

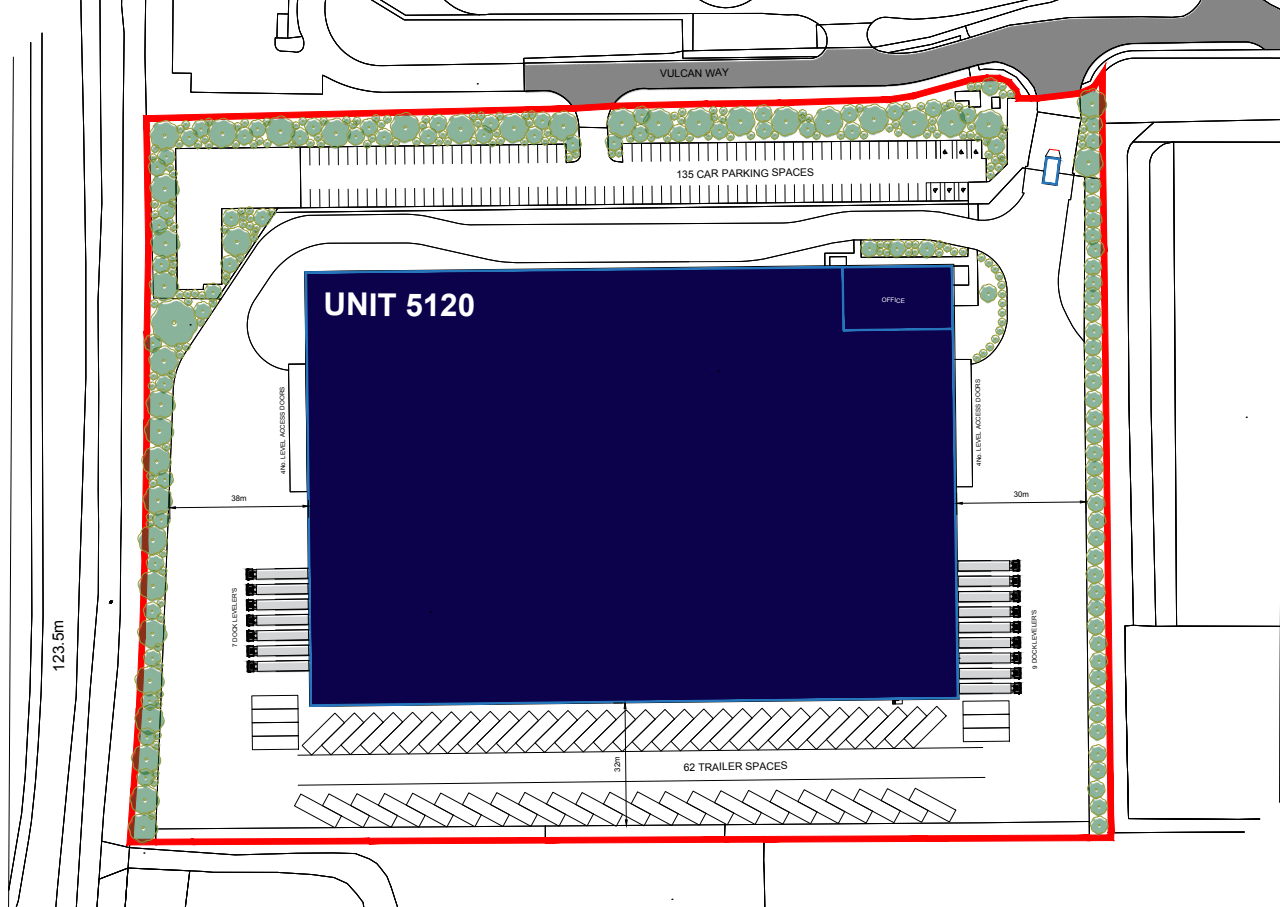


UNIT 5120

VULCAN WAY | MAGNA PARK | LUTTERWORTH | LE17 4XR



220,000 SQ FT - CROSS DOCKED FACILITY
TO BE FULLY REFURBISHED AVAILABLE Q2 2024



A HIGH QUALITY CROSS DOCKED FACILITY TO BE FULLY REFURBISHED



On-site security hut



260 car parking spaces + overflow space



14.5m eaves height



65 HGV parking spaces



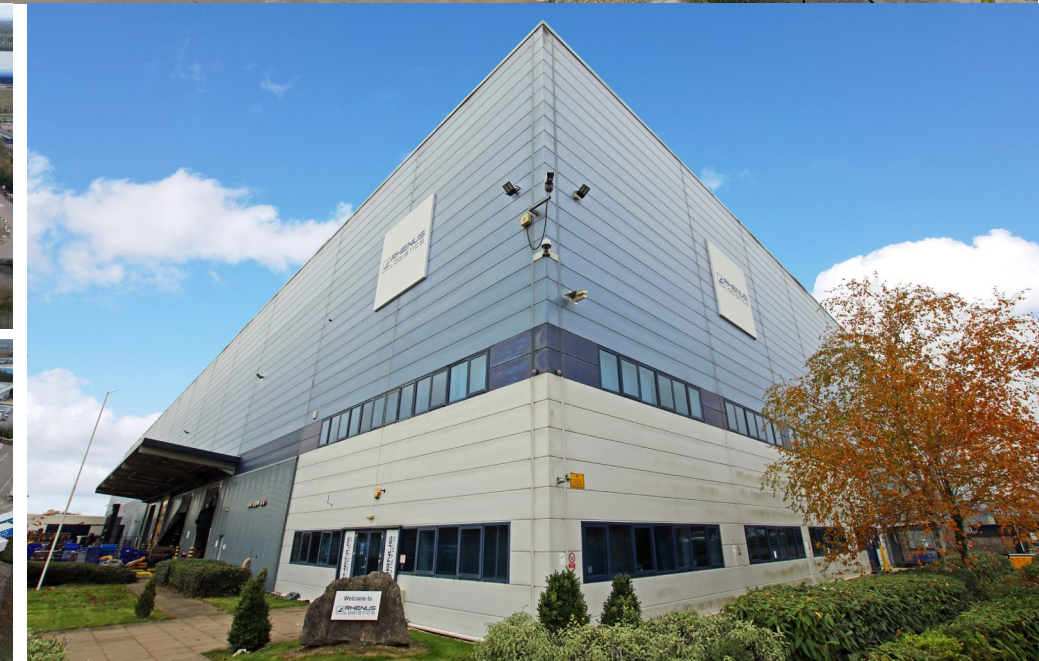
6 Level Access Loading Doors



360 degree access around the building



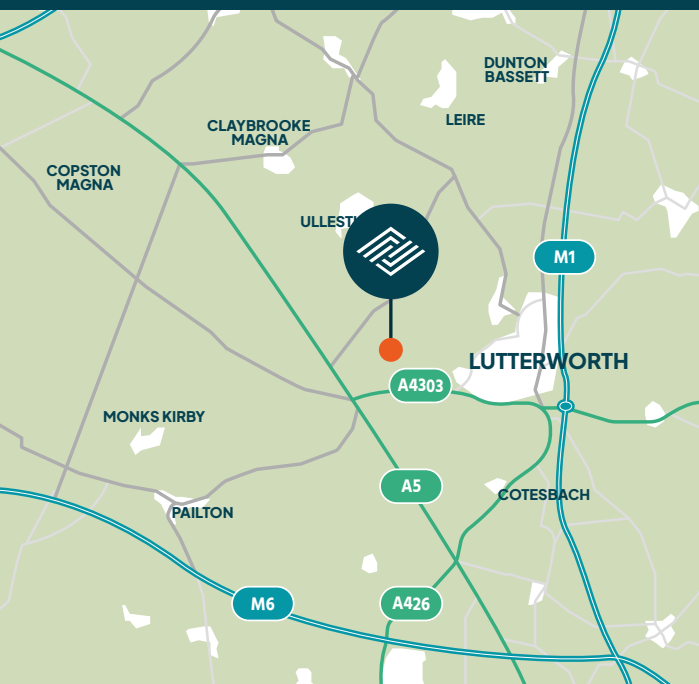
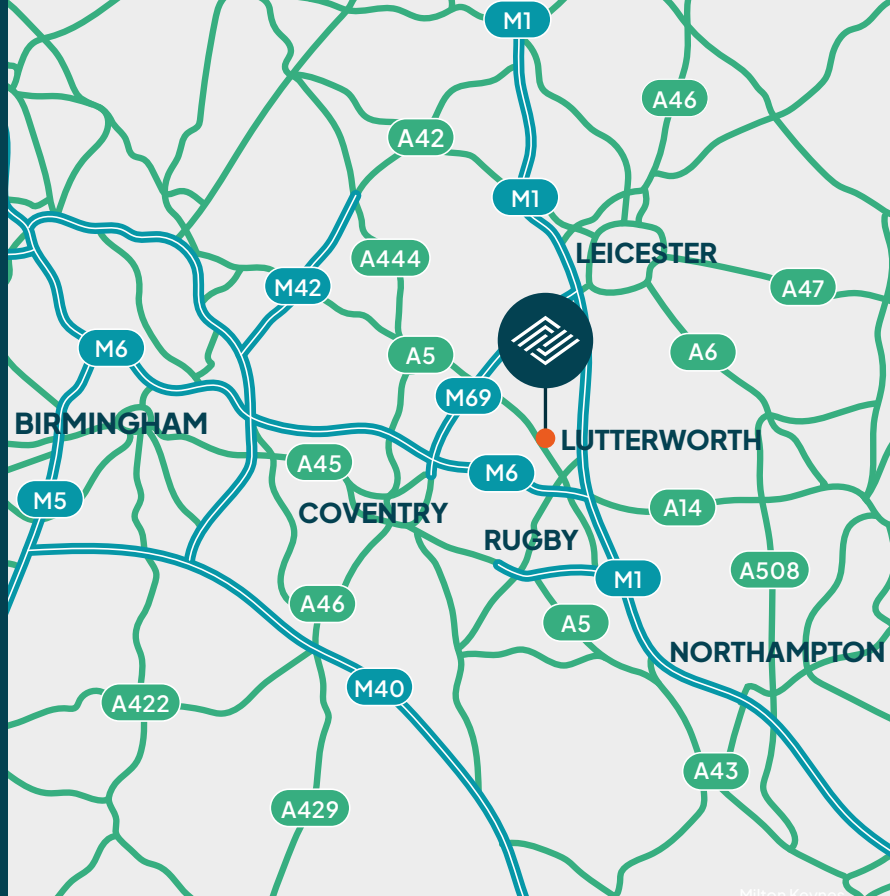
16 Dock Level Loading Doors



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DRIVE TIMES

M1 J20	2.5 Miles
M6 J1	4.5 Miles
M69 J1	7 Miles
DIRFT Rail Freight Terminal	9 Miles
Coventry	19 Miles
Birmingham	39 Miles
Central London	89 Miles
East Coast Ports	150 Miles



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