



UNIT 4300

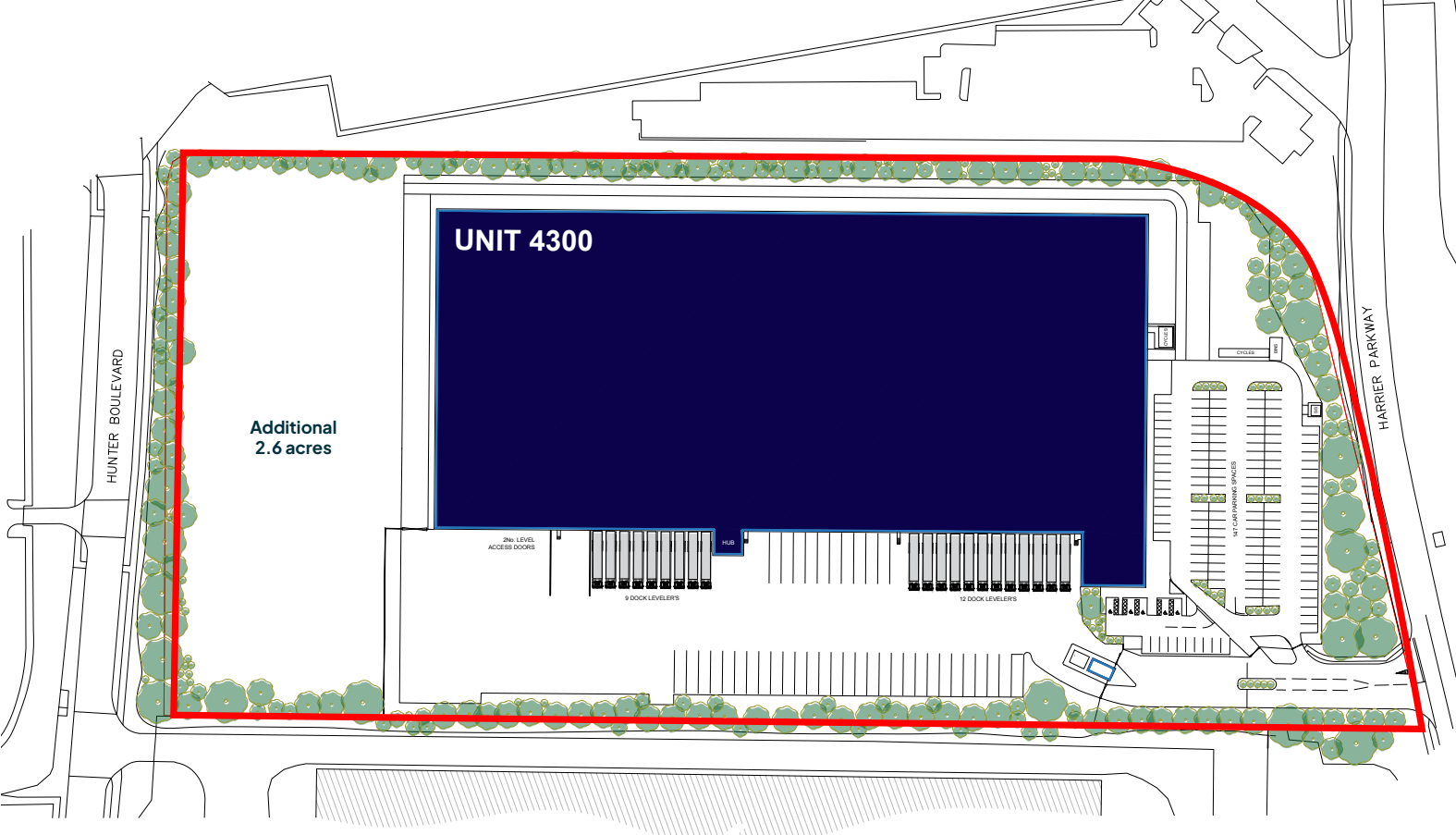
HARRIER PARKWAY | MAGNA PARK | LUTTERWORTH | LE17 4XT

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
-  EV Charging Points
-  47.5m Yard
-  147 Car Parking Spaces
-  Transport Hub
-  22 Docks
-  Target EPC A
-  50kN/sq m floor loading
-  Dedicated Gatehouse
-  Sprinkler System
-  Additional 2.6 acres open storage / parking available



ACCOMMODATION SCHEDULE

Approximate GIA

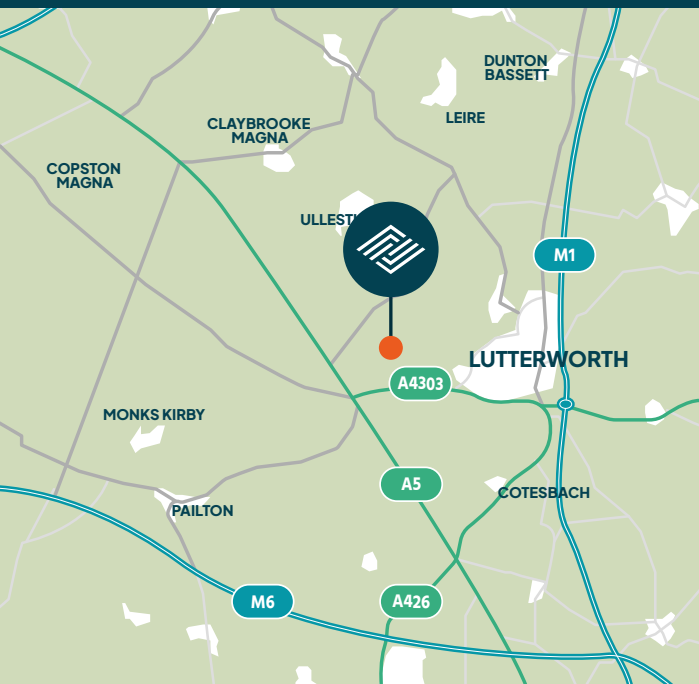
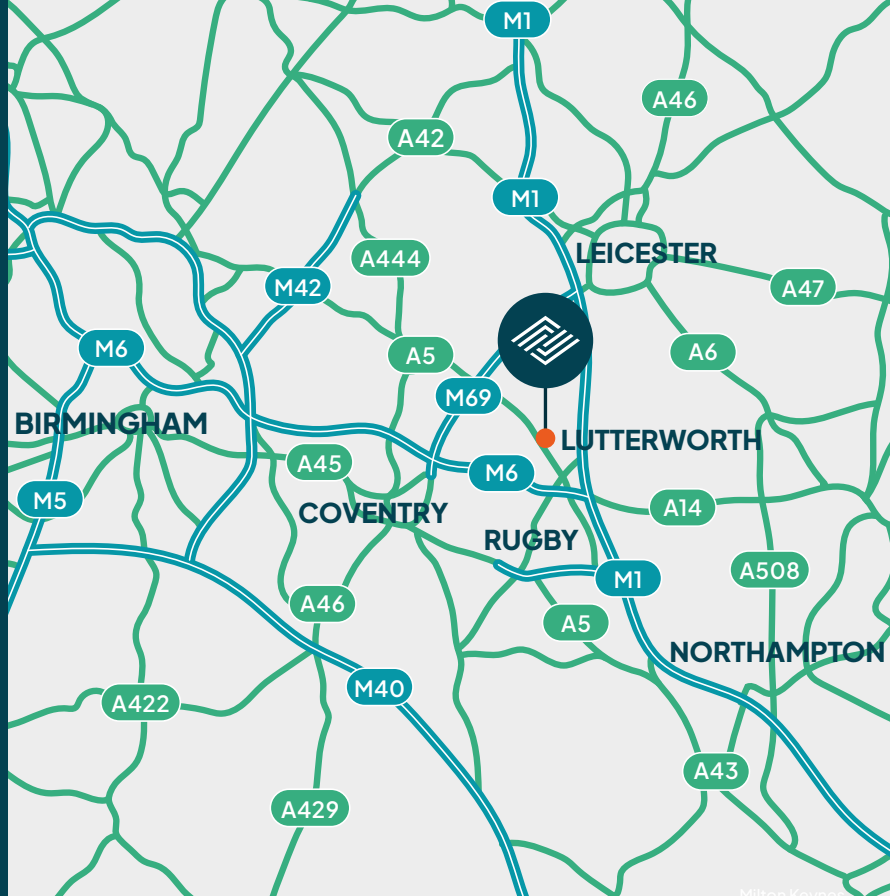
Warehouse	18,031 sq m	194,090 sq ft
Ground & First Floor Office	2,255 sq m	24,275 sq ft
Second Floor Ancillary	33 sq m	360 sq ft
TOTAL	20,319 sq m	218,725 sq ft

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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



LE17 4XT | ///FILLED BOOKSHOP STAIRING

ALL ENQUIRIES:



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