INDUSTRIAL / WAREHOUSE TO LET

PART 1300

Magna Park, Lutterworth, LE17 4XH

101,116 SQ FT PART RACKED WAREHOUSE SPACE LOCATED IN MAGNA PARK, LUTTERWORTH. AVAILABLE BY WAY OF SUB-LEASE ON FLEXIBLE TERMS.

101,116 SQ FT (9,393.98 SQ M)

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DETAILS

DESCRIPTION

115,916 sq ft warehouse space available on flexible lease terms by way of sub-lease. Offering an eaves height of 10m, the space is part racked, including sprinkler system, lighting throughout and gas heating. There is a semi-permanent office/ staff welfare block located within the unit. Externally there is staff parking, HGV parking, a manned security gate and a covered canopy along with two level access doors.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	101,116	9,393.98	Available
Total	**101,116**	**9,393.98**	

KEY FEATURES

- Located in the Golden Triangle
- Flexible lease terms available
- Part racked
- 10m eaves
- HGV parking spaces
- 24/7 manned security gate

OUTGOINGS

- **Rates:**
- **Service charge:** n/a
- **Estate charge:** n/a

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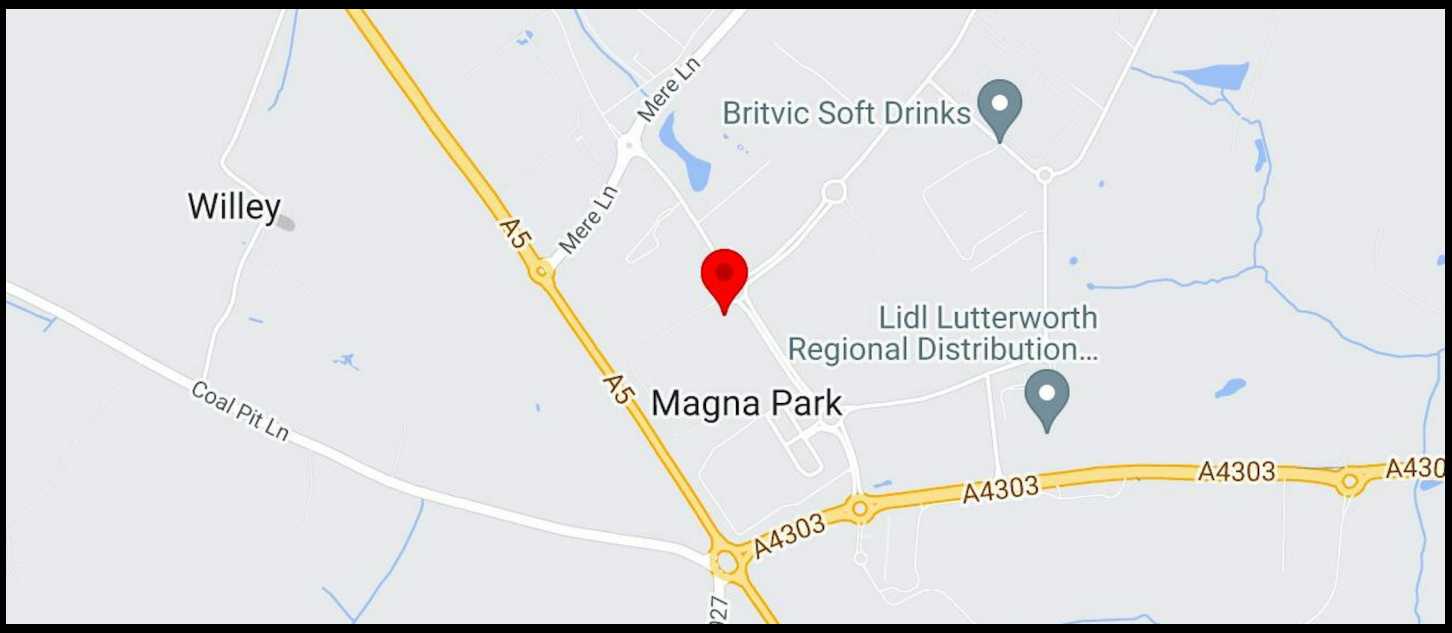
LOCATION



The unit is located on Hunter Boulevard, Magna Park, Lutterworth. This premier logistics and distribution park provides immediate access to the M1, M6 and M69 Motorways.

Magna Park is strategically located in the heart of the 'Golden Triangle', approximately 1 mile from J20 of the M1 Motorway with J19 of the M1 Motorway approximately 4 miles to the south which in turn provides direct access to the M6.

Approximately 85% of the UK population is within a 4.5 hour HGV drive of Magna Park.

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