

Magna Park 214

LOGICOR.EU

Hunter Boulevard, Lutterworth, LE17 4XN

///vase.nanny.rules

High specification distribution warehouse
213,519 sq ft

Under refurbishment
Available Q1 2025



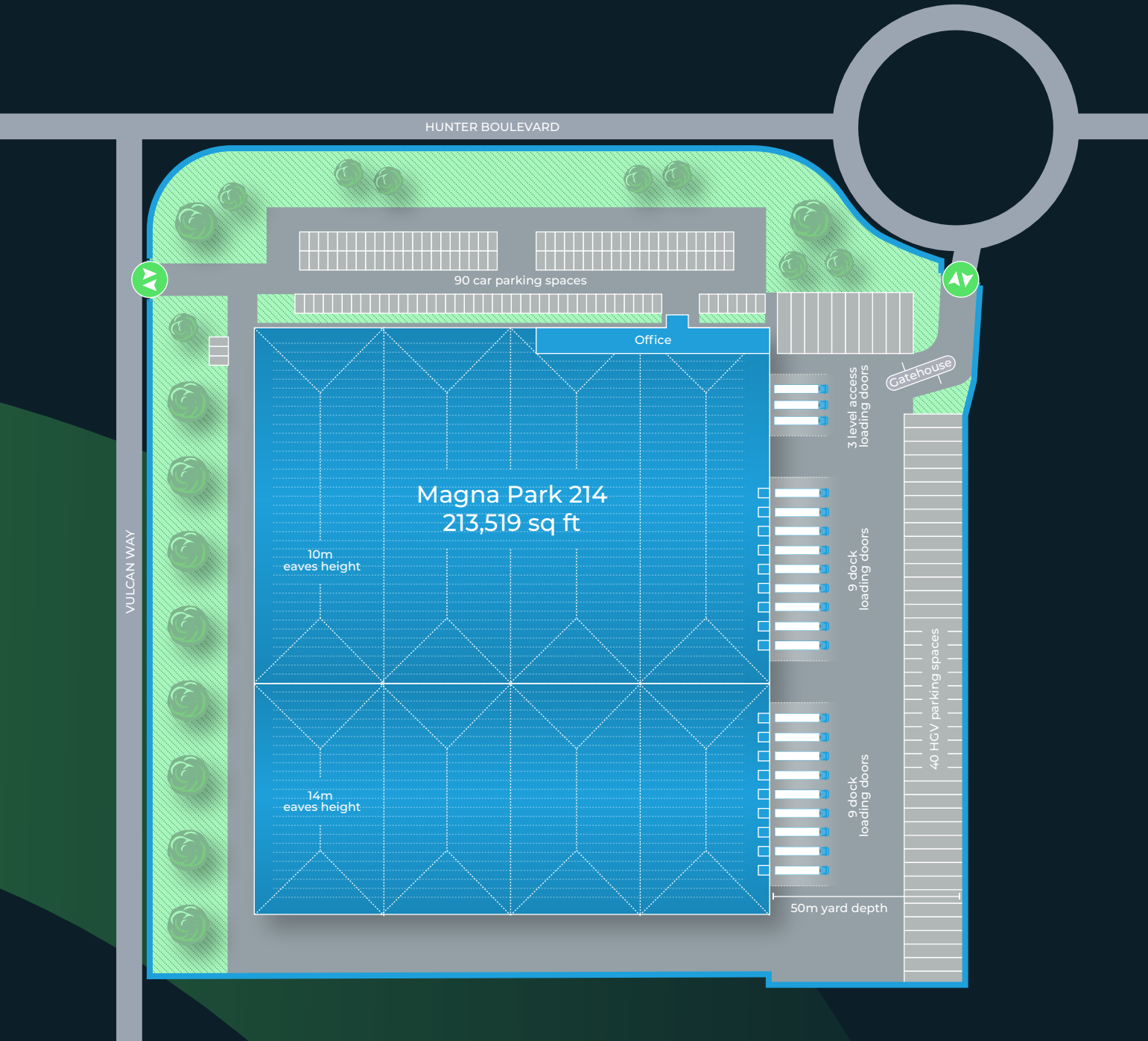
Magna Park 214

Magna Park 214 is a high specification distribution centre currently under refurbishment and available to let in Q1 2025.

Located in Magna Park Lutterworth, within the Midlands' 'Golden Triangle', this prime site is surrounded by leading industry names.



Accommodation



Magna Park 214	Sq ft GIA	Sq m GIA
Warehouse (10m eaves height)	122,271	11,359
Warehouse (14m eaves height)	83,380	7,746
2 Storey office	7,631	709
Gatehouse	237	22
Total	213,519	19,836



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Targeting EPC A
- 

Targeting BREEAM Very Good
- 

Solar PV panels
- 

400kVa power
- 

18 dock loading doors
- 

3 level access doors
- 

10m-14m eaves height
- 

Two storey office
- 

90 car parking spaces
- 

Secure site
- 

50m yard depth
- 

40 HGV parking spaces

Demographics

The region boasts a diverse workforce with expertise in logistics, warehousing, and distribution, making it an ideal location for businesses seeking efficient supply chain operations. Additionally, the area benefits from strong economic growth, a high population density, and excellent transport links, ensuring seamless connections to key markets across the UK.



Global manufacturers

Magna Park Lutterworth is the UK's largest dedicated logistics and distribution park. Major other occupiers at Magna Park Include:



TOYOTA

Eddie Stobart



NISSAN

PRIMARK®



Labour catchment & wage analysis

Competitively priced by UK standards, the East Midlands also offers a large workforce with skills geared towards logistics.

85% of the GB population lives within a 4.5 hour drive time of the site



1.45 million people within a 45 minute drive



9,200 new homes within a 10 mile radius



Working population

Potential workforce within 30 minutes' drive of Lutterworth.

1,431,005

Local advantages

Magna Park 214 is located in the thriving Magna Park, Lutterworth, a premier logistics and distribution hub in the Midlands. The site offers excellent connectivity, situated just off the M1 motorway and close to the M6, making it ideal for businesses needing swift access to major road networks.

Surrounded by other prominent industrial and logistics companies, Magna Park 214 is a strategic choice for businesses seeking efficiency and scalability in a well-established industrial zone.

WHAT3WORDS: VASE.NANNY.RULES

SAT NAV: LE17 4XN



Main Road	Drive time from site	Location	Drive time from site	Airport	Drive time from site	Stations	Drive time from site
A5	1 Miles 3 Mins	Coventry	20 Miles 26 Mins	Birmingham	29 Miles 39 Mins	Rugby	7 Miles 12 Mins
M1 J20	3 Miles 6 Mins	Birmingham	36 Miles 40 Mins	East Midlands	32 Miles 36 Mins	DRIFT Rail Freight	8 Miles 13 Mins
M6 J1	5 Miles 8 Mins	London	90 Miles 1 hr 50	Heathrow	90 Miles 1 hr 35	Hinckley	9 Miles 15 Mins

● HGV drive time 1 hr

7,586,243

People within 1 hour drive time

● HGV drive time 2 hrs

26,479,895

People within 2 hour drive time

● HGV drive time 3 hrs

51,671,793

People within 3 hour drive time

Logicor provides the real estate which enables the flow of trade vital to everyday life.

We own, manage and develop logistics real estate in key transportation hubs and close to major population centres across Europe.

Our real estate and the strength of our network enables our customers' goods to move through the supply chain and into society, every day.



Anthony McCluskie - Logicor

Network

We're on the ground, in the right strategic places. Over 300 dedicated professionals, operating in 19 offices across Europe, leveraging our local knowledge and relationships to advise on and support our customers' needs, delivering value and advantage every step of the way.

"Magna Park 214 provides 213,519 sq ft of modern well specified distribution space in a prime location at one of the UK's premier logistics locations in the golden triangle."

Flexible real estate

We have a broad portfolio of properties, including multi-let and big box, to support industries that everyday life depends on. From entrepreneurial food and drink retailers, to e-commerce giants, and global distributors, we provide the ability for them to flex and scale to their needs and benefit from the operational agility and efficiencies this brings.

Please contact us for further information:

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