

MPS8

Magna Park South

Buckingham Way

Lutterworth

LE17 4WJ



TO LET

356,202sq ft
(33,131sq m)



PROPERTY FEATURES

The property will comprise a large high bay storage and distribution warehouse located in a prime location close to J20 of the M1.

FLOOR AREAS

Building	Sq. ft	Sq. m
Warehouse	330,715	30,724
Main Offices	20,336	1,889
Hub Office	5,151	478
TOTAL (Approximate Gross Internal Area)	356,202	33,131
Site Area 14.58 acres		

SERVICES

The property has mains drainage, electricity, water and gas.

BUSINESS RATES

From the 1st April 2026 the Rateable value is assessed as £2,860,000 (Assessment number 551330080)

EPC

The building has an EPC Rating of A17. Certificate number 5002-0606-0458-2470-0047 which is valid until November 2032.

SPECIFICATION

- Clear Working height 15m
- Lighting
- Sprinklers
- Floor loading – 50kn/m2 FM2
- 28 dock level loading doors
- 4 level access loading doors
- 50m deep yard area
- 90 HGV spaces
- 265 Car parking spaces
- 1,500KVA power supply

TENURE

The is held on a 15-year full repairing lease from December 2022, expiring in December 2037. The rent is subject to an RPI indexed (cap of 3.5% and collar of 1.5%) linked review in December 2027. The property is available by an assignment or subletting of the existing lease which expires in December 2037.

RENT

On Application

VAT

VAT may be chargeable on the rent, interested parties please enquire with the leasing agents.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required

LOCATION: MPS8 Magna Park South Lutterworth LE17 4JW

Magna Park Lutterworth is the UK's and Europe's largest dedicated Logistics and Distribution Park situated at the heart of the Midlands 'Golden Triangle'. Home to over 30 occupiers including Asda, Amazon, Wayfair, Bleckman Logistics Great Bear DHL, and Evri.

Road Access and Distances

The building is strategically positioned 2.2 miles from J20- of the M1, 5.3 miles from J1 of the M6 at Rugby, and 8 miles from J1 of the M69 at Hinckley providing rapid access to the UK's main arterial routes.

Distances to Major Cities

City	Distance (Miles)
London	90
Birmingham	35
Coventry	20
Leeds	110
Manchester	105
Bristol	120

Strategic Rail Freight Terminals

Magna Park is uniquely placed to serve the "Golden Triangle" of UK logistics, with several major rail freight interchanges nearby:

Terminal	Approx. Distance (miles)
DiRFT (Daventry)	10
Birch Coppice (Tamworth)	35
East Midlands Gateway	40
Northampton Gateway	30
Hams Hall	30

Airports

	Approx. Distance (miles)
East Midlands	30
Birmingham	30
London Heathrow	100
London Luton	70
Manchester	95

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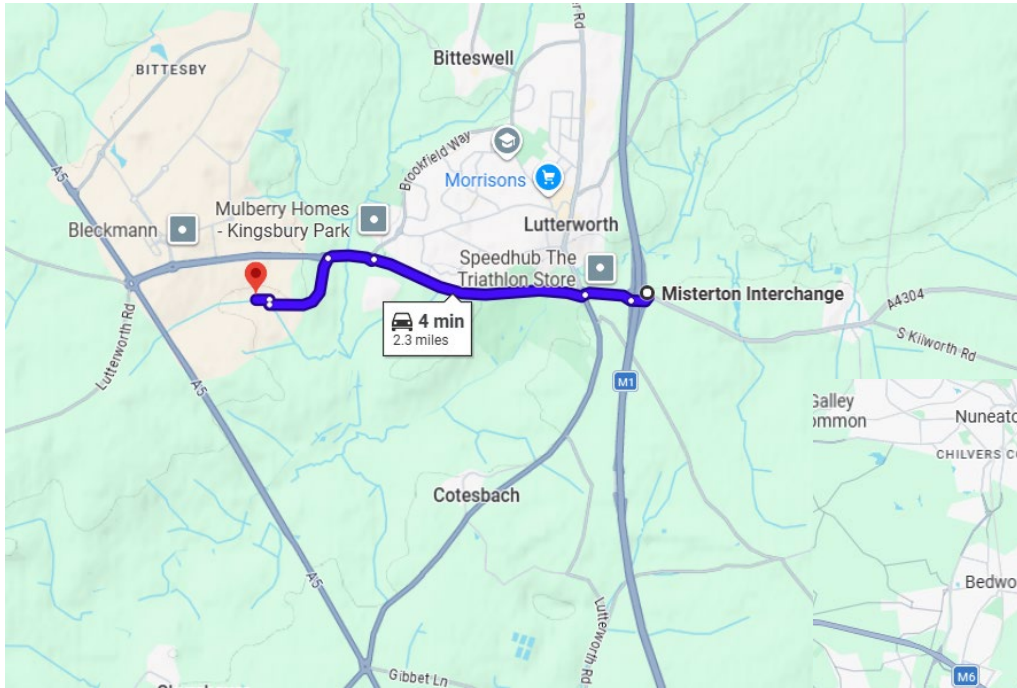
Ports

	Approx. Distance (miles)
Felixstowe	135
Southampton	130
London Gateway	118
Liverpool	130

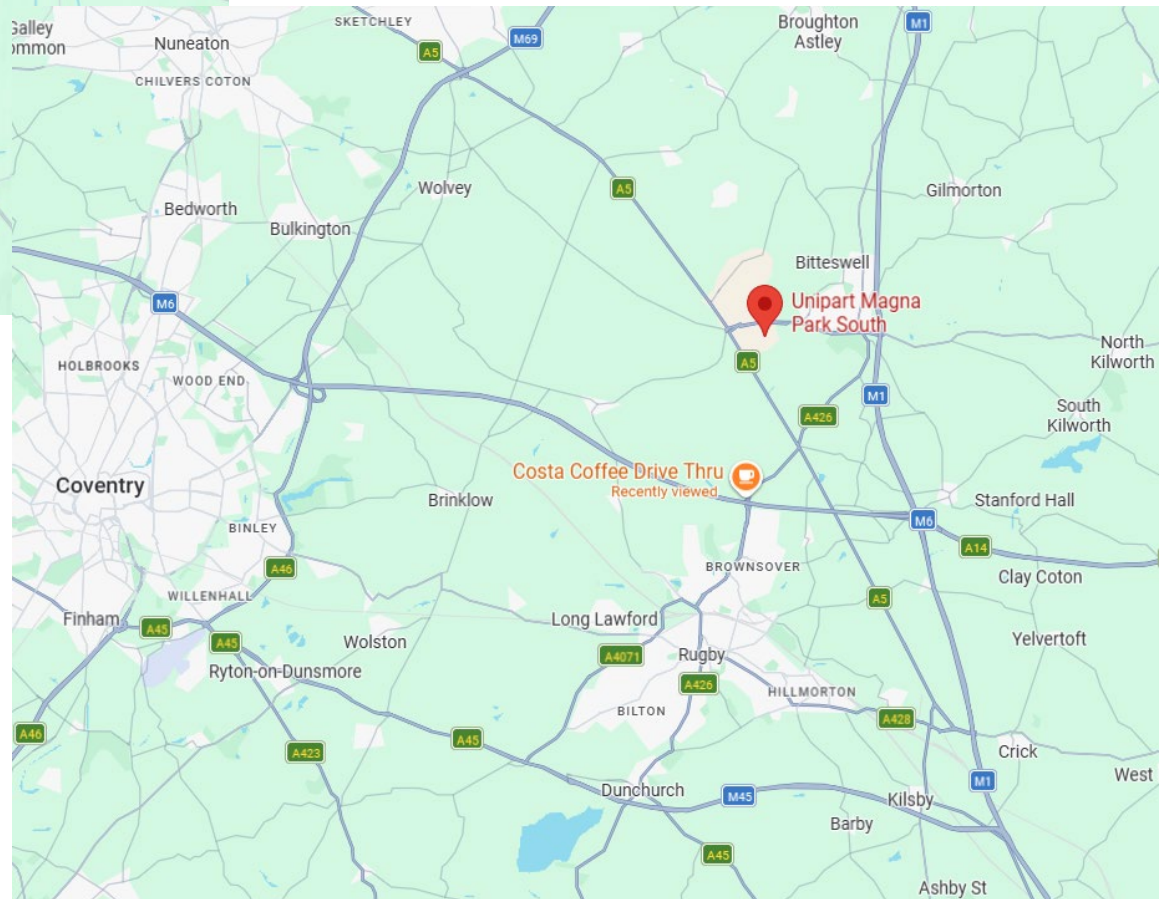
Rail Stations

	Approx. Distance (miles)
London Euston	87
New Street	37
Nottingham	42
Derby	50
Coventry	22

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VIEWINGS

Viewings are via appointment with Cushman & Wakefield

For further information please contact :

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