

MAGNAPARK Lutterworth MPS 187

187,253 SQ FT

ENHANCED OPERATIONAL
FIT-OUT INCLUDED

ROOF-LEVEL SPRINKLERS

FROST-PROTECTION SYSTEM

FULL FIRE-ALARM INSTALLATION

LED LIGHTING

SOUTH

Save
23
WEEKS

Save
£3
MILLION


LE17 4JB

GLP 

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MAGNAPARK South

MPS 187: Built for Speed. Situated for Success.

A Grade 'A' 187,253 sq ft unit in Magna Park South, featuring a pre-installed £3m operational fit-out to save you 23 weeks on your move-in programme.

A premier logistics platform

Located within the world-renowned Magna Park Lutterworth, MPS187 offers a rare opportunity to secure a premier logistics platform without the potential delays of a new-build move-in.

Your competitive advantage

At GLP, we understand that operational readiness is your greatest competitive advantage.

The 23-week head start with GLP Ready+

While traditional units require months of post-lease construction, MPS187 is **GLP Ready+**. We have already invested in and installed the essential infrastructure – including sprinklers, intelligent lighting and climate controls – allowing you to bypass the 23-week fit-out process.

Efficiency meets sustainability

Combined with a 15m clear internal height, 100% PV readiness, and a design rooted in WELLness principles, MPS187 is the most capital-efficient and sustainable move your business can make today.

STRATEGICALLY LOCATED

The success of Magna Park Lutterworth is built on its optimum location. Placing you at the heart of Britain's transport network, you can reach the majority of the UK population within a single HGV journey.

- > M1 Junction 20 – 2.5 miles
- > M6 Junction 1 – 4.5 miles
- > M69 Junction 1 – 7 miles

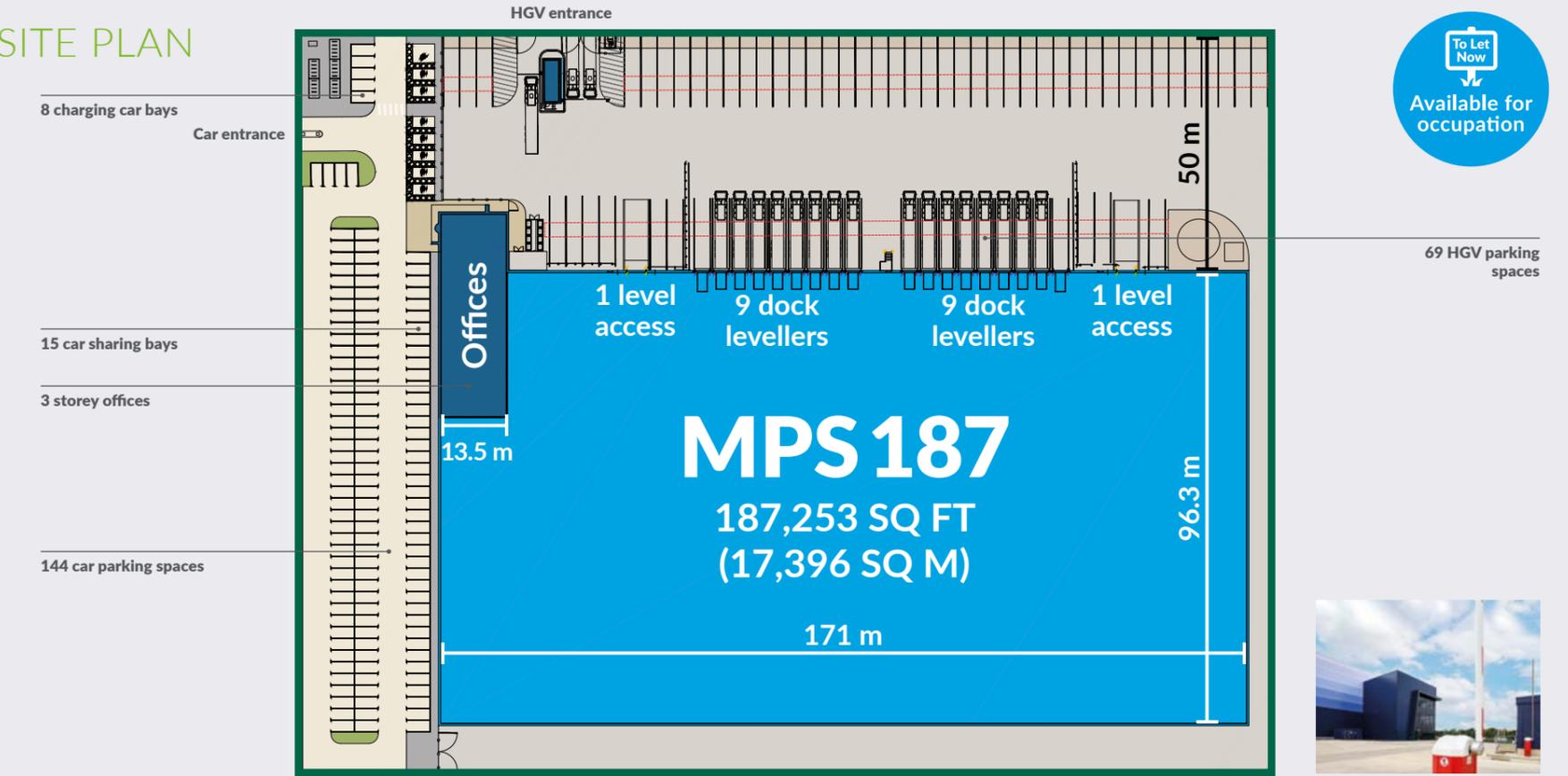


HIGHLIGHTS

- 8.031 acres (3.25 ha)
- 8 charging car bays
- Frost protection
- 69 HGV parking
- 144 car parking
- Roof level sprinklers
- 2 level access
- 18 dock doors
- Intelligent lighting
- 50 m yard depth
- 50 kN psm floor loading
- Fire alarm system



SITE PLAN



SCHEDULE

Warehouse	Offices (3 storey)	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
172,694 sq ft 16,044 sq m	14,269 sq ft 1,325 sq m	290 sq ft 27 sq m	187,253 sq ft 17,396 sq m	144	15 m	18	2

MAGNAPARK Lutterworth

Building environments that work for you

Transport + Managing Assets + Workplace + Community + Wellbeing

We're on a mission to create an environment where customers' businesses can prosper and employees enjoy coming to work. G-Plus – an initiative from GLP.

We're more than a logistics building

G-Plus highlights*



G+Plus

*All of the G-Plus facilities and amenities will be project dependent and agreed with each customer.



SOUTH MPS 187 SCHEDULE

Warehouse	Offices (3 storey)	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
172,694 sq ft 16,044 sq m	14,269 sq ft 1,325 sq m	290 sq ft 27 sq m	187,253 sq ft 17,396 sq m	144	15 m	18	2



MPS 187

Accelerate your operation

Save £3m in upfront costs and be operational 23 weeks sooner.

YOUR READY-TO-WORK SPECIFICATION



Essential fire protection

We have installed a full, commissioned sprinkler system, including a 100% capacity water storage tank and diesel fire pumps, saving you the most time-consuming and complex part of a warehouse setup.



Intelligent lighting

High-performance LED lighting is already in place. The system is wireless and fully flexible, meaning it can be easily adjusted or reconfigured to suit your specific racking layout without costly rewiring.



Climate integrity

Our advanced heat-pump system ensures your inventory is protected from frost and damp. It maintains a steady 8°C environment, managed by Trend IQ controls for maximum energy efficiency.



Advanced life safety

A comprehensive L1/P1 fire alarm and detection system is fully installed and commissioned to the latest 2025 standards, ensuring your team and your assets are protected from the moment you arrive.

Note: works are expected to be completed by end of June 2026.

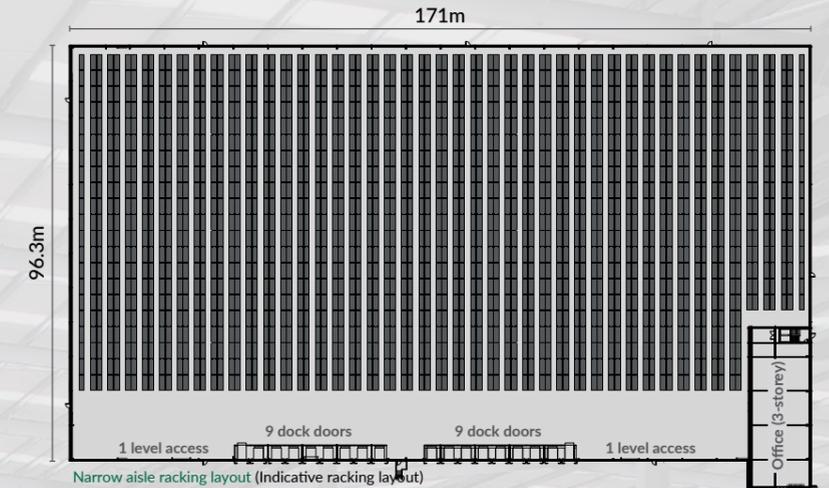


OPTIMISED FOR CAPACITY

The 15m clear internal height of MPS187 is engineered to maximise your storage density. The indicative layout shown here illustrates a Very Narrow Aisle (VNA) configuration, which provides an impressive 36,148 pallet positions (Ground + 6).

If your operation requires a more conventional approach, the building comfortably accommodates a Wide Aisle layout, offering 27,384 pallet positions (Ground + 6).

Whether you choose to manage the racking installation yourself or prefer to leverage GLP's expertise to source and install it for you, the unit's pre-installed intelligent lighting and sprinkler systems are already designed to adapt to your chosen configuration.



SOUTH

MAGNA PARK Lutterworth

If you would like any further information, or to arrange a meeting, please contact:



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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. February 2026. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

Ares Management Corporation (NYSE: ARES) has acquired a significant portion of the international business of GLP Capital Partners Limited and certain of its affiliates. For more information, visit aresmgmt.com



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MPS 187

SOUTH



For the latest news and onsite progress visit <https://eu.glp.com/property/mps-187-magna-park-lutterworth/>



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