

UNIT 5120

# FULLY REFURBISHED CROSS DOCKED FACILITY

AVAILABLE NOW

 BANTER.SNOWY.DECIDING

VULCAN WAY | MAGNA PARK | LUTTERWORTH | LE17 4XR

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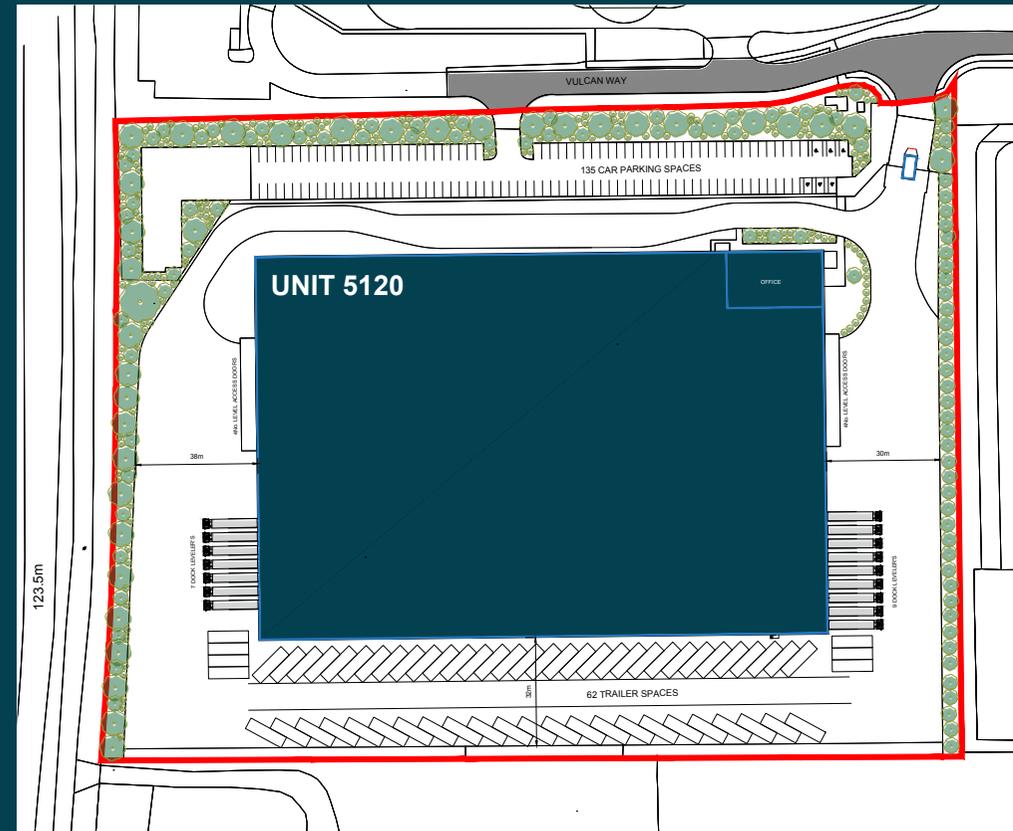
# A HIGH QUALITY 220,000 SQ FT CROSS DOCKED FACILITY

## SPECIFICATION

-  On-site security hut
-  260 car parking spaces + overflow space
-  14.5m eaves height
-  65 HGV parking spaces
-  6 Level Access Loading Doors
-  360 degree access around the building
-  16 Dock Level Loading Doors
-  350kVA of power supply

## ACCOMMODATION SCHEDULE

MAGNA PARK 5120	SQ M GIA	SQ FT GIA
Warehouse Ground Floor	19,428.9	209,131
Office Ground Floor	487.8	5,251
Office First Floor	468.4	5,042
Ancillary Second Floor	490.6	5,281
<b>TOTAL</b>	<b>20,875.7</b>	<b>224,705</b>







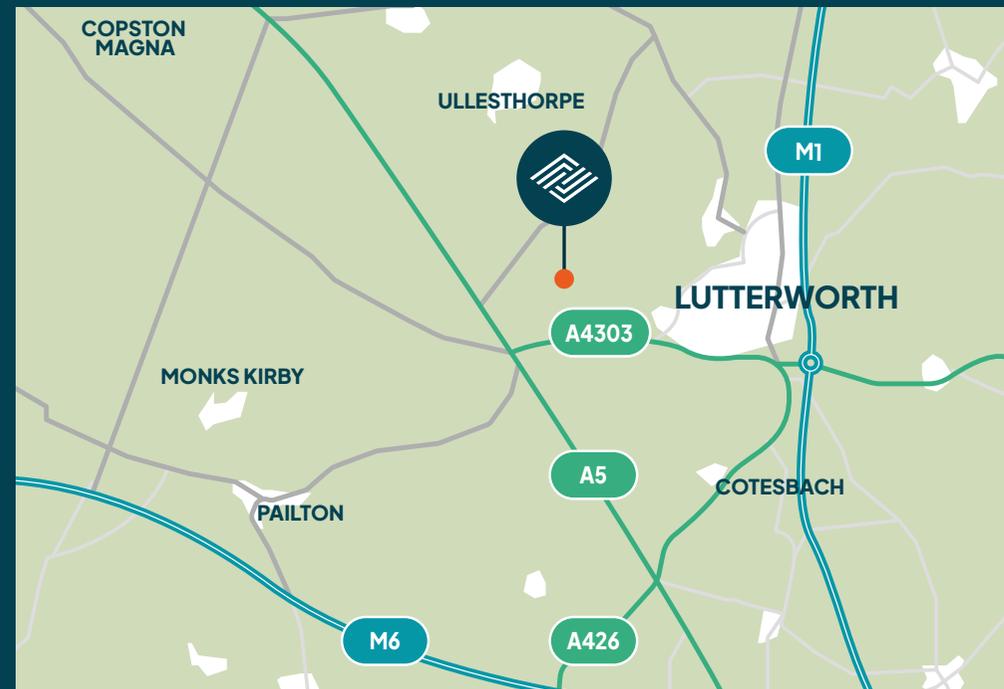
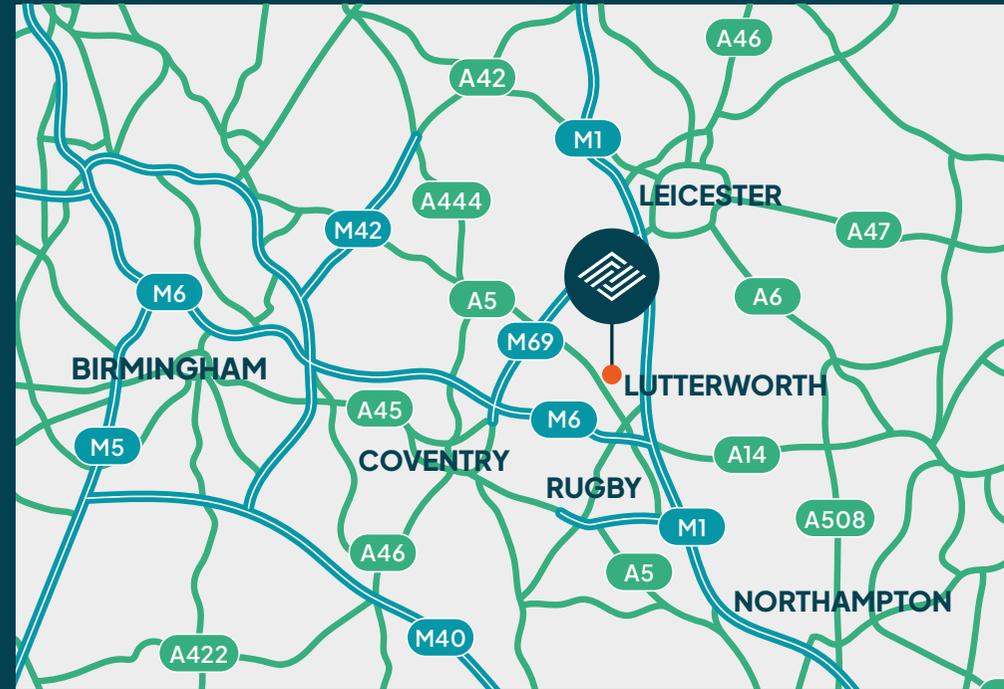
# STRATEGICALLY LOCATED EXCELLENT CONNECTIVITY

## DRIVE TIMES

### MAGNA PARK 5120

	Miles	Mins
M1 J20	2.5	7
M6 J1	4.5	13
M69 J1	7	14
DIRFT Rail Freight Terminal	9	15
Coventry	19	37
Birmingham	39	51
Central London	89	2hr 30
East Coast Ports	150	2hr 30

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## APEX

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