

# HURRICANE 258 – MAGNA PARK LUTTERWORTH



- ✔ 258,503 SQ FT AVAILABLE NOW
- ✔ FULLY FITTED: LIGHTING, SPRINKLERS & RACKING
- ✔ ADDITIONAL 50% HGV PARKING
- ✔ DUAL SIDED 50M YARDS



MAGNA PARK, LUTTERWORTH



# HURRICANE 258 AT A GLANCE

## OPTION 1 258,503 SQ FT

**131**  
DOCK  
LEVELLERS

**1**  
LEVEL ACCESS  
DOORS

**4,606**  
SQ FT  
OFFICES

**10M**  
HAUNCH  
HEIGHT

**163**  
HGV  
PARKING

**185**  
CAR  
PARKING

VS

## OPTION 2 410,765 SQ FT

**52**  
DOCK  
LEVELLERS

**2**  
LEVEL ACCESS  
DOORS

**10,958**  
SQ FT  
OFFICES

**10M**  
HAUNCH  
HEIGHT

**121**  
HGV  
PARKING

**316**  
CAR  
PARKING

# MAGNA PARK LUTTERWORTH

## M1 JUNCTION 20, M6 JUNCTION 1

Strategically located within easy reach of the M6/M1/M29 motorways - in the heart of the "logistics golden triangle", Magna Park Lutterworth is the UK and Europe's largest and most successful dedicated logistics and distribution park.

The development remains the UK's first and Europe's largest logistics park dedicated to distribution. It is industry acclaimed for setting new standards in design, development and management. It encompasses some 500 acres of land and provides upto 7.7M S F of floor space for B8 distribution.

The park is home to some of the worlds leading and best known brands including Asda, DHL, Toyota, Nissan, BT, Disney, Culina, Eddie Stobart and Wayfair occupying a newly completed new 1.1M S F built to suit regional distribution centre.



**Privately Managed Estate**  
24-hour, 365 days a year on-site security.



**Labour pool**  
Strong labour pool - 264, 529 people of working age live within a 30 minute drive.



**Home of leading occupiers**  
Magna Park Lutterworth is home to both local and national occupiers, including ASDA, DHL, CML and VWR.

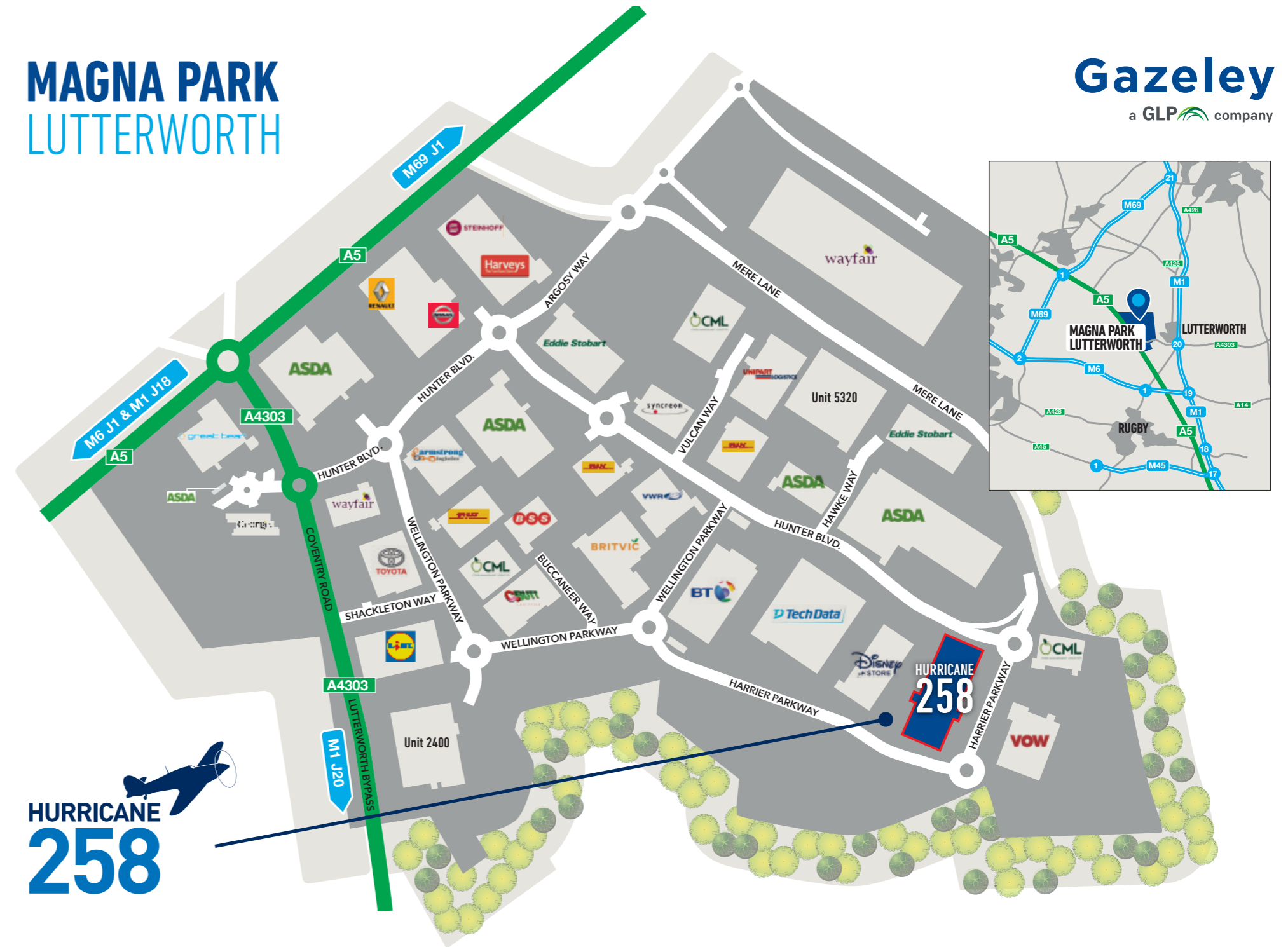


**High specification**  
High quality building with secure yard, cross docked and 360° circulation.



**Strategic location**  
Within the 'Golden Triangle'. Less than 3 miles from M1 Junction 20 and less than 5 miles from M6 Junction 1.

## MAGNA PARK LUTTERWORTH



**Gazeley**  
a GLP company

**HURRICANE 258**

# ALL THE BENEFITS OF A MODERN LOGISTICS PARK

## Environmental benefits

- ✓ low density development, generous landscape and high levels of biodiversity
- ✓ over one million trees have so far been planted to create a landscaped parkland environment
- ✓ environmentally advanced building construction
- ✓ travel planning for employees to reduce private car travel – lift share scheme, reducing traffic and easing staff travel to work

## Social benefits

- ✓ a university-partnered logistics academy and campus to prepare students for careers in the industry and help feed the talent pool in Magna Park
- ✓ community access to the academy's facilities
- ✓ a new public park

## Economic benefits

- ✓ efficient operating conditions for occupiers, enabling them to be more productive and profitable
- ✓ easy access for occupiers to railfreight services
- ✓ attractive working conditions for employees
- ✓ local business supply chain initiatives

## Community benefits

- ✓ family fun day – hugely popular with the local community and surrounding area, 2-3,000 Magna Park employees attend each year, enjoying a variety of activities
- ✓ new and improved public access – bus service from key areas
- ✓ Magna Park Lutterworth community website
- ✓ Harborough FM broadcasts from the park
- ✓ Logistics Institute of Technology



1+ million trees



EcoTemplate sustainability



Lift share scheme



Family fun days



Country park



HURRICANE 258 - MAGNA PARK LUTTERWORTH

# A STRATEGIC LOCATION FOR LOGISTICS

Magna Park is in a proven strategic location within the 'Golden Circle' which is less than 3 miles from M1 Junction 20 and less than 5 miles from M6 Junction 1.

The infrastructure is complete throughout the park with easy access to the A4303 dual carriageway that leads to the M1.

85% of the population within the UK work within a 4.5-hour HGV drive from the site. The area also has a strong labour pool with 264,529 people of working age living within a 30 minute drive of Magna Park.



24h access



Strong labour pool

Population of working age  
HGV Isochrone Statistics



Source: CACI and census data



85%

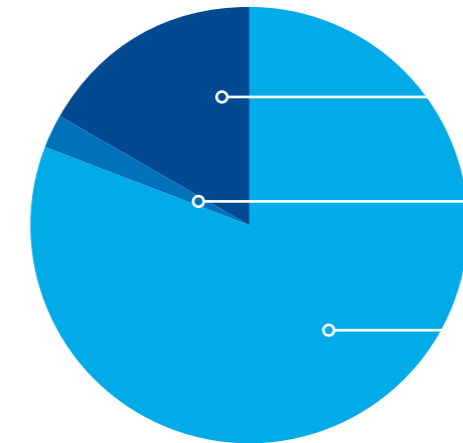
Of UK population live within a 4.5 hour drive away

Source: CACI and census data

Average expenditure per person per annum  
(£9,307 national average)

2 hours	£9,834
3 hours	£9,679
4.5 hours	£9,421

Source: CACI and census data



Labour Market Statistics  
(within 30 minutes drive time)

Total appropriately skilled  
55,090 (21%)

Total unemployed  
(5.2% national average)  
7,742 (3%)

Total working age  
264,529 (100%)



LE17 4XT

HGV Drive Times

- 2 hours
- 3 hours
- 4.5 hours



# SITE PLAN & SPEC



# OPTION 1 - EXISTING UNIT

# OPTION 2 - EXTENDED UNIT



## OPTION 1 - SITE SPEC



258,503



24,050

Warehouse	172,967 sq ft	16,069 sq m
Office	4,606 sq ft	428 sq m
Gatehouse	538 sq ft	50 sq m
<b>Total (GIA)</b>	<b>258,503 sq ft</b>	<b>68,422 sq m</b>

HGV Parking	147 (+16)
Car Parking	185
Haunch Height	10m
Dock Levellers	131

- ✔ 50% MORE HGV PARKING
- ✔ LED LIGHTING
- ✔ ESR SPRINKLERS
- ✔ RACKING
- ✔ BATTERY CHARGING AREA
- ✔ ACCESS DOOR SYSTEMS
- ✔ CAT A OFFICE

## OPTION 2 - SITE SPEC



410,765



38,161

Warehouse	399,269 sq ft	37,093 sq m
Office	10,958 sq ft	1,018 sq m
Gatehouse	538 sq ft	25 sq m
<b>Total (GIA)</b>	<b>410,765 sq ft</b>	<b>38,161 sq m</b>

HGV Parking	121
Car Parking	316
Haunch Height	10 m
Dock Levellers	52
Level Access	2



A wide-angle photograph of a large industrial warehouse. In the foreground, a blue metal pallet rack is partially visible, with an orange beam extending across the frame. The background features a long wall of grey bay doors, each with a blue numbered sign above it. The doors are numbered 28, 29, 30, 31, 32, 33, and 34 from right to left. The floor is a smooth, light-colored concrete with white grid lines. The lighting is bright and even, highlighting the scale of the facility.

**258,503 SQ FT  
SITUATED IN THE ULTIMATE  
DISTRIBUTION LOCATION**



HURRICANE 258 - MAGNA PARK LUTTERWORTH

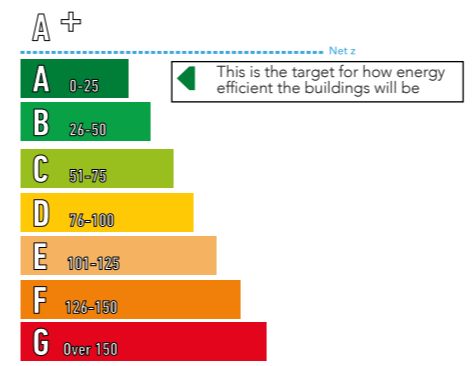
# OUR SUSTAINABILITY

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

Gazeley is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

**BREEAM<sup>®</sup> UK**

BREEAM UK New Construction 2018:  
Industrial (Shell and Core)



**Monitoring energy usage**  
Our online energy dashboard can help customers proactively manage their consumption.

**Cost-effective**  
We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.

**Reducing water usage**  
Rainwater harvesting for use in toilet flushing and other non-potable applications.

**Optimising the use of natural light**  
Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.

**Recycled & recyclable materials**  
Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.

**Cost-effective**  
We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.

**Energy usage**

**Cost effective**

**Water usage**

**Optimising natural light**

**Recycling performance**

**Exceeding regulations**

# ABOUT GAZELEY

Gazeley is a leading developer, investor and manager of European logistics warehouses and distribution parks with a 1.7 million square metre portfolio concentrated in the strategic logistics markets of the UK, Germany, France, Spain, Italy and the Netherlands. In addition to its operating portfolio, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen, Gazeley has a prime land bank which allows for the development of an additional 1.5 million square meters. Gazeley is GLP's Europe platform.



**17 million sq ft  
portfolio**



**Leading with  
innovation**



**European  
market leader**



**Award winning  
developments**



HURRICANE 258 - MAGNA PARK LUTTERWORTH

# LOCATION AND TRAVEL DISTANCES



LE17 4XT



Strategic location

Magna Park Lutterworth, LE17 4XT



## CONTACTS

If you would like any further information on the building, or to arrange a meeting, please email or call:

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For further information, please visit [gazeley.com](http://gazeley.com)

## HGV DRIVE TIMES

Cities	Miles	Drive time
Derby	46	51 mins
Birmingham	36	46 mins
Stoke-on-Trent	74	1 hr 26 mins
Stafford	64	1 hr 14 mins

Ports	Miles	Drive time
Liverpool	136	2 hr 28 mins
Hull	133	2 hr 15 mins
London Gateway	115	2 hr 8 mins
Southampton	131	2 hr 27 mins
Harwich	146	2 hr 46 mins
Felixstowe	137	2 hr 29 mins

Airports	Miles	Drive time
East Midlands	33	36 mins
Birmingham	30	42 mins
Manchester	112	2 hr 2 mins
Heathrow	92	1 hr 43 mins



**Gazeley**

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