

MAGNA **PARK 214**

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HIGH SPECIFICATION  
DISTRIBUTION  
**WAREHOUSE**

FULLY  
REFURBISHED  
**AVAILABLE NOW**

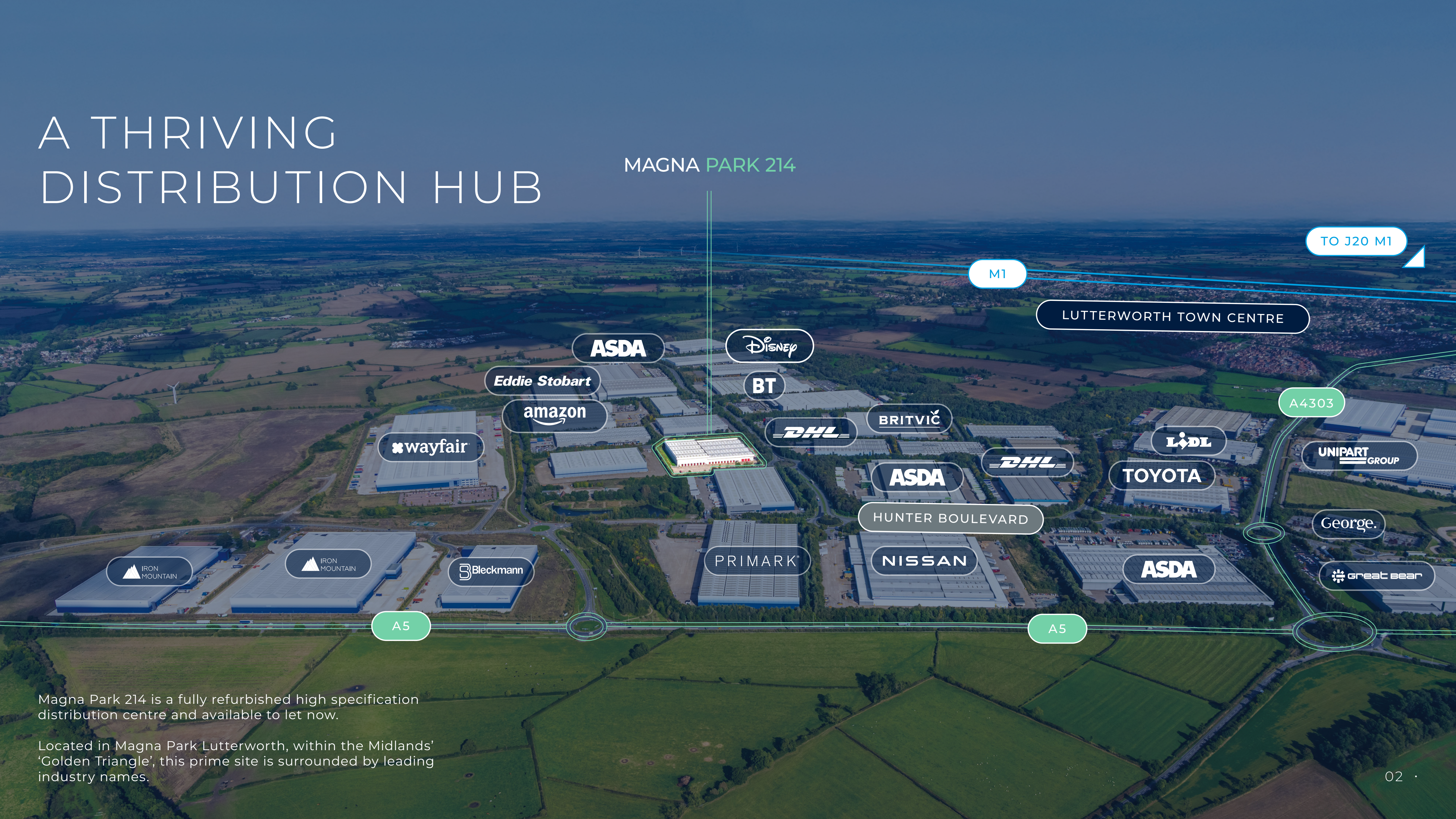
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HUNTER BOULEVARD, LUTTERWORTH, LE17 4XN



# A THRIVING DISTRIBUTION HUB

MAGNA PARK 214



TO J20 M1

M1

LUTTERWORTH TOWN CENTRE

ASDA

Disney

Eddie Stobart

BT

amazon

DHL

BRITVIC

wayfair

DHL

LIDL

UNIPART GROUP

ASDA

TOYOTA

George.

great bear

HUNTER BOULEVARD

PRIMARK

NISSAN

ASDA

Bleckmann

IRON MOUNTAIN

IRON MOUNTAIN

A5

A5

A4303

Magna Park 214 is a fully refurbished high specification distribution centre and available to let now.

Located in Magna Park Lutterworth, within the Midlands' 'Golden Triangle', this prime site is surrounded by leading industry names.



# YOUR FUTURE SPACE

MAGNA PARK 214	SQ FT GIA	SQ M GIA
Warehouse (10m eaves height)	122,271	11,359
Warehouse (14m eaves height)	83,380	7,746
2 Storey office	7,631	709
Gatehouse	237	22
<b>Total</b>	<b>213,519</b>	<b>19,836</b>

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EPC  
A
- 

BREEAM  
Very Good
- 

Solar  
PV panels
- 

18 dock  
loading doors
- 

3 level  
access doors
- 

10m-14m  
eaves height
- 

90 car  
parking spaces
- 

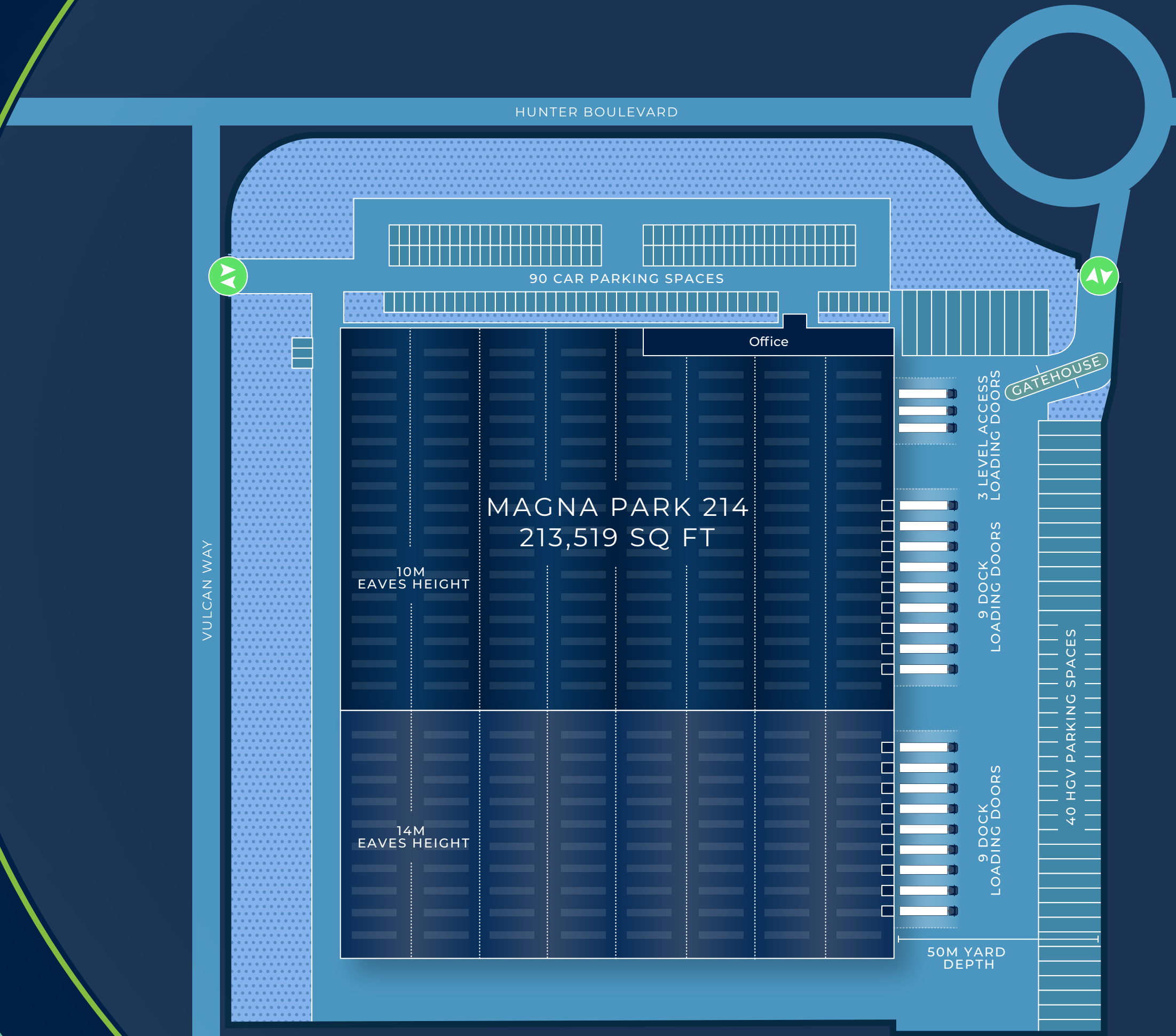
Secure  
site
- 

50m yard  
depth
- 

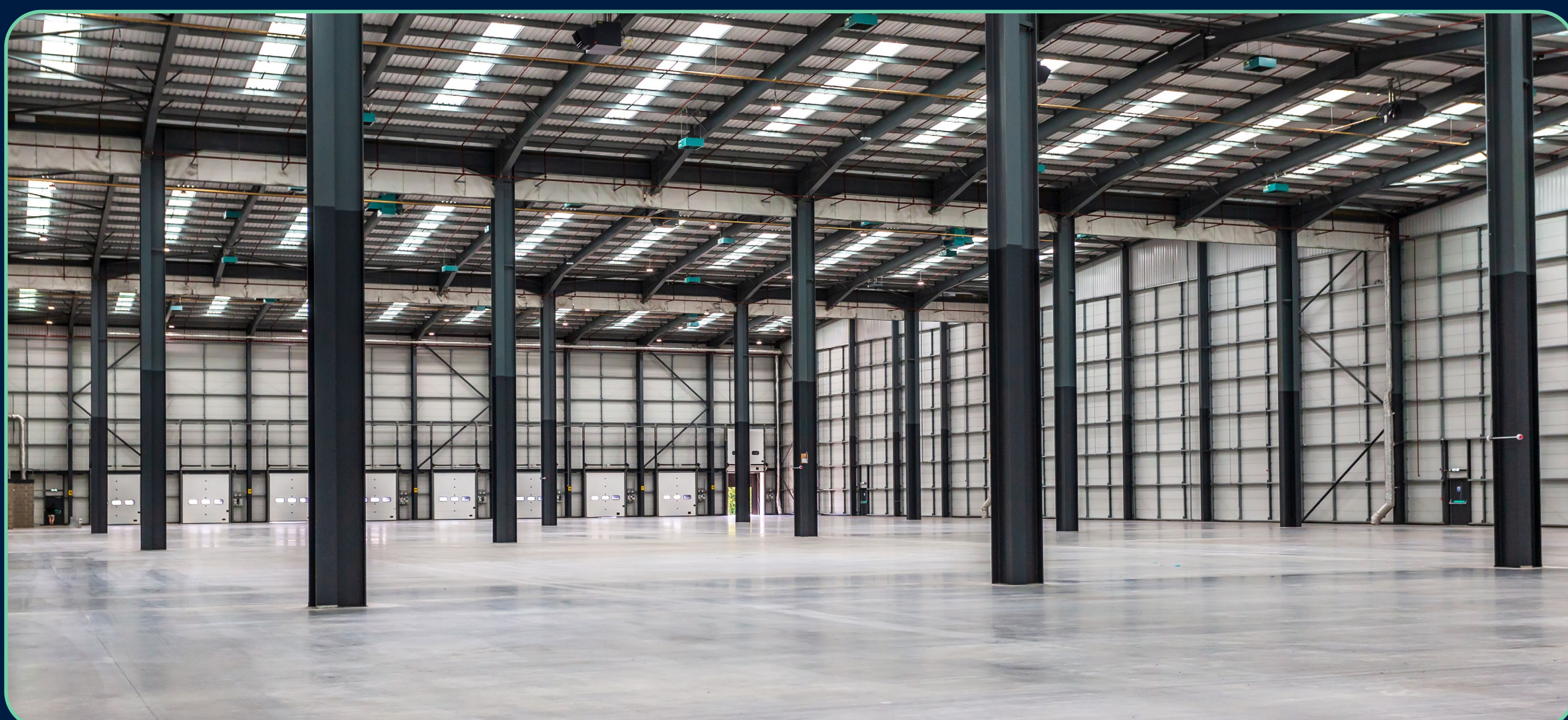
400kVa  
power
- 

Two storey  
office
- 

40 HGV  
parking spaces









# A WORKFORCE ON YOUR DOORSTEP

The region boasts a diverse workforce with expertise in logistics, warehousing, and distribution, making it an ideal location for businesses seeking efficient supply chain operations. Additionally, the area benefits from strong economic growth, a high population density, and excellent transport links, ensuring seamless connections to key markets across the UK.



85%

Of the GB population lives within a 4.5 hour drive time of the site



9,200

New homes within a 10 mile radius



19.6%

Of people are employed in logistics relevant jobs



1,431,005

Potential workforce within 30 minutes' drive of Lutterworth.



# STRATEGICALLY LOCATED

Magna Park 214 is located in the thriving Magna Park, Lutterworth, a premier logistics and distribution hub in the Midlands. The site offers excellent connectivity, situated just off the M1 motorway and close to the M6, making it ideal for businesses needing swift access to major road networks.

Surrounded by other prominent industrial and logistics companies, Magna Park 214 is a strategic choice for businesses seeking efficiency and scalability in a well-established industrial zone.

AIRPORTS			STATIONS		
MILES	MINS		MILES	MINS	
Birmingham	29	39	Rugby	7	12
East Midlands	32	36	DIRFT Rail Freight	8	13
Heathrow	90	95	Hinckley	9	15
ROADS			CITIES		
MILES	MINS		MILES	MINS	
A5	1	3	Coventry	20	26
M1 J20	3	6	Birmingham	36	40
M6 J1	5	8	London	90	110

WHAT3WORDS: VASE.NANNY.RULES

SAT NAV: LE17 4XN





FOR FURTHER INFORMATION

Lambert  
Smith  
Hampton

**RICHARD MEERING**  
rmeering@lsh.co.uk  
+44 (0) 7538 881 997

**PETER EDWARDS**  
pedwards@lsh.co.uk  
+44 (0) 7354 846 001

**BOX4**  
REAL ESTATE

**EDWARD KENNELEY**  
e.kennerley@box4realestate.co.uk  
+44 (0) 7972 187 779

**JAMES CLEMENTS**  
j.clements@box4realestate.co.uk  
+44 (0) 7436 165 015

 **BNP PARIBAS  
REAL ESTATE**

**CHRIS HARRIS**  
chris.harris@realestate.bnpparibas  
+44 (0) 7554 644 091

**ZACH HEPPNER-LOGAN**  
zach.heppner-logan@realestate.bnpparibas  
+44 (0) 7787 221 412

 **LOGICOR**

Logicor.eu  
ukenquiries@logicor.eu