

# MPS4

## MAGNA PARK SOUTH LUTTERWORTH



TOTAL GIA  
98,844 SQ FT

Clear height 12.5m

- ✓ SPECULATIVE DEVELOPMENT OF 98,844 SQ FT COMMENCED
- ✓ AVAILABLE AUTUMN 2020



Computer generated image

# MPS4

Development has commenced on MPS4, a speculative logistics and distribution unit of 98,844 sq ft within Magna Park South, Lutterworth.

MPS4 will benefit from best-in-class specification, including a wide service yard, clear internal height of 12.5 m and an array of energy saving features. 100% PV ready and designed to WELLness principles.

The unit will also feature the enhanced Gazeley 'standard' specification 2020 which includes an ultra-modern treatment to the design of the primary office elevation together with cutting-edge enhancements throughout the welfare facilities.

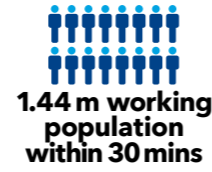
Magna Park Lutterworth is the UK and Europe's largest dedicated logistics and distribution park situated within the Midlands' 'Golden Triangle' of logistics.

As with all major employment locations, especially those with good strategic access, Magna Park draws its workforce from a wide area. Gazeley commissioned independent demographic projections of the future labour force. For the defined Magna Park catchment area there is a projected growth in labour supply over the period 2018-2031 of 76,700 additional workers.

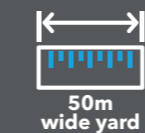
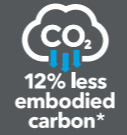


## SCHEDULE OF ACCOMMODATION

Unit	Warehouse	Offices	Gatehouse	Total GIA	HGV parking	Car parking	Clear height	Dock doors	Level access
MPS4	88,653 SQ FT	8,236 SQ M	290 SQ FT	98,844 SQ FT 9,183 SQ M	20	75	12.5 m	10	2

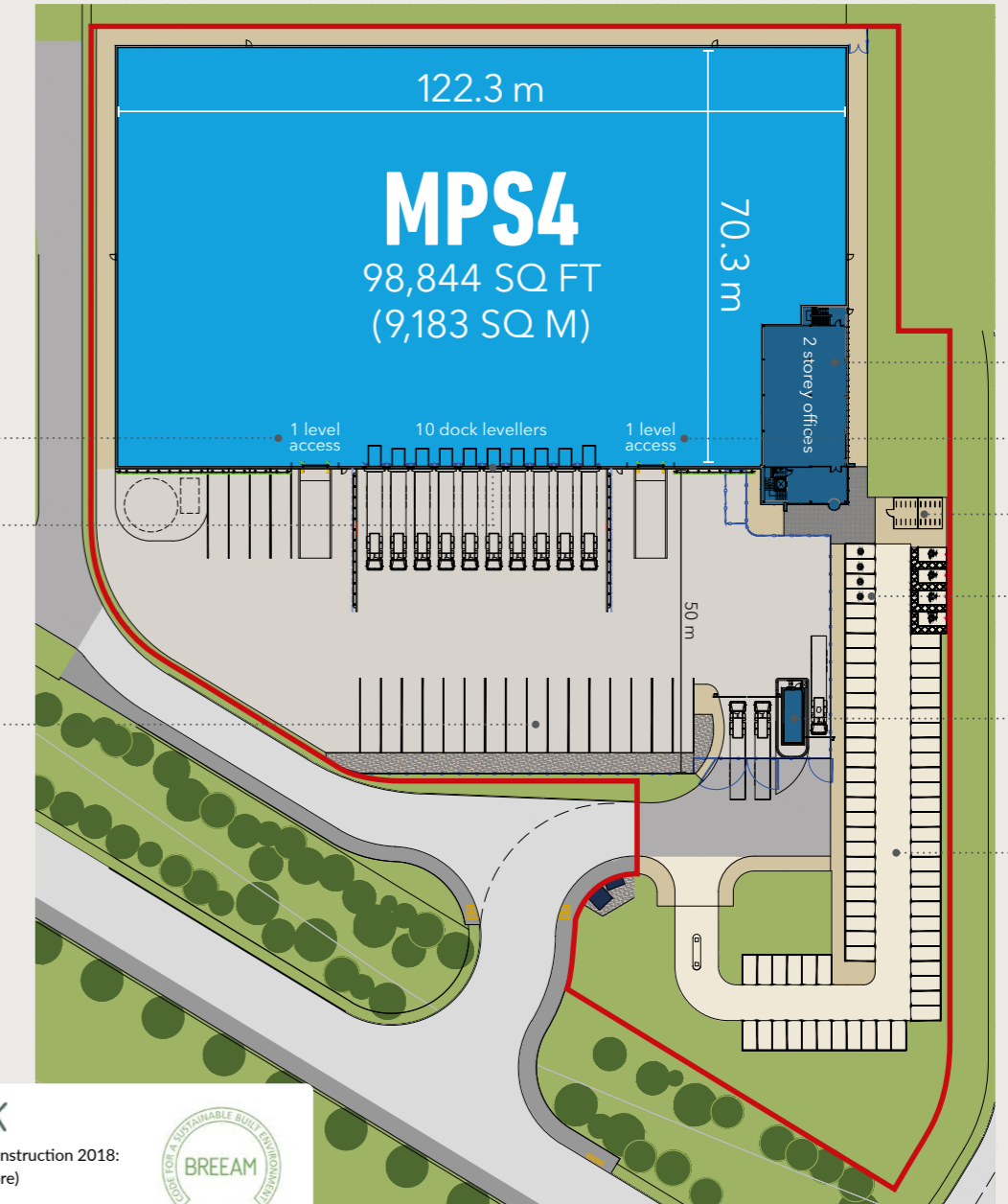


## KEY FEATURES



## SITE PLAN

1 level access  
10 dock levellers  
20 HGV parking spaces



**BREEAM® UK**  
BREEAM® UK New Construction 2018: Industrial (Shell and Core)  
★★★★☆ Rating: Excellent

\*Target minimum than industry standard  
†Target minimum in day-to-day operations

## LOCATION

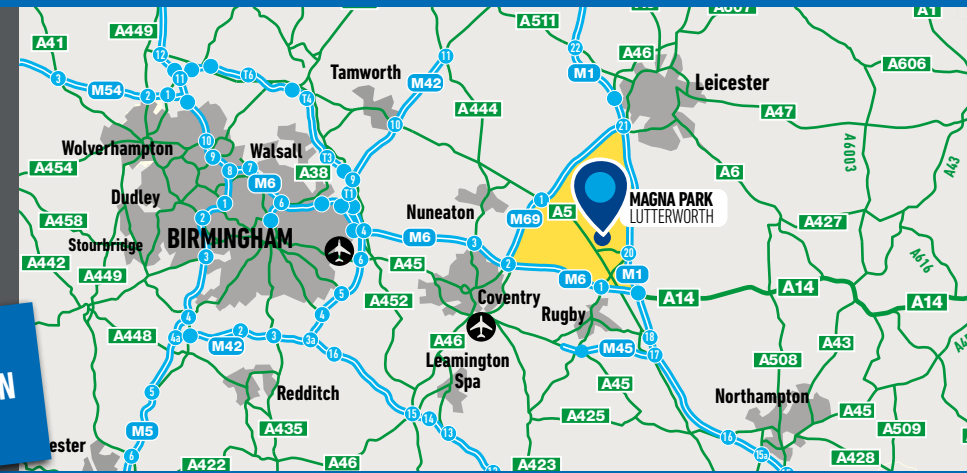


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The success of Magna Park Lutterworth is primarily due to its optimum location for warehousing and logistics in the centre of Britain, with strategic road access to the M1 Junction 20 (2.5 miles), M6 Junction 1 (4.5 miles) and M69 Junction 1 (7 miles).

- ✓ Access to over 85% of the UK population within 4.5 hours drive
- ✓ Strategically located where 90% of the UK's markets are within a round trip drive of 9-10 hours, the average daily drive time allowed for HGV drivers under EU regulations

**MAGNA PARK LUTTERWORTH SITS IN A KEY STRATEGIC LOCATION WITHIN THE LOGISTICS GOLDEN TRIANGLE**



## CONTACTS

### Gazeley

a GLP company

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