



XDOCK377
MAGNA PARK

REFURBISHMENT
COMMENCING JAN 2018/
COMPLETION END Q3 2018

TO LET 377,070 SQ FT DISTRIBUTION WAREHOUSE UNIT



CROSSDOCK

37 dock level loading doors
2 ground level loading doors



MAGNA PARK

XDock377 is strategically located at Magna Park,
Europe's largest dedicated distribution park



GRADE A

Secure 50m and 60m loading yards, 115 HGV
spaces, mezzanine parking providing
568 car spaces, 13.2m eaves. Roof level sprinklers



GOLDEN TRIANGLE

Magna Park is at the heart of the Golden Triangle
bounded by the M1, M6 and M69 motorways



OCCUPIERS

Major local occupiers include Toyota, BT, Asda
Walmart, Disney, Eddie Stobart, DHL and Britvic

Standard Life
Investments

XDOCKMAGNAPARK.COM



A4303

MAGNA PARK

Magna Park is home to 29 different occupiers including Toyota, BT, Asda Walmart, Disney, Eddie Stobart, DHL and Britvic, occupying in excess of 8.3 million sq ft and remains Europe's largest dedicated distribution park. The private estate offers a fully managed, dedicated logistics park with 24hr park security and controlled HGV circulation set in a fully landscaped, park-land environment.

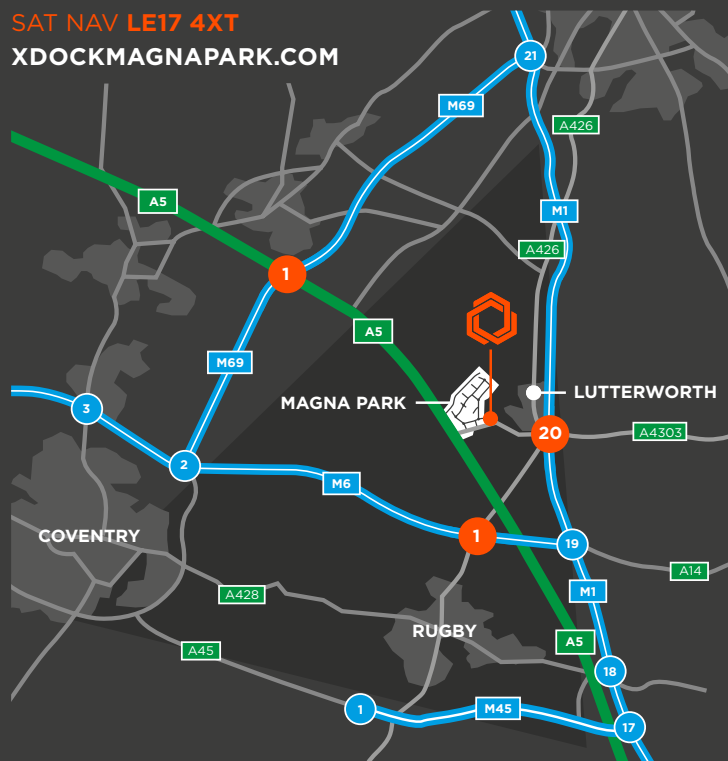
FLOOR AREA

FLOOR	SQ FT	SQ M
WAREHOUSE	323,930	30,093
GROUND FLOOR WELFARE	9,375	871
FIRST FLOOR OFFICE	9,526	885
SECOND FLOOR OFFICE	9,247	859
THIRD FLOOR OFFICE	9,257	860
VMU	12,390	1,151
GATEHOUSE	181	17
PLANT ROOM	3,164	294
GROSS INTERNAL AREA	377,070	35,030

TENURE

Leasehold, terms on request

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