



UNIT 4300

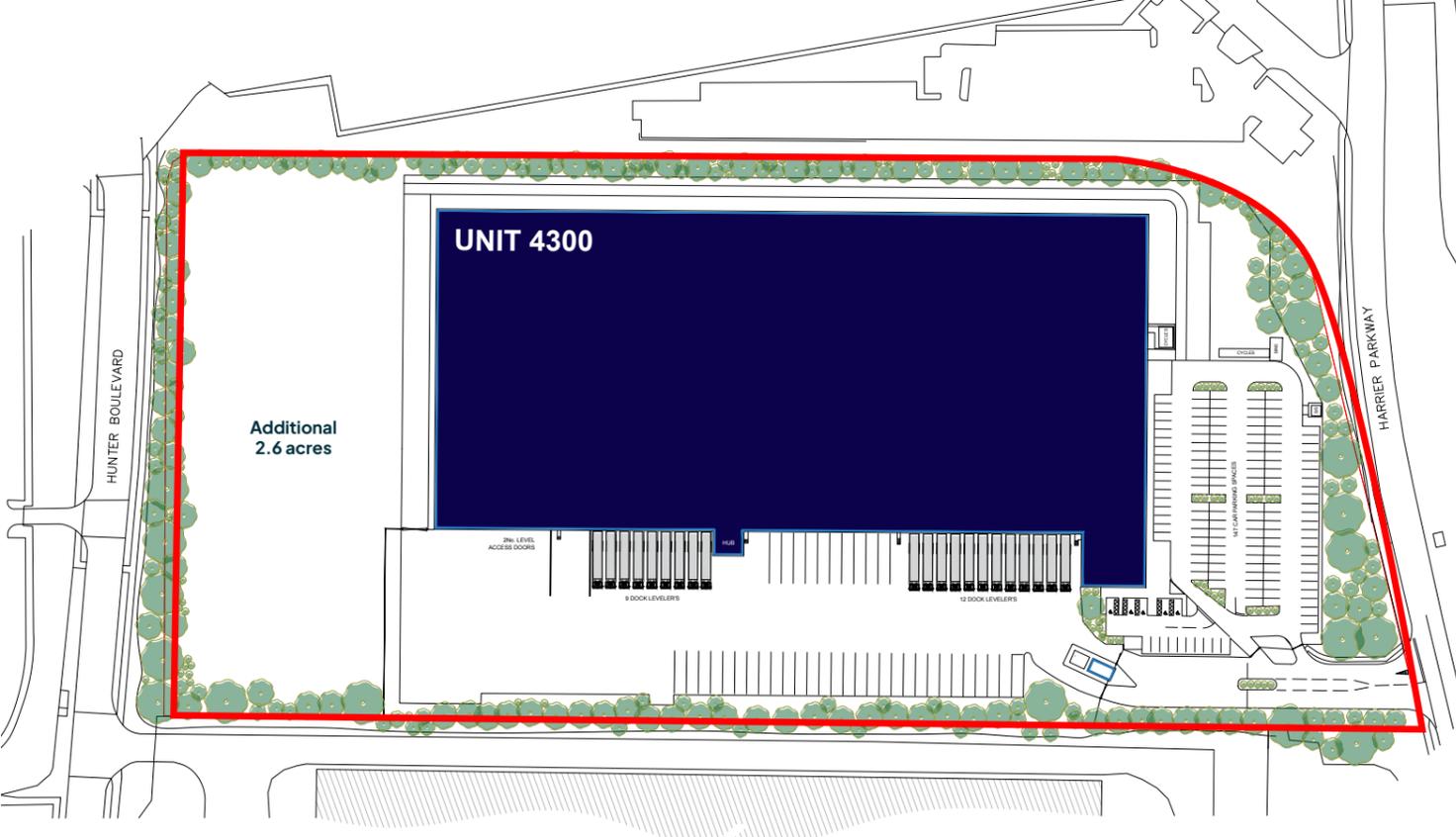
HARRIER PARKWAY | MAGNA PARK | LUTTERWORTH | LE17 4XT

FITTED WAREHOUSE
SPACE + ADDITIONAL 2.6
ACRES OF OPEN STORAGE
AVAILABLE ON REQUEST



**218,725 SQ FT - COMPREHENSIVE
REFURBISHMENT COMPLETED** NOW AVAILABLE

 **M&G**
Real Estate



A FULLY REFURBISHED GRADE A FACILITY

- 12.0m eaves height
- 47.5m Yard
- 22 Docks
- Dedicated Gatehouse
- BREEAM Very Good
- 2 office levels
- 147 Car Parking Spaces
- EPC A
- Solar Panels
- Business Rates Savings available
- Up to 1MVA of power supply
- EV Charging Points
- Transport Hub
- 50kN/sq m floor loading
- Additional 2.6 acres open storage / parking available



ACCOMMODATION SCHEDULE

Approximate GIA

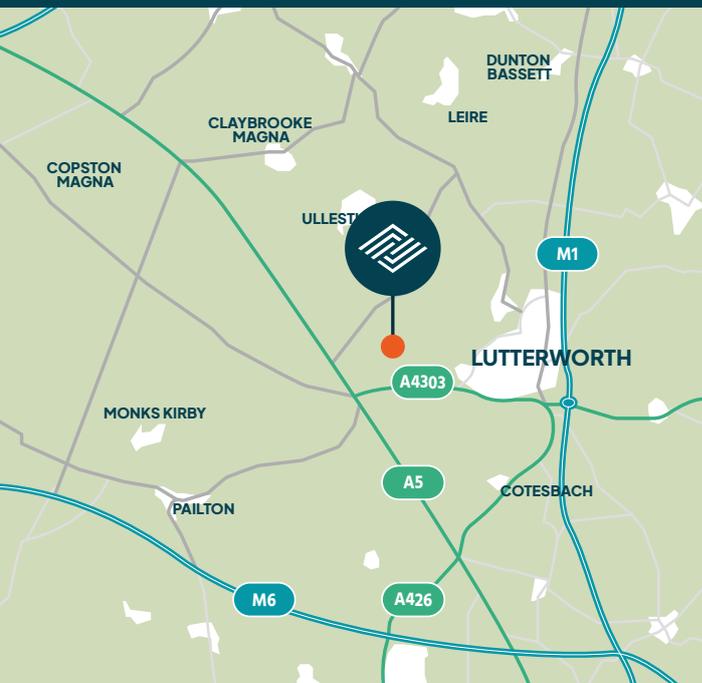
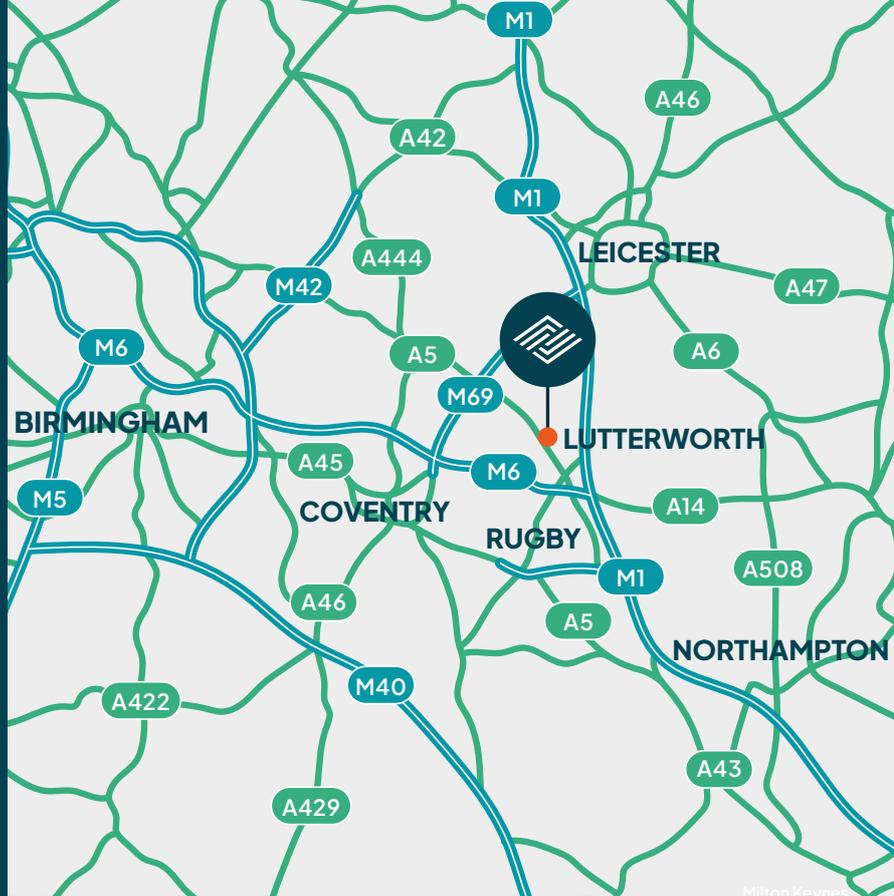
Warehouse	18,031 sq m	194,090 sq ft
Ground & First Floor Office	2,255 sq m	24,275 sq ft
Second Floor Ancillary	33 sq m	360 sq ft
TOTAL	20,319 sq m	218,725 sq ft

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DRIVE TIMES

M1 J20	2.5 Miles
M6 J1	4.5 Miles
M69 J1	7 Miles
DIRFT Rail Freight Terminal	9 Miles
Coventry	19 Miles
Birmingham	39 Miles
Central London	89 Miles
East Coast Ports	150 Miles



ALL ENQUIRIES:



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