



UNIT 4300

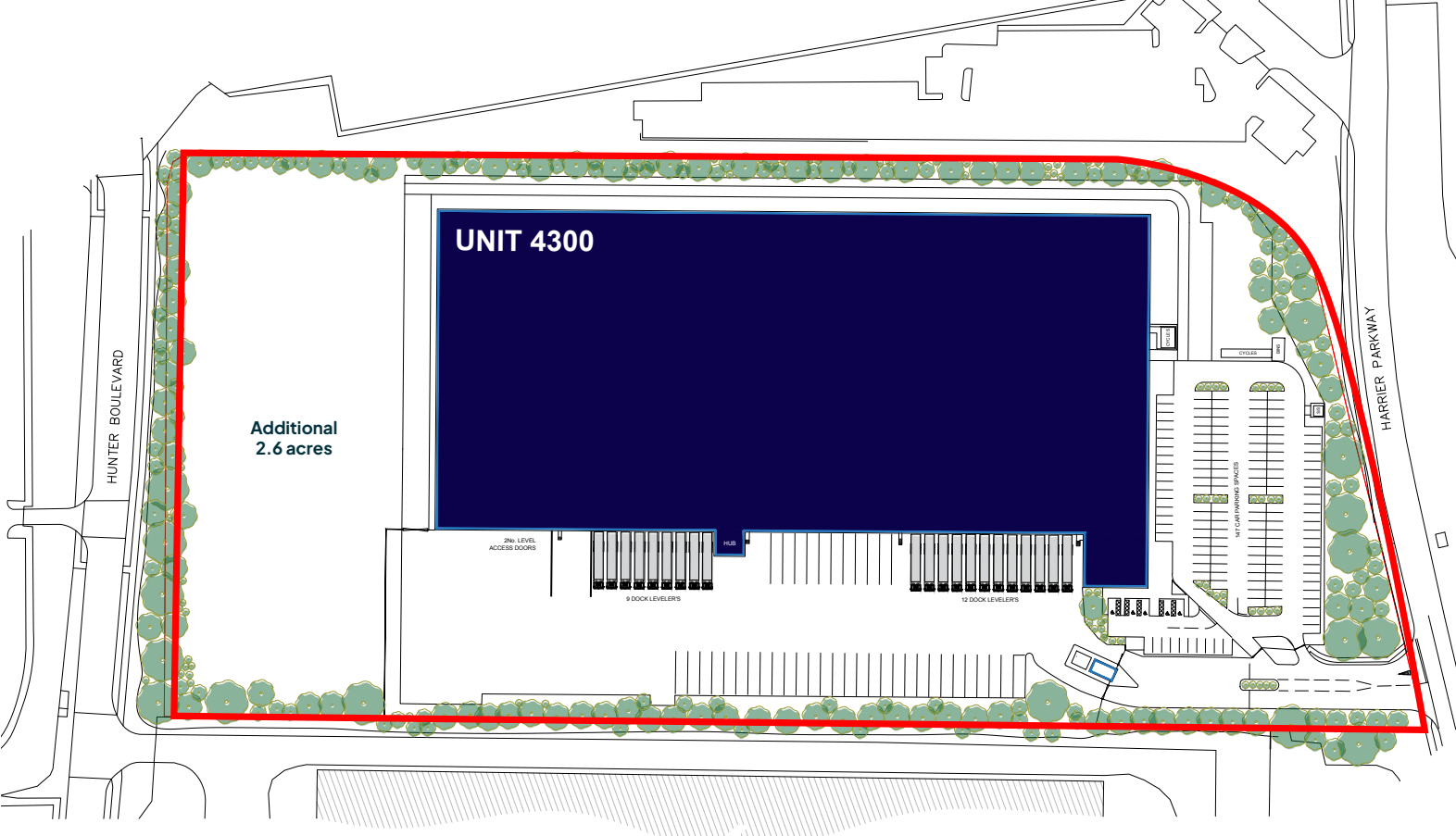
HARRIER PARKWAY | MAGNA PARK | LUTTERWORTH | LE17 4XT

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



**218,725 SQ FT - UNDER COMPREHENSIVE
REFURBISHMENT** AVAILABLE SEPTEMBER 2025

 **M&G**
Real Estate



A FULLY REFURBISHED GRADE A FACILITY

12.0m eaves height

2 office levels

1MVA of power supply

47.5m Yard

147 Car Parking Spaces

EV Charging Points

22 Docks

Target EPC A

Transport Hub

Dedicated Gatehouse

Sprinkler System

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
------------------------	---------	-----------

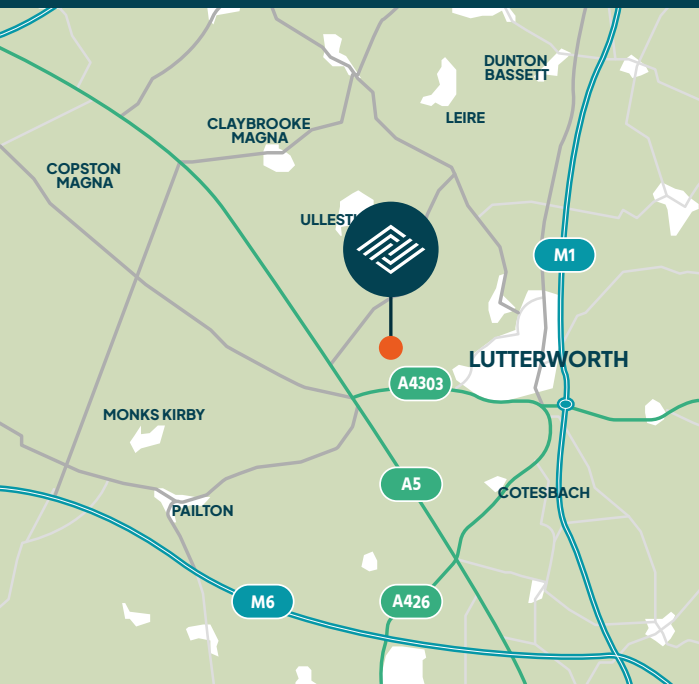
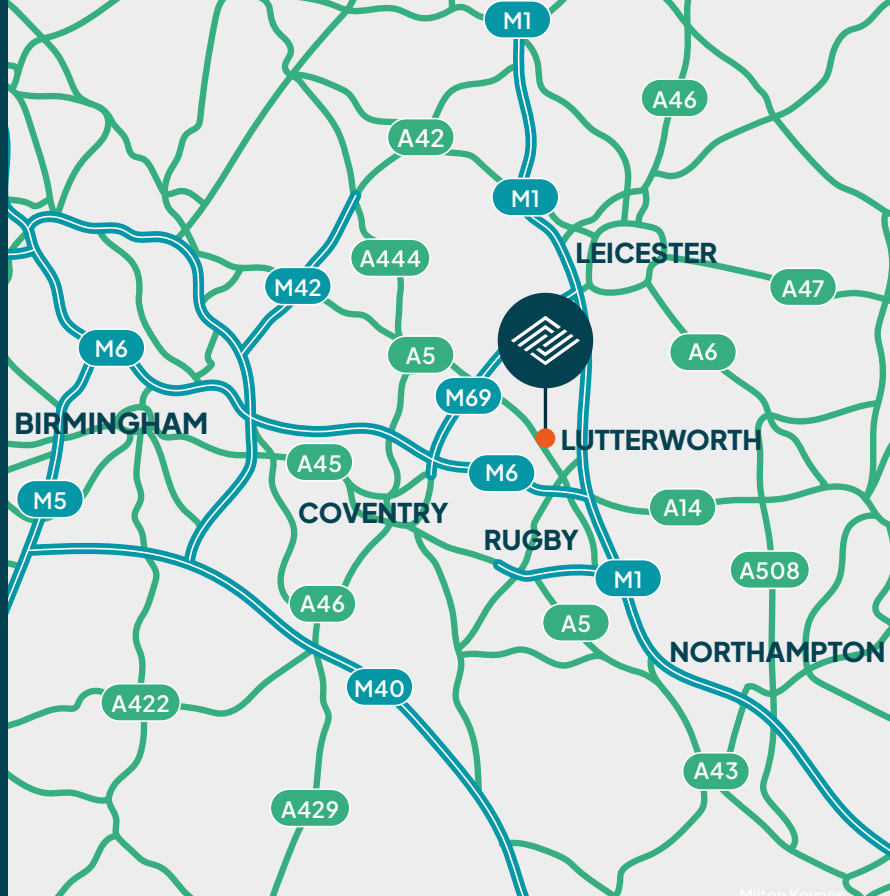
TOTAL	20,319 sq m	218,725 sq ft
--------------	--------------------	----------------------

HARRIER PARKWAY | MAGNA PARK | LUTTERWORTH | LE17 4XT



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:



Tom Kimbell
+44 7920 005 471
tom@apexllp.com



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

IMPORTANT NOTICE: These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property. They are not intended to constitute part of an offer or contract and no guarantee, warranty or representation is given in respect of them. Any information given is provided in good faith and should not be relied upon as being a statement or representation of fact. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. June 2025.

