

XDOCK163

MAGNA PARK LUTTERWORTH

HIGH SPECIFICATION
CROSS-DOCKED & RACKED
WAREHOUSE

NAV: LE17 4XN

163,423 SQ FT



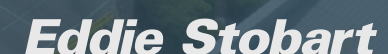
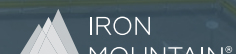
XDOCK163

Magna Park can be found at the heart of the 'Golden Triangle', with easy access to the M1, M6 and M69 motorways. XDOCK163 is a purpose built facility offering occupiers a rare fitted cross-docked opportunity in Europe's prime Logistics campus. The building has recently been refurbished and features racking throughout, providing approximately 12,000 pallet locations with potential to expand to an estimated 17,000 locations.

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MAGNA PARK - LOCAL OCCUPIERS





XDOCK163

A STRATEGIC LOCATION FOR LOGISTICS

Established logistics location with 85% of the population in the UK active within a 4.5-hour HGV drive from the site. The area is a proven hotbed for employment with a strong labour pool of 264,529 people of working age living within a 30 minute drive of Magna Park.



XDOCK163

is located at the UK and Europe's largest dedicated distribution park. Situated at Magna Park in Lutterworth, XDOCK163 benefits from a high quality business environment specifically focused on logistics and distribution. Magna Park can be found at the heart of the 'Golden Triangle', with easy access to the M1, M6 and M69 motorways.

- Within 30 mins
- Within 60 mins
- Within 90 mins
- Within 120 mins
- Within 180 mins

HGV DRIVE TIMES

LABOUR MARKET STATISTICS

(WITHIN 30 MINS DRIVE TIME)



264,529
TOTAL OF WORKING
AGE



7,742 (3%)
TOTAL UNEMPLOYED
(5.2% NATIONAL AVERAGE)



55,090 (21%)
TOTAL APPROPRIATELY
SKILLED

POPULATION OF WORKING AGE

2 HOURS
12.9m

3 HOURS
22.5m

4.5 HOURS
33.2m

85%

OF UK POPULATION LIVE
WITHIN A
4.5 HOUR DRIVE AWAY

HIGH QUALITY SPECIFICATION



12.5m clear
internal height



52m & 35m
secure yards



360 degree
circulation



9.39 acre low density site
(40% site cover)



Fully racked with approx. 12,000
pallet locations with potential to
increase to c. 17,000



Existing power supply of 900
kva with potential to upgrade
(subject to capacity)



Cross-dock
loading



22 docks / 3 level
access doors



150 car
parking spaces



40 HGV Parking spaces +
Tractor Unit parking provision



24/7 365
operation

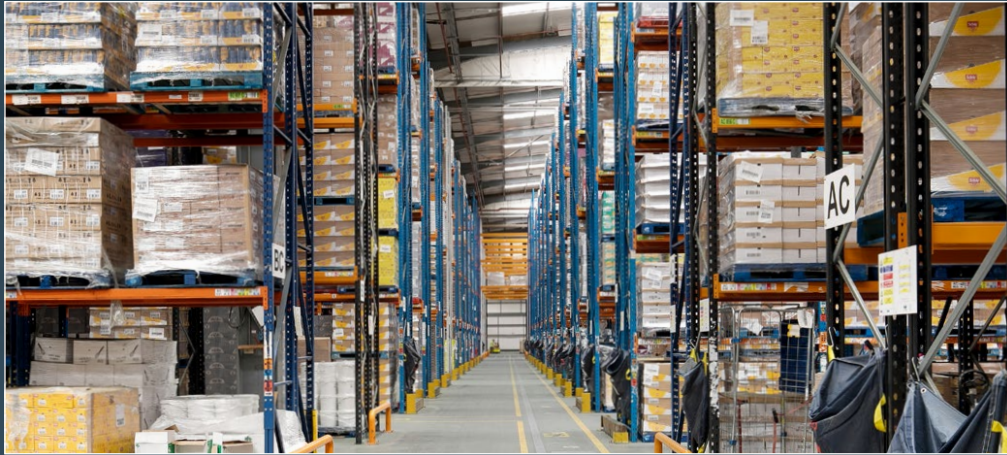


Prime location
M1/M69/M6 links



SCHEDULE OF ACCOMMODATION

GIA	SQ FT	SQ M
Warehouse	149,098	13,851.70
Office (Ground)	4,712	437.80
Office (First)	4,506	418.60
Office (Second)	4,904	455.60
Gatehouse	203	18.90
TOTAL	163,423	15,182.60





XDOCK163

is strategically located within the Midlands 'Golden Triangle' at the heart of the UK's distribution and logistics network. Magna Park is Europe's leading logistics location and boasts an enviable list of world's leading and best known brands including Asda, Lidl, DHL, XPO, Toyota, Nissan, BT, Disney, Culina, Eddie Stobart and Wayfair.

DRIVE TIMES

	DISTANCE	TIME
M1 J20	3.5 miles	7 mins
M6 J1	5.2 miles	9 mins
M69 J1	7 miles	10 mins
Leicester	16 miles	35 mins
Birmingham	36 miles	45 mins
London	89.6 miles	2 hr 20 m

SOURCE: GOOGLE MAPS

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property

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