

UNIT 5120

# FULLY REFURBISHED CROSS DOCKED FACILITY

AVAILABLE NOW

 BANTER.SNOWY.DECIDING

VULCAN WAY | MAGNA PARK | LUTTERWORTH | LE17 4XR

 **M&G**  
Real Estate

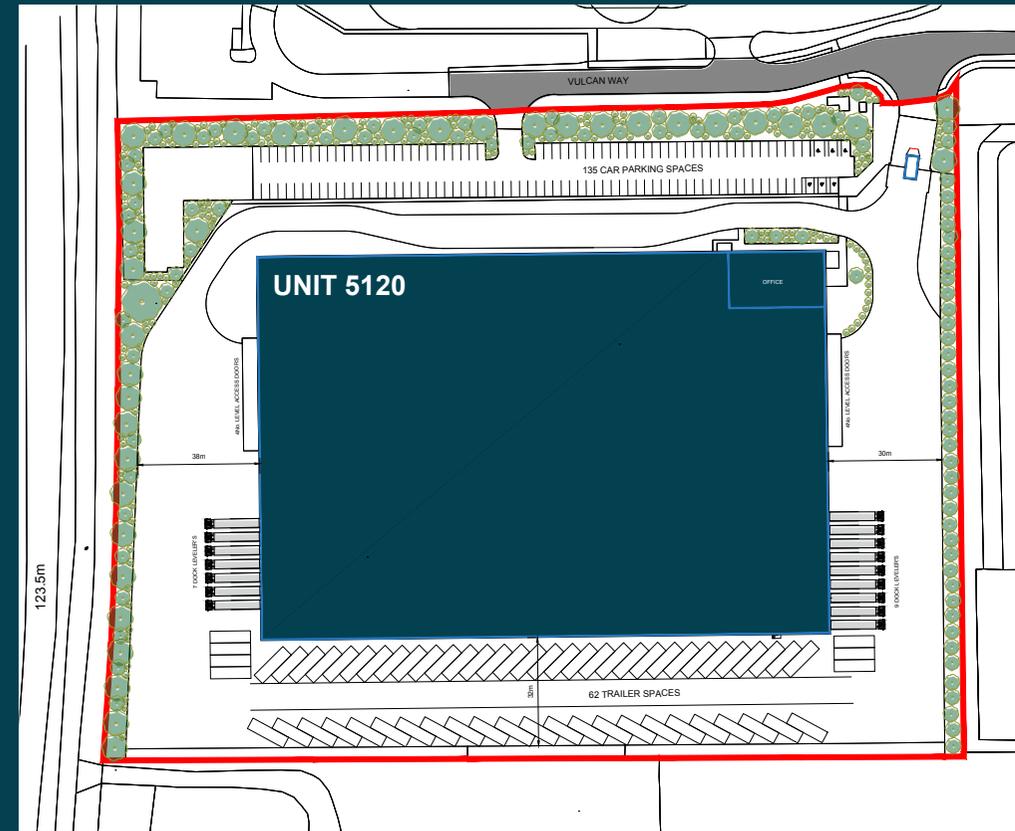
# A HIGH QUALITY 220,000 SQ FT CROSS DOCKED FACILITY

## SPECIFICATION

-  On-site security hut
-  260 car parking spaces + overflow space
-  14.5m eaves height
-  65 HGV parking spaces
-  6 Level Access Loading Doors
-  360 degree access around the building
-  16 Dock Level Loading Doors
-  350kVA of power supply

## ACCOMMODATION SCHEDULE

MAGNA PARK 5120	SQ M GIA	SQ FT GIA
Warehouse Ground Floor	19,428.9	209,131
Office Ground Floor / First Floor	956.2	10,293
Ancillary Second Floor	38.3	412
<b>TOTAL</b>	<b>20,423.4</b>	<b>219,836</b>







# STRATEGICALLY LOCATED EXCELLENT CONNECTIVITY

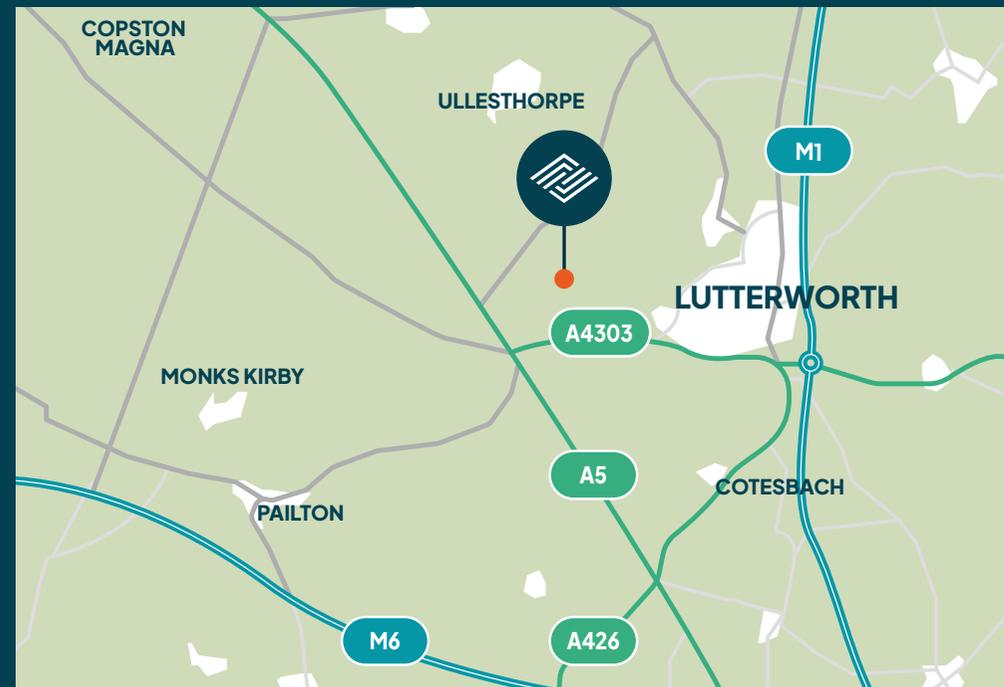
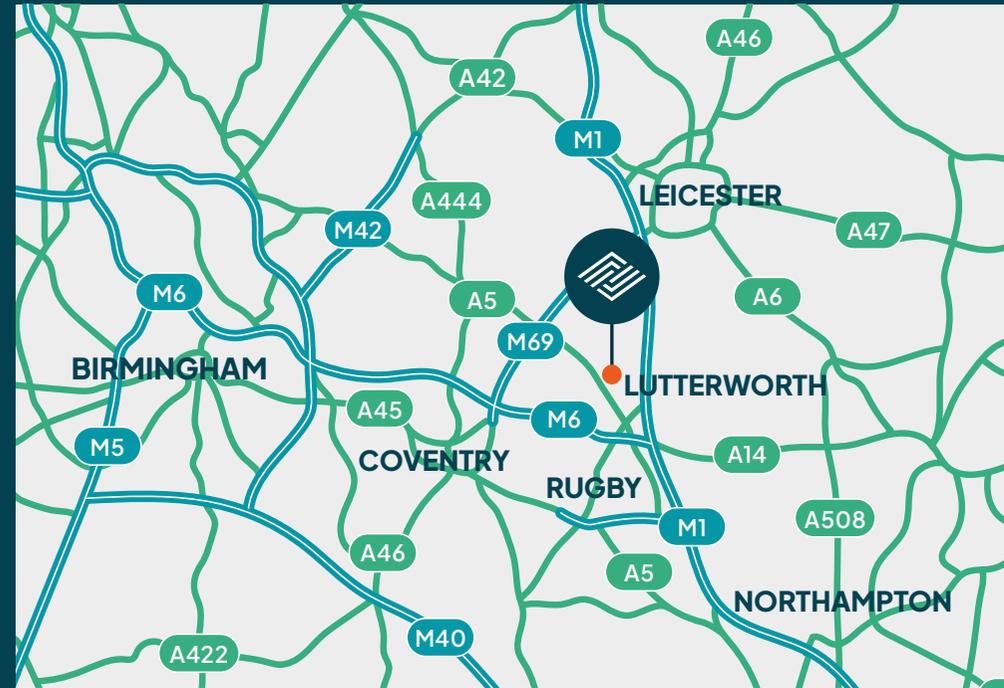
## DRIVE TIMES

### MAGNA PARK 5120

	Miles	Mins
M1 J20	2.5	7
M6 J1	4.5	13
M69 J1	7	14
DIRFT Rail Freight Terminal	9	15
Coventry	19	37
Birmingham	39	51
Central London	89	2hr 30
East Coast Ports	150	2hr 30

 BANTER.SNOWY.DECIDING

 LOCATION



# UNIT 5120

VULCAN WAY | MAGNA PARK | LUTTERWORTH | LE17 4XR

## APEX

Tom Kimbell  
+44 (0)7920 005 471  
tom@apexllp.com

Ollie Withers  
+44 (0)7496 852 526  
Ollie@apexllp.com



Ben Wiley  
+44(0)7771662009  
Ben.wiley@realestate.bnpparibas

Annabel Dalby  
+44 (0) 7917 249 117  
Annabel.dalby@realestate.bnpparibas

**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. October 2025.

 **M&G**  
Real Estate