

WELLINGTON
PARKWAY
LUTTERWORTH
LE17 4XW

UNIT 3220 MAGNA PARK

High Specification Fitted Warehouse
TO LET - 159,957 sq ft

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YOUNG



DESCRIPTION

Unit 3220 is located on Magna Park Lutterworth, one of the UK's premier logistics parks being strategically located on the M1, approximately 4 minutes' drive from J20. The M6 and M69 are also easily accessed.



10m
Eaves
Height



30
Dock
Doors



2 level
access
doors



Full 360
Circulation



Dual
Yard



Up to 52m
Yard Depth



Sprinkler
System



HGV
Parking



Warehouse
LED Lighting



Warehouse
Amenity Area



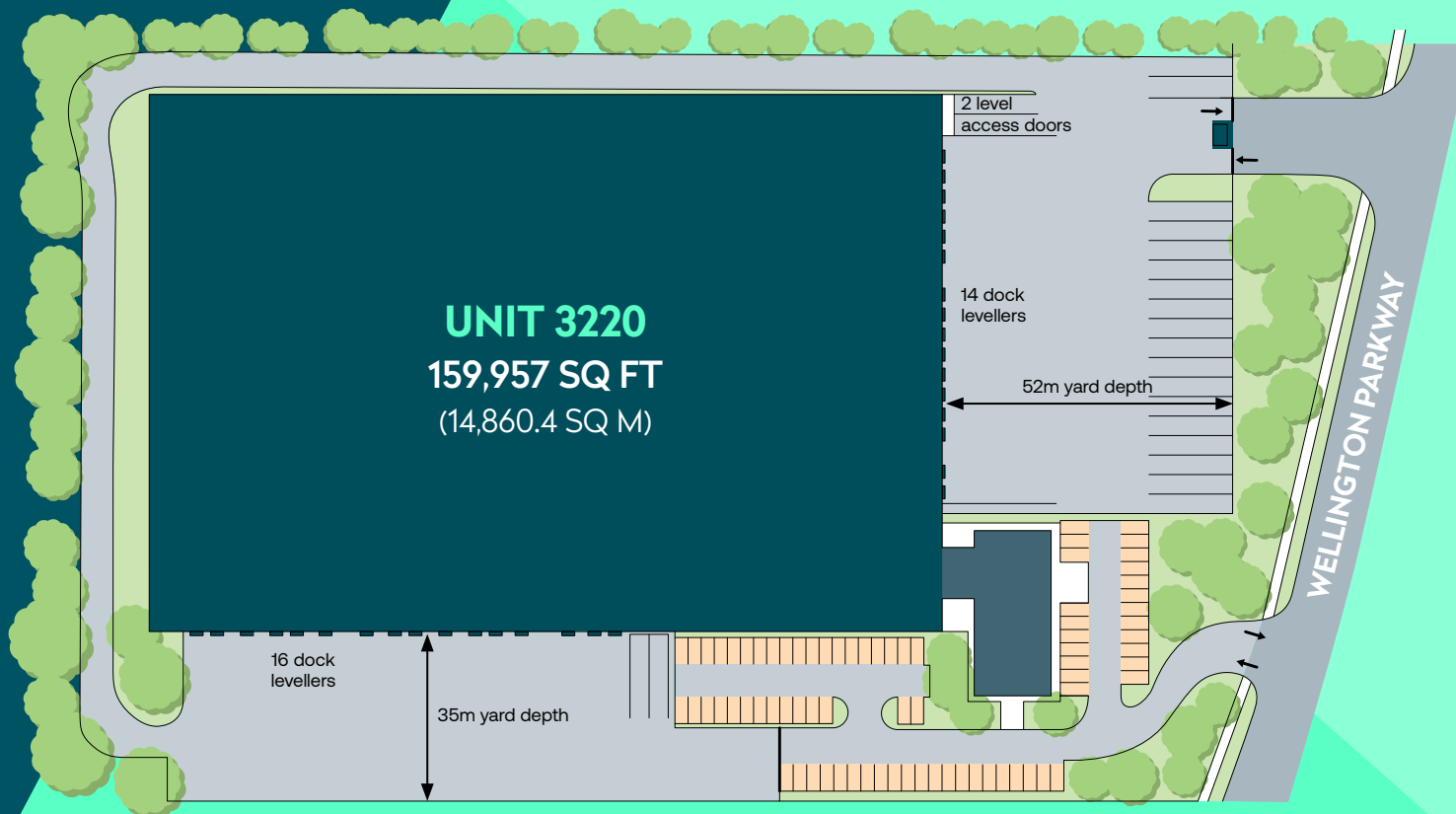
Gatehouse



Fully Fitted
Offices

EPC

Targeting an EPC Rating of A following refurbishment of the property. A copy of the certificate will be provided post refurbishment.



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), a summary of which has been provided here:

Accommodation	Sq m	Sq ft
Warehouse	13,905.4	149,677
Office / Ancillary	945.1	10,173
Gatehouse	9.9	107
Total	14,860.4	159,957

LOCATION

Magna Park Lutterworth is a 500-acre distribution park strategically located within the Logistics 'Golden Triangle' in Leicestershire. It is located 36 miles east of Birmingham, 90 miles north west of Central London and 120 miles south east of Manchester and is considered to be one of the premier logistics parks in the UK.

MOTORWAY

Motorway	Miles	Time
M1 Junction 20	2.5	4 mins
M6 Junction 1	6	8 mins
M69 Junction 1	7	10 mins
M25 Junction 21	68	1 hr 20 mins

ROAD

Road	Miles	Time
Coventry	15	30 mins
Birmingham	36	45 mins
Central London	90	2 hrs
Manchester	120	2 hrs 20 mins

AIRPORT/PORTS

Airport/Ports	Miles	Time
Coventry Airport	14	30 mins
Birmingham Airport	29	40 mins
East Midlands Airport	32	35 mins
Felixstowe	140	2 hrs 40 mins



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UNIT 3220 MAGNA PARK WELLINGTON, PARKWAY, LUTTERWORTH, LE17 4XW



Photo taken
pre-refurbishment

FURTHER INFORMATION

For further information or to arrange an inspection, please contact:

David Tew

+44 (0)7920 005 081

david.tew@avisonyoung.com

Robert Rae

+44 (0)7860 398 744

robert.rae@avisonyoung.com

David Willmer

+44 (0)7831 820 651

david.willmer@avisonyoung.com

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