

MAGNA **PARK 214**



FULLY FITTED
DISTRIBUTION
WAREHOUSE

COMPREHENSIVELY
REFURBISHED
AVAILABLE NOW

///VASE.NANNY.RULES

HUNTER BOULEVARD, LUTTERWORTH, LE17 4XN

A THRIVING DISTRIBUTION HUB

MAGNA **PARK 214**



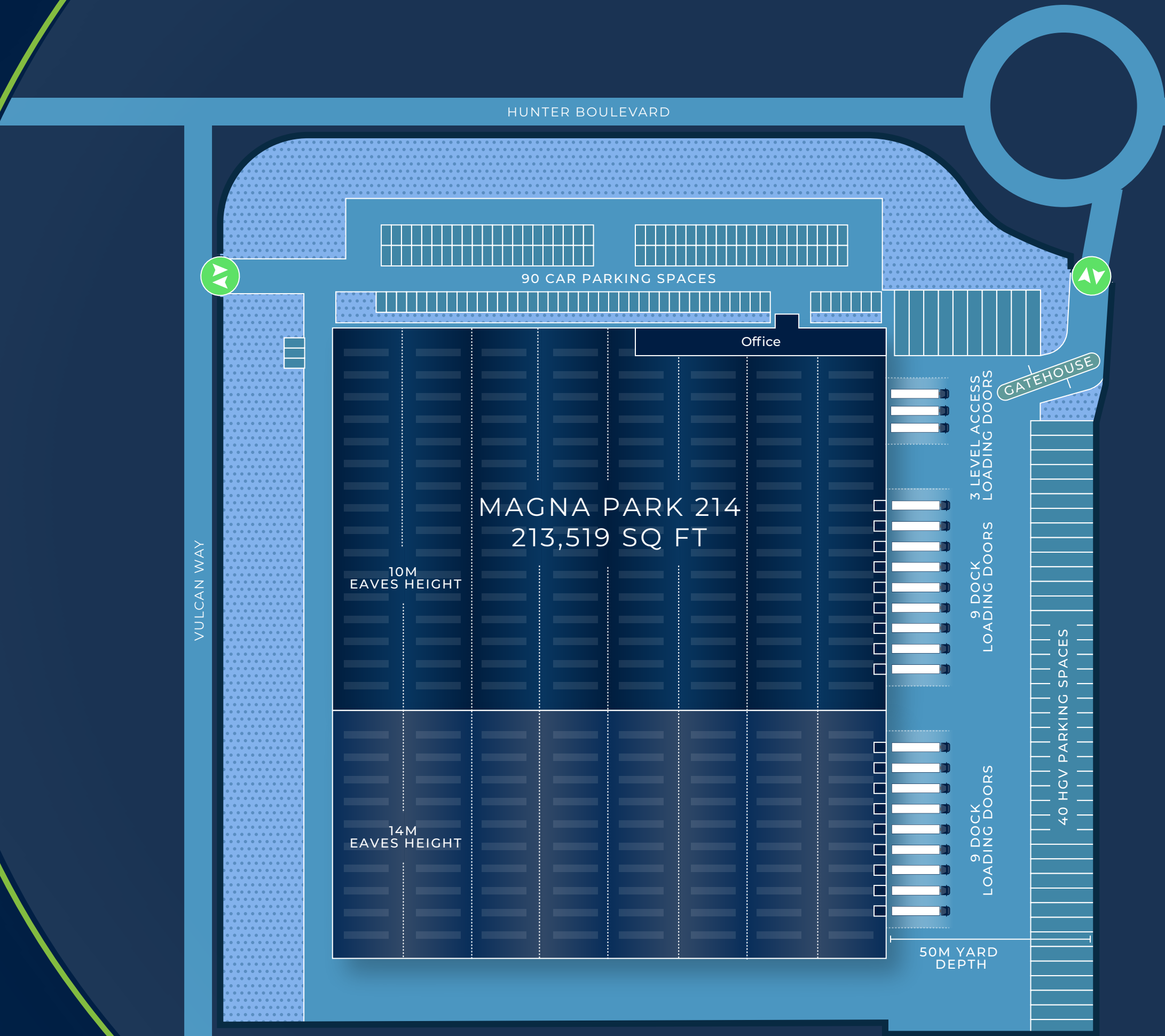
Magna Park 214 is a fully refurbished high specification distribution centre and available to let now.

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
Total	213,519	19,836

-  EPC A
-  BREEAM Very Good
-  Solar PV panels
-  LED lighting
-  EV charging
-  Sprinkler system
-  18 dock loading doors
-  3 level access doors
-  10m-14m eaves height
-  90 car parking spaces
-  Secure site
-  50m yard depth
-  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



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