MAGNA PARK Lutterworth
MPN 7

BUILD-TO-SUIT OPPORTUNITY

411,597 SQ FT

LE17 4JH | STRATEGIC LOCATION

NORTH

net-Zer0 A GLP net-Zero build

CODE FOR A SUSTAINABLE BUILT ENVIRONMENT BREEAM 'Outstanding' ★★★★★ BRE GLOBAL

G+Plus Building Communities & Wellbeing

Earthworks and infrastructure complete

Country park

GLP

eu.glp.com

Computer generated image

MAGNA PARK North

MPN 7

MPN 7 is a 411,597 sq ft build-to-suit distribution unit with best-in-class and state-of-the-art specification.

MPN 7 benefits from a 50m wide and secure service yard, 15m clear internal height, and an array of energy-saving features. MPN 7 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

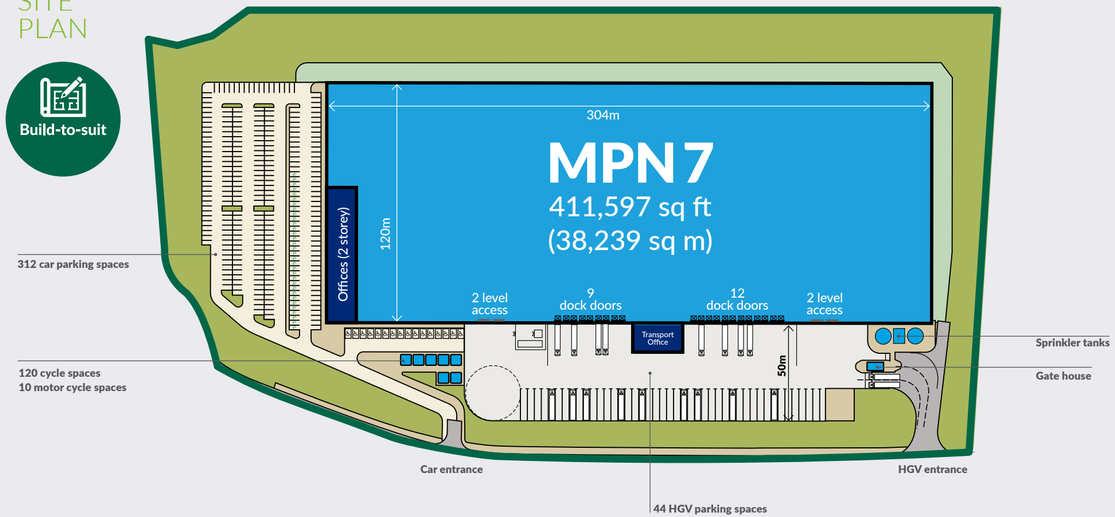
Representative computer generated image

HIGHLIGHTS

- 19,802 acres (8.014 ha)
- 16 charging car bays
- 44 HGV parking
- 312 car parking
- 4 level access
- 21 dock doors
- 50 m yard depth
- 80 kN psm Floor loading

SITE PLAN

Build-to-suit



SCHEDULE

Warehouse	Offices (2 storey)	Meeting room (2nd floor)	Transport office	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
382,222 sq ft 35,510 sq m	20,379 sq ft 1,893 sq m	1,238 sq ft 115 sq m	7,543 sq ft 701 sq m	215 sq ft 20 sq m	411,597 sq ft 38,239 sq m	312	15m	21	4

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CGI

net Zer0 A GLP net-Zero build

BREEAM Outstanding ★★★★★ BRE GLOBAL

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*

- Staff and building security
- Fast car charging (EV)
- Country park
- Exceptional transport links
- Bees, apiaries & honey production
- Maintained private roads
- Park radio station
- Local school partnerships
- Charity bike ride
- Community liaison group
- Community fund
- Training Academy (CLEAR)
- Maintained landscape
- Pedestrian safe walking
- Tree planting
- Designated Estate Manager
- Footpaths & bridleways
- Honouring local heritage
- Fishing lake
- Dedicated park website
- Community fun day
- Public transport

G+Plus

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

MAGNA PARK Lutterworth

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

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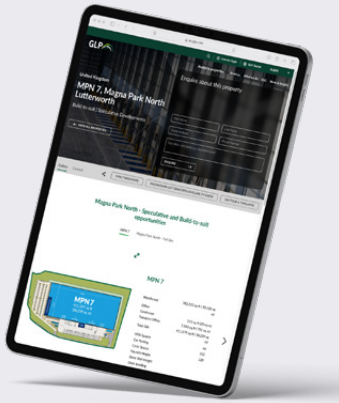
MPN 7

NORTH



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For the latest news and onsite progress visit
https://eu.glp.com/property/mpn7-magna-park-lutterworth/

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