

MAGNA PARK Lutterworth MPN 6



BUILD-TO-SUIT
OPPORTUNITY

857,781 SQ FT

LE17 4JH

STRATEGIC LOCATION

NORTH



eu.glp.com

MAGNAPARK North

MPN 6

MPN 6 is an 857,781 sq ft build-to-suit logistics and distribution unit with best-in-class and state-of-the-art specification.

The 18m clear height warehouse will enable occupiers to maximise the use of space and light. MPN 6 benefits from 360° circulation connecting two 50m service yards, that will ease movement and parking. Fitted with an array of energy saving features – MPN 6 is 100% PV ready and WELLness compliant allowing businesses to manage their environmental impact as effectively as their operations.

LOCATION

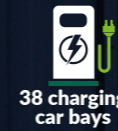
The success of Magna Park Lutterworth is primarily due to its optimum and strategic location for warehousing and logistics in the centre of Britain.

- > M1 Junction 20 – 2.5 miles
- > M6 Junction 1 – 4.5 miles
- > M69 Junction 1 – 7 miles

HIGHLIGHTS



36.814 acres
(14.898 ha)



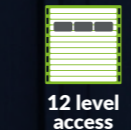
38 charging
car bays



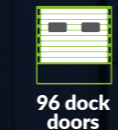
291 HGV
parking



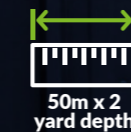
763 car
parking



12 level
access



96 dock
doors



50m x 2
yard depth



80 kN
psm
Floor
loading

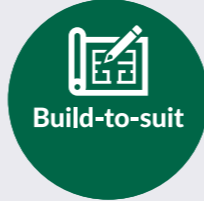


Cross
docking



360°
circulation

SITE PLAN



Build-to-suit



SCHEDULE

Warehouse	Warehouse undercroft	Ground floor reception	First floor offices	Plant deck meeting room and kitchen	Gatehouse	Transport office 1 (2 storey)	Transport office 2 (2 storey)	Total GIA	Car parking	Clear height	Dock doors	Level access
805,409 sq ft 74,825 sq m	16,059 sq ft 1,492 sq m	1,657 sq ft 154 sq m	17,555 sq ft 1,631 sq m	1,646 sq ft 153 sq m	215 sq ft 20 sq m	7,620 sq ft 708 sq m	7,620 sq ft 708 sq m	857,781 sq ft 79,691 sq m	763	18m	96	12



Computer generated image

MAGNAPARK Lutterworth

Building environments that work for you

Transport + Managing Assets + Workplace + Community + Wellbeing

We're on a mission to create an environment where customers' businesses can prosper and employees enjoy coming to work. G-Plus – an initiative from GLP.

We're more than a logistics building

G-Plus highlights*



G+Plus

*All of the G-Plus facilities and amenities will be project dependent and agreed with each customer.



NORTH MPN 6

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MAGNA PARK Lutterworth

If you would like any further information, or to arrange a meeting, please contact:



Emily Le Gallais
Associate

elegallais@marqlogistics.com
 +44 (0)7833 440 482

London office
50 New Bond Street
London W1S 1BJ

GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. March 2026. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

Ares Management Corporation (NYSE: ARES) has acquired a significant portion of the international business of GLP Capital Partners Limited and certain of its affiliates. For more information, visit aresgmt.com



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Richard Harman
 richard.harman@dtre.com
 +44 (0)7776 200 143

Tom Fairlie
 tom.fairlie@dtre.com
 +44 (0)7747 441 858

Jamie Durrant
 jamie.durrant@dtre.com
 +44 (0)7341 661 962



Franco Capella
 franco.capella@cushwake.com
 +44 (0)7834 197 403

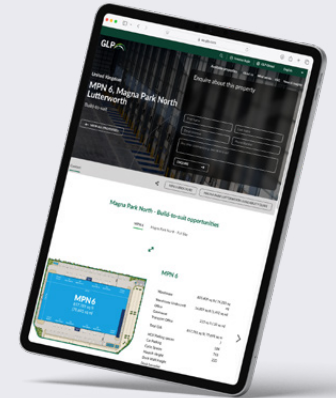


James Harrison
 james@apexllp.com
 +44 (0)7775 905 415

Cameron Mitchell
 cam@apexllp.com
 +44 (0)7392 092 534

Ollie Withers
 ollie@apexllp.com
 +44 (0)7496 852 526

MPN 6 NORTH



For the latest news and onsite progress visit
<https://eu.glp.com/property/mpn-6-magna-park-lutterworth/>



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