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MAGNA

104



UNDER REFURBISHMENT

Wellington Parkway
Lutterworth
LE17 4XW

To Let **104,539 sq ft**
Fitted Distribution Warehouse

 **CUSHMAN &
WAKEFIELD**



MAGNA PARK SOUTH

A4303

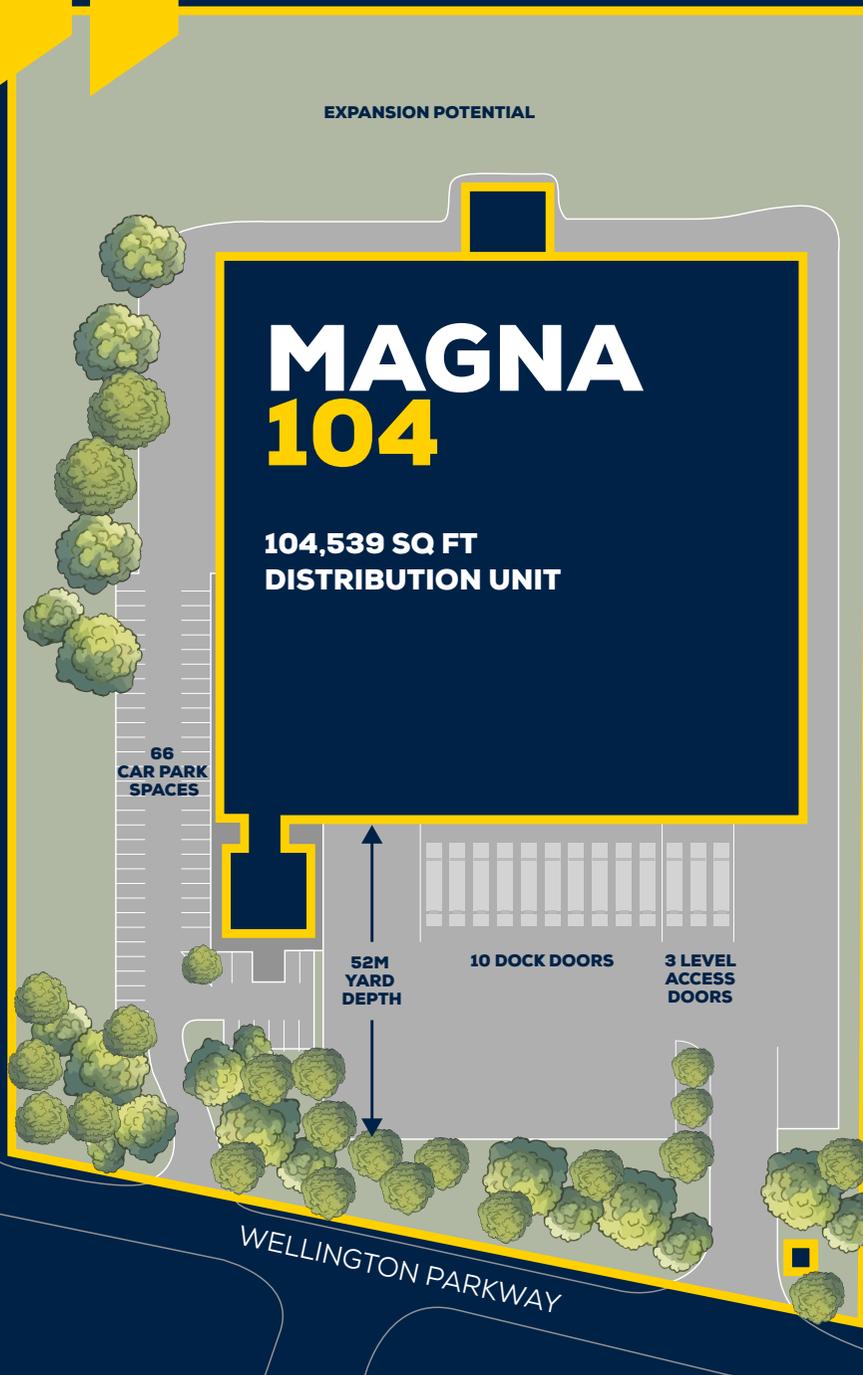
To M1 J20

To M6 J1

To M69 J1

**MAGNA
104**

SPECIFICATION



10.2 metre clear height



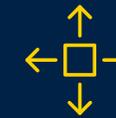
10 Dock levellers



3 level access doors



24 HGV parking spaces



52m yard depth



66 car parking spaces



Roof level sprinklers

Description	Sq M	Sq Ft
Warehouse	9,240.51	99,464
Two Storey Offices	456.62	4,915
Gatehouse	14.86	160
Total (GIA)	9,711.99	104,539

LOCATION



Magna 104 is located on Magna Park Lutterworth, which is recognised as one of the UK’s prime logistics parks. The Park is strategically located, being situated at the heart of the Midland’s Golden Triangle, boarded by the M1, M6 and M69 motorways.

The Park has excellent access to the national motorway network with the M1 (Junction 20) 2.5 miles to the east, the M6 (Junction 1) 4.5 miles to the south and the M69 (Junction 1) 6.5 miles to the north-west via the A5.

Nearby occupiers include Amazon, Asda, Lidl, Kenwood, Britvic, Toyota, Bleckmann, Primark and others



Drivetimes:

M1 (Junction 20)	2.5 miles	5 min
M6 (Junction 1)	4.5 miles	10 min
M69 (Junction 1)	6.5 miles	15 min
Leicester	17.5 miles	30 min
Coventry	18 miles	32 min
Birmingham	34.5 miles	45 min
London	90 miles	2hr 10 min



Rail freight and airports:

DIRFT	9 miles
EMG	32.5 miles
Hams Hall	29 miles
East Midlands Airport	32 miles
Birmingham International	28 miles
Heathrow	90 miles

Rent

Rent available upon application.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

VAT will be payable on the rent.

EPC

The EPC will be updated on completion of the refurbishment.

Further Information

For further information or to arrange a viewing, please contact the agents:

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**CUSHMAN &
WAKEFIELD**

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