

MAGNA PARK 214

HIGH SPECIFICATION
DISTRIBUTION
WAREHOUSE

UNDER
REFURBISHMENT
AVAILABLE NOW

///VASE.NANNY.RULES

HUNTER BOULEVARD, LUTTERWORTH, LE17 4XN

A THRIVING DISTRIBUTION HUB

Magna Park 214 is a fully refurbished high specification distribution centre and available to let now.

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

MAGNA PARK 214



YOUR FUTURE SPACE

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



Targeting
EPC A



Targeting
BREEAM
very good



Solar
PV panels



18 dock
loading
doors



3 level
access
doors



10m-14m
eaves height



90 car
parking
spaces



Secure
site



50m yard
depth



400kVa
power



Two storey
office



40 HGV
parking
spaces





A WORKFORCE ON YOUR DOORSTEP

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.



85%

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



9,200

New homes within a 10 mile radius



19.6%

Of people are employed in logistics relevant jobs

1,431,005

Potential workforce within 30 minutes drive of Lutterworth



STRATEGICALLY LOCATED

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.

AIRPORTS	MILES	MINS
Birmingham	29	39
East Midlands	32	36
Heathrow	90	95

STATIONS	MILES	MINS
Rugby	7	12
DIRFT Rail Freight	8	13
Hinckley	9	15

ROADS	MILES	MINS
A5	1	3
M1 J20	3	6
M6 J1	5	8

CITIES	MILES	MINS
Coventry	20	26
Birmingham	36	40
London	90	110

WHAT3WORDS: VASE.NANNY.RULES

SAT NAV: LE17 4XN

LOCATION



UNLOCKING NEW POSSIBILITIES



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