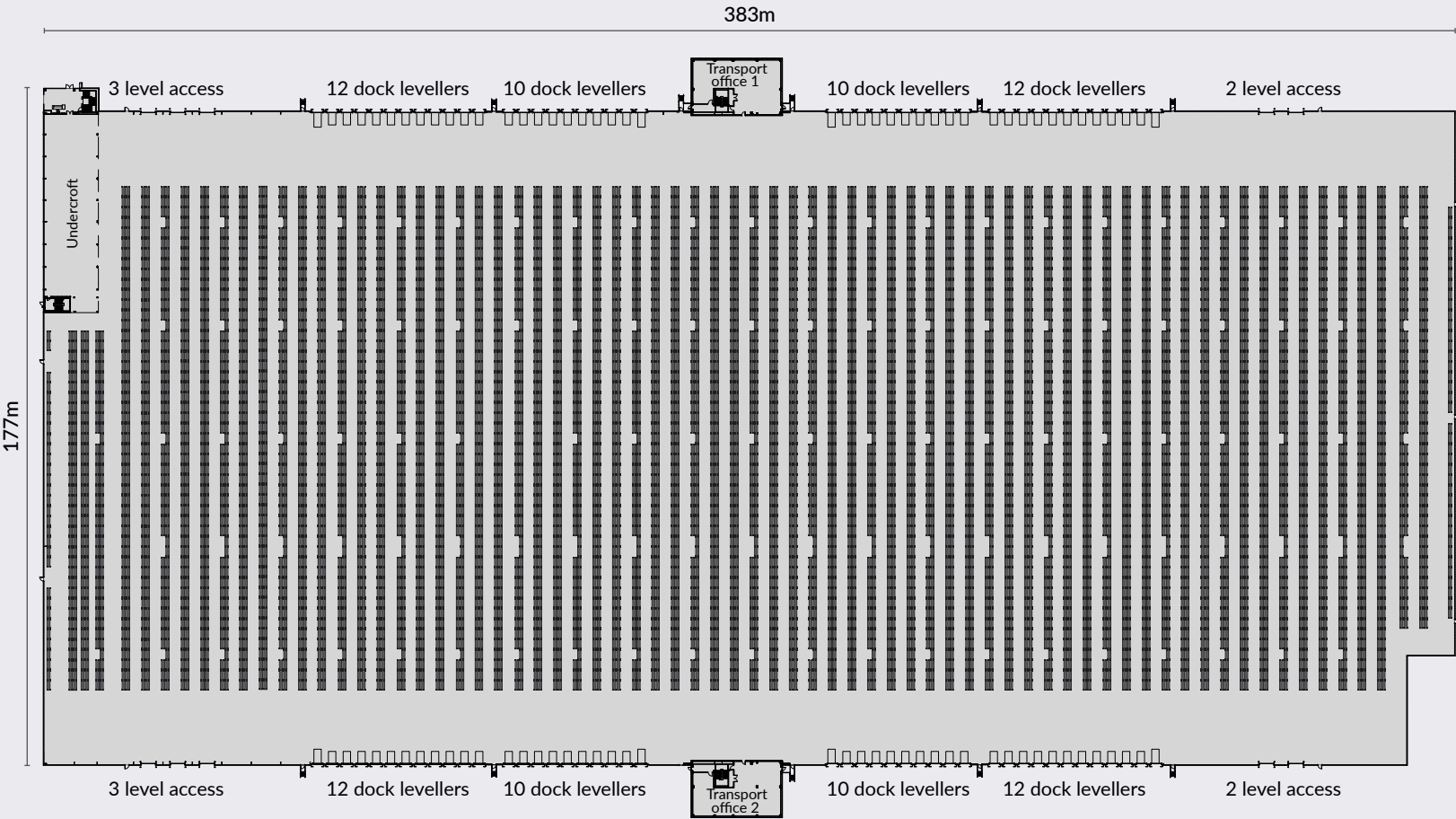
Warehouse	Warehouse undercroft	Ground floor	Main office	Plant deck	Transport office 1	Transport office 2	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Large dock doors	Level access
716,662 sq ft 66,580 sq m	8,202 sq ft 762 sq m	1,237 sq ft 115 sq m	18,384 sq ft 1,708 sq m	1,615 sq ft 150 sq 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

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

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or to arrange a meeting, please contact:



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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.

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and onsite progress visit**
<https://eu.glp.com/property/mpn-761-magna-park-lutterworth/>



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