



MULBERRY
DEVELOPMENTS



ENTERPRISE PARK LUTTERWORTH

UNIT 4

44,093 SQ FT BUILD TO SUIT
AVAILABLE NOW

A5 / A4303

A NEW BUILD INDUSTRIAL / LOGISTICS DEVELOPMENT

LE17 4JB

///PARK.LAZY.MERMAIDS

DEDICATED TO DYNAMIC

Unit 4 Enterprise Park Lutterworth is a new industrial/logistics opportunity in the heart of Magna Park offering a high quality building specification of 44,093 sq ft.



ENTERPRISE PARK



ENTERPRISE PARK

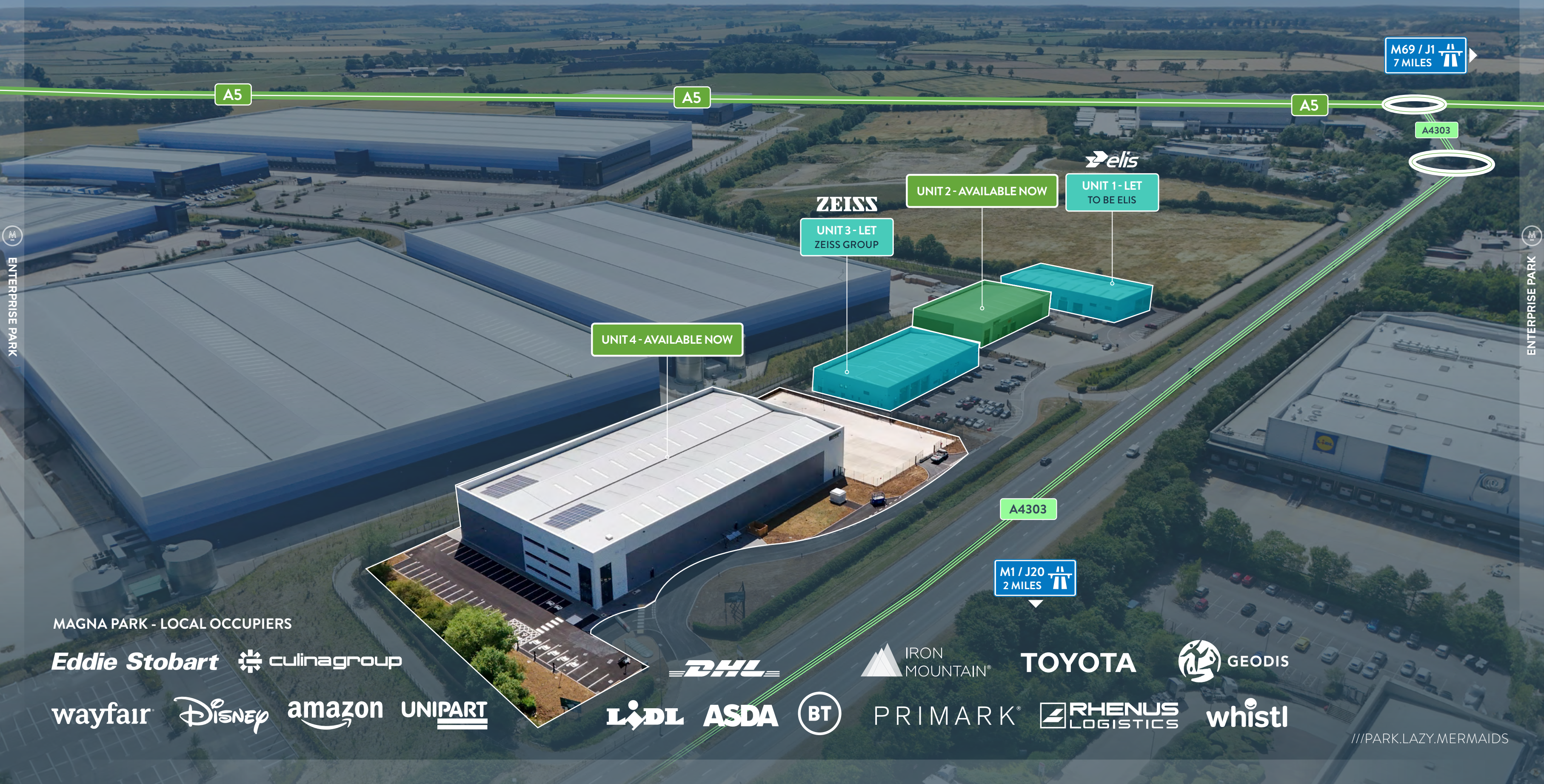


INDICATIVE CGI

UNIT 4
AVAILABLE NOW

WELL ESTABLISHED LOGISTICS LOCATION

Located 2 miles from M1 J20 and 7 miles from M69 J1, Enterprise Park Lutterworth is easily accessible via the A5 and A4303 and is a well established industrial/logistics space with occupiers including Amazon, wayfair, DHL, Asda and many more.



A5

A5

A5

M69 / J1
7 MILES

A4303

elis

ZEISS

UNIT 3 - LET
ZEISS GROUP

UNIT 2 - AVAILABLE NOW

UNIT 1 - LET
TO BE ELIS

UNIT 4 - AVAILABLE NOW

A4303

M1 / J20
2 MILES

MAGNA PARK - LOCAL OCCUPIERS

Eddie Stobart

culinagroup

wayfair

Disney

amazon

UNIPART

LIDL

ASDA

BT

IRON
MOUNTAIN

TOYOTA

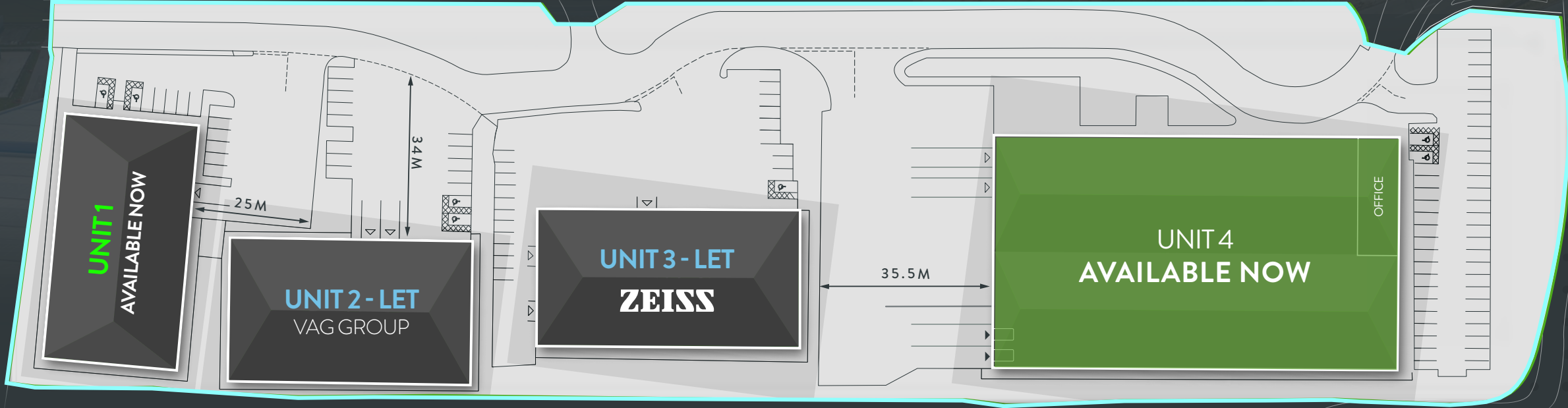
GEODIS

PRIMARK

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LOGISTICS

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10 m
Eaves Height


35.5m
Yard Depth


500
KVA


2 Level Access
2 Dock Doors


43 Car Parking
Spaces


New Build To Suit
Warehouse

SPECIFICATION

UNIT 4

UNIT 4	SQ FT	SQ M
Warehouse	41,593	3,864
Office	2,500	232
TOTAL AREA	44,093	4,096

GREEN CREDENTIALS
UNIT 4

BREEAM®
Built to BREEAM
rating of 'Excellent'


Targeting **Net Zero**
Carbon Development


EPC
Rating of 'A'


PV
Ready

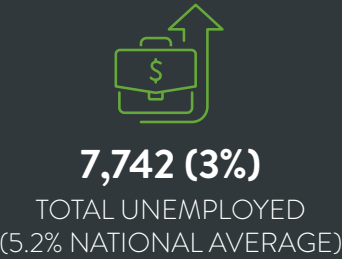
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85%
OF UK POPULATION LIVE
WITHIN A
4.5 HOUR DRIVE AWAY

Enterprise Park is located at the UK and Europe’s largest dedicated distribution park. Situated at Magna Park in Lutterworth, Enterprise Park benefits from a high quality business environment specifically focused on logistics and distribution. Magna Park can be found at the heart of the ‘Golden Triangle’, with easy access to the M1, M6 and M69 motorways.

LABOUR MARKET STATISTICS
(WITHIN 30 MINS DRIVE TIME)



POPULATION OF WORKING AGE



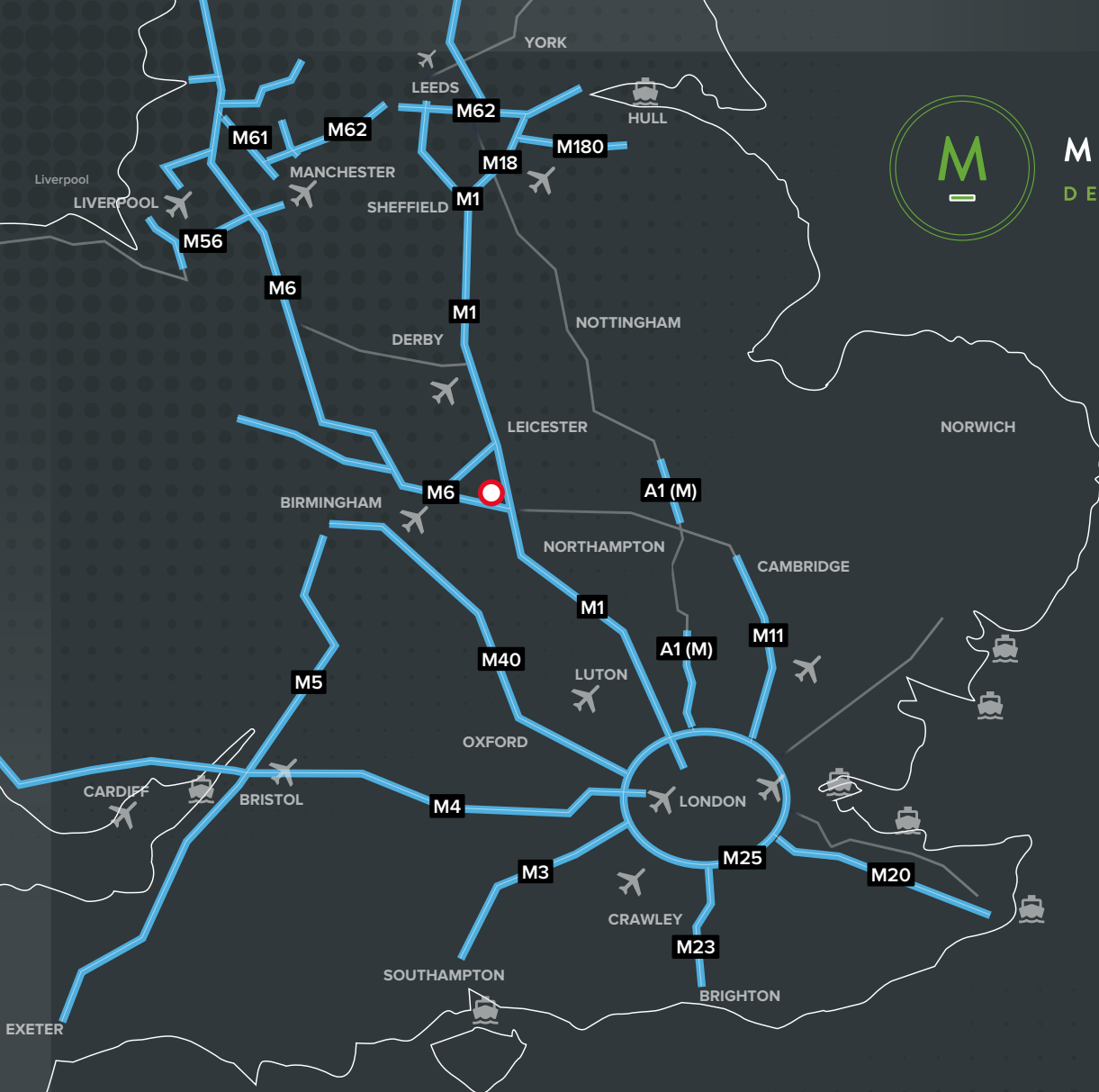
ALL ABOVE STATISTICS SOURCE: CACI AND CENSUS DATA



	DISTANCE	TIME
M1 J20	3.5 miles	7 mins
M6 J1	5.2 miles	9 mins
M69 J1	7 miles	10 mins
Leicester	16 miles	35 mins
Birmingham	36 miles	45 mins
London	89.6 miles	2 hr 20 m

SOURCE: GOOGLE MAPS





MULBERRY
DEVELOPMENTS

ALL ENQUIRIES

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