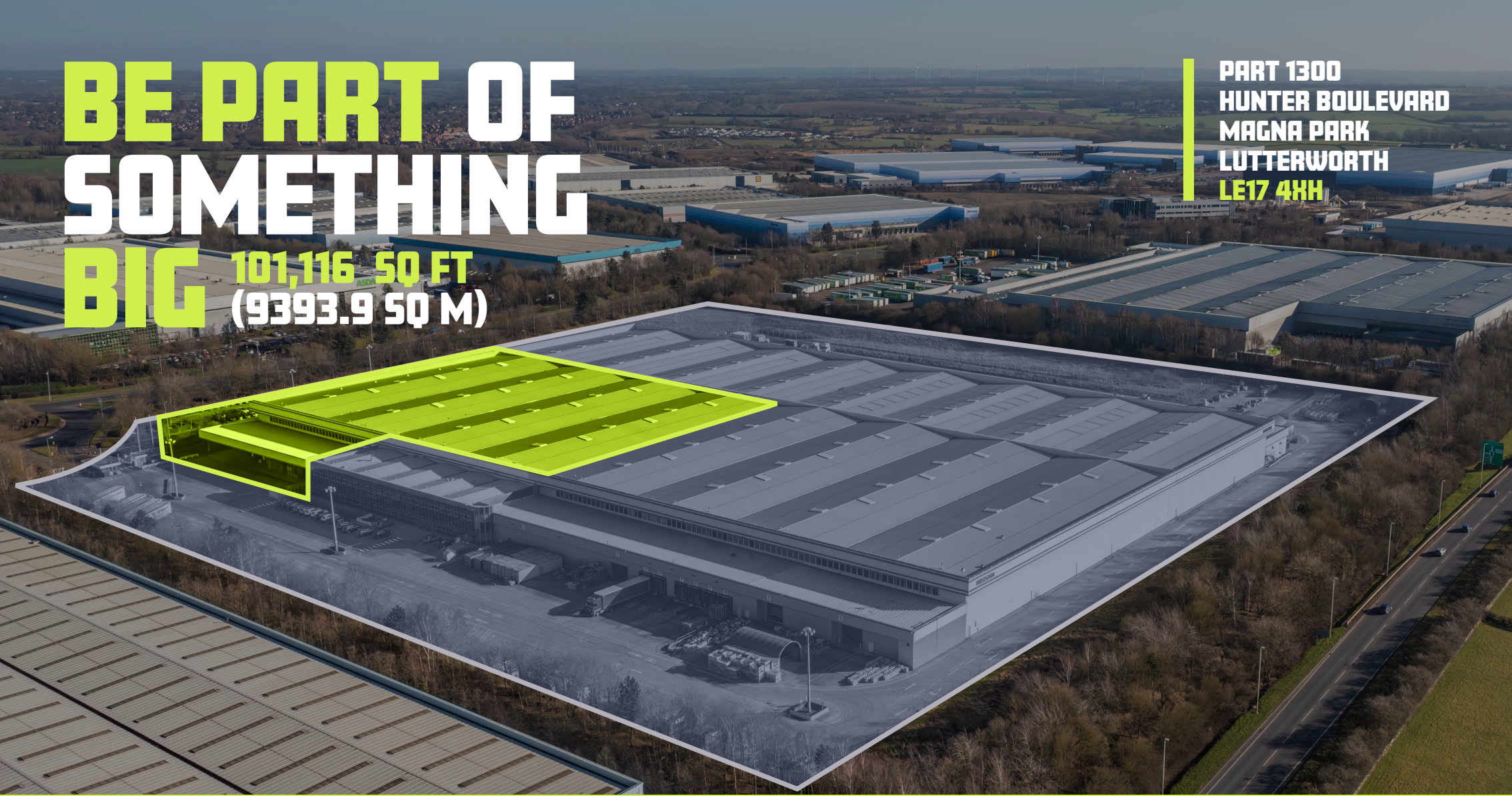


# BE PART OF SOMETHING BIG

101,116 SQ FT  
(9393.9 SQ M)

PART 1300  
HUNTER BOULEVARD  
MAGNA PARK  
LUTTERWORTH  
LE17 4XH



↑ TO LET FLEXIBLE SHORT TERM ACCOMMODATION WITH IMMEDIATE ACCESS TO THE M1, M6 & M69 MOTORWAYS



# BIG BUSINESS

## MAGNA PARK LUTTERWORTH

The unit is located on Hunter Boulevard, Magna Park, Lutterworth. This premier 500 acre logistics and distribution park providing immediate access to the M1, M6 and M69 Motorways.

Magna Park is strategically located in the heart of the 'Golden Triangle', approximately 1 mile from J20 of the M1 Motorway with J19 of the M1 Motorway approximately 4 miles to the south which in turn provides direct access to the M6. Approximately 85% of the UK population is within a 4.5 hour HGV drive of Magna Park.

### ↓ MAGNA PARK OCCUPIERS



↓ SAT NAV: LE17 4HH

FLOOR AREAS	SQ FT	SQ M
Warehouse	99,260	9221.5
Offices	1,856	172.4
<b>Total</b>	<b>101,116</b>	<b>9393.9</b>
Canopy	14,998	1,392.4

# FLEXIBLE SPACE

**TO LET 101,116 SQ FT  
(9393.9 SQ M)**

The warehouse unit is part of a larger unit and comprises a modern steel framed warehouse.

↓ GATEHOUSE



↓ CAR PARKING



↓ LOADING DOOR



↑ EXTERNAL



↑ 99,260 SQ FT WAREHOUSE

# VERSATILE SPACE

## FLEXIBLE SHORT TERM ACCOMMODATION

The warehouse benefits from the following features and specification.

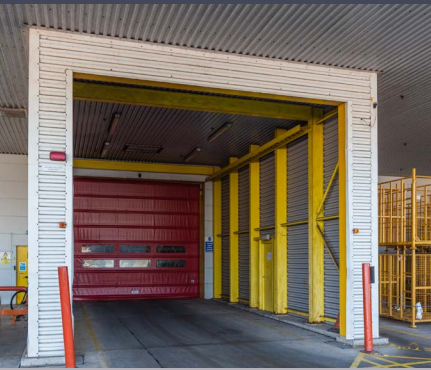


↑ SODIUM PENDANT & FLUORESCENT STRIP LIGHTING



↑ 9.6M MINIMUM EAVES HEIGHT

↓ HGV PARKING SPACES



↑ 2 GROUND LEVEL LOADING DOORS

↓ SEPARATE CAR PARKING AREA



↑ OFFICES



↑ CANOPY AREA WITH LIGHTING

↓ PART RACKED



↑ 24/7 MANNED SECURITY

↓ SPRINKLER SYSTEM



↑ 3 INDEPENDENT GAS FIRED HEATERS



## TENURE

The property is available by way of a sub-letting of the existing lease.

## RENT

Upon application.

## BUSINESS RATES

Interested parties should make their own enquiries with Harborough District Council.

## LEGAL COSTS

Each party to bear their own legal costs in this transaction.

## ANTI-MONEY LAUNDERING

The occupier will be required to submit documentation to satisfy anti-money laundering regulations.

## VAT

All terms quoted are exclusive of VAT.

## VIEWING

Further information is available from the sole letting agents below:



**Annabel Dalby**

07917 249117

[annabel.dalby@realestate.bnpparibas](mailto:annabel.dalby@realestate.bnpparibas)

**Ben Wiley**

07771 662009

[ben.wiley@realestate.bnpparibas](mailto:ben.wiley@realestate.bnpparibas)

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