

MAGNAPARK Lutterworth MPS 12



BUILD-TO-SUIT

466,162 SQ FT

LE17 4JB

STRATEGIC LOCATION

SOUTH



eu.glp.com

MAGNAPARK South

MPS 12

MPS 12 sets a new standard for sustainable distribution facilities, encompassing GLP's core ESG values.

This 466,162 sq ft unit offers a best-in-class specification to include 360° circulation, 50 and 35m wide service yards, and 15m clear internal height. It also incorporates energy-saving features to reduce carbon footprint and operational costs. Additionally, MPS 12 is 100% PV ready and designed to WELLness principles, prioritising the well-being and productivity of employees.

LOCATION

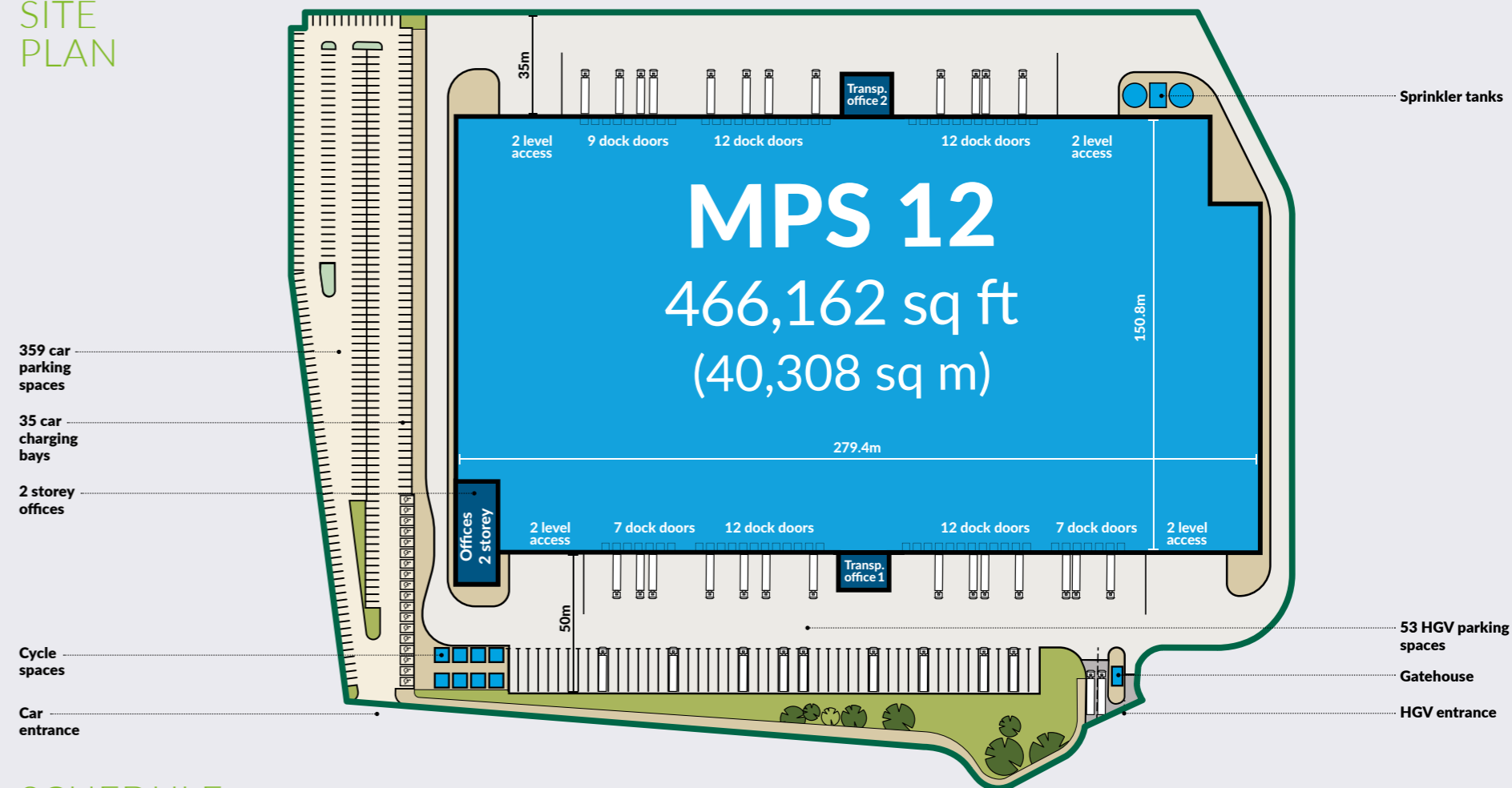
The success of Magna Park Lutterworth is primarily due to its optimum and strategic location for warehousing and logistics in the centre of Britain.

- > M1 Junction 20 – 2.5 miles
- > M6 Junction 1 – 4.5 miles
- > M69 Junction 1 – 7 miles

HIGHLIGHTS

- Clear height 15m
- 71 dock doors
- 8 level access
- 50/35m yard depth
- 53 HGV parking
- 359 car parking
- Cross docking
- 360° circulation
- Building Environmental Analytics
- 50 kN psm Floor loading
- 23.66 acres (9.58 ha)
- 35 charging car bays

SITE PLAN



SCHEDULE

Warehouse	Offices (2 levels)	2nd floor meeting room	Transport office 1	Transport office 2	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
444,231 sq ft 41,270 sq m	10,420 sq ft 968 sq m	1,238 sq ft 115 sq m	5,029 sq ft 467 sq m	5,029 sq ft 467 sq m	215 sq ft 20 sq m	466,162 sq ft 43,308 sq m	359	15m	71	8



Representative CGI

MAGNAPARK Lutterworth

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*



G+Plus

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



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Representative CGI



MPS 12

SOUTH

MAGNA PARK Lutterworth

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



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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. March 2026. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

Ares Management Corporation (NYSE: ARES) has acquired a significant portion of the international business of GLP Capital Partners Limited and certain of its affiliates. For more information, visit aresgmt.com



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