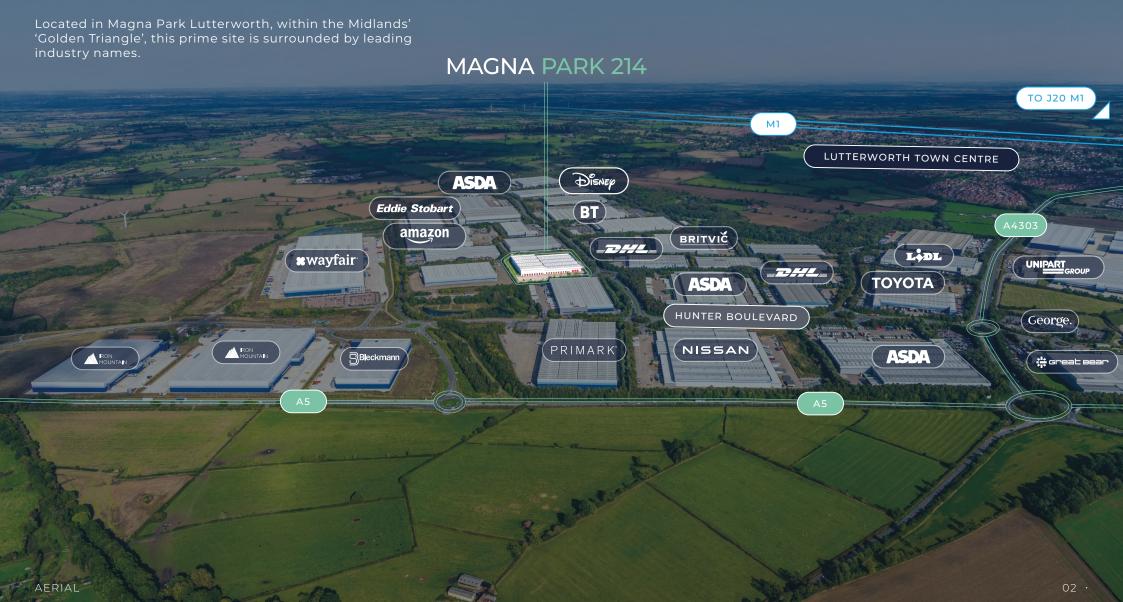


A THRIVING DISTRIBUTION HUB

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



YOUR FUTURE SPACE

Total	213,519	19.836
Gatehouse	237	22
2 Storey office	7,631	709
Warehouse (14m eaves height)	83,380	7,746
Warehouse (10m eaves height)	122,271	11,359
MAGNA PARK 214	SQ FT GIA	SQ M GIA





Targeting BREEAM very good



Solar PV panels



18 dock loading doors



3 level access doors



10m-14m eaves height





Secure site



50m yard depth



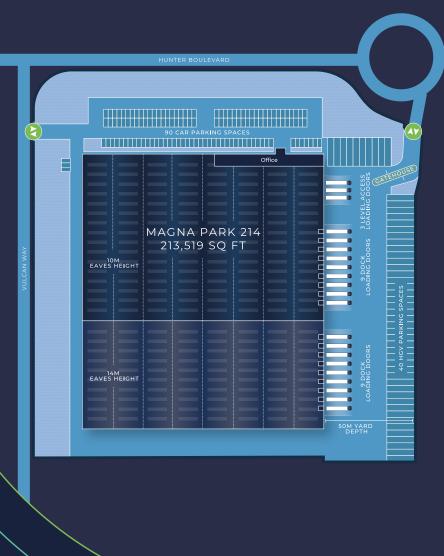
400kVa power



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
M1 J20 M6 J1		
	3	6
M6 J1	<u>3</u> 5	<u>6</u> 8
M6 J1 CITIES	3 5 MILES	6 8 MINS

WHAT3WORDS: VASE.NANNY.RULES

SAT NAV: LE17 4XN





Lambert Smith Hampton

RICHARD MEERING

rmeering@lsh.co.uk +44 (0) 7538 881 997

PETER EDWARDS

pedwards@lsh.co.uk +44 (0) 7354 846 001



EDWARD KENNELEY

e.kennerley@box4realestate.co.uk +44 (0) 7972 187 779

JAMES CLEMENTS

j.clements@box4realestate.co.uk +44 (0) 7436 165 015



CHRIS HARRIS

chris.harris@realestate.bnpparibas +44 (0) 7554 644 091

ZACH HEPPNER-LOGAN

zach.heppner-logan@realestate.bnpparibas +44 (0) 7787 221 412





Logicor.eu ukenquiries@logicor.eu