

# AVAILABLE SPACE UK

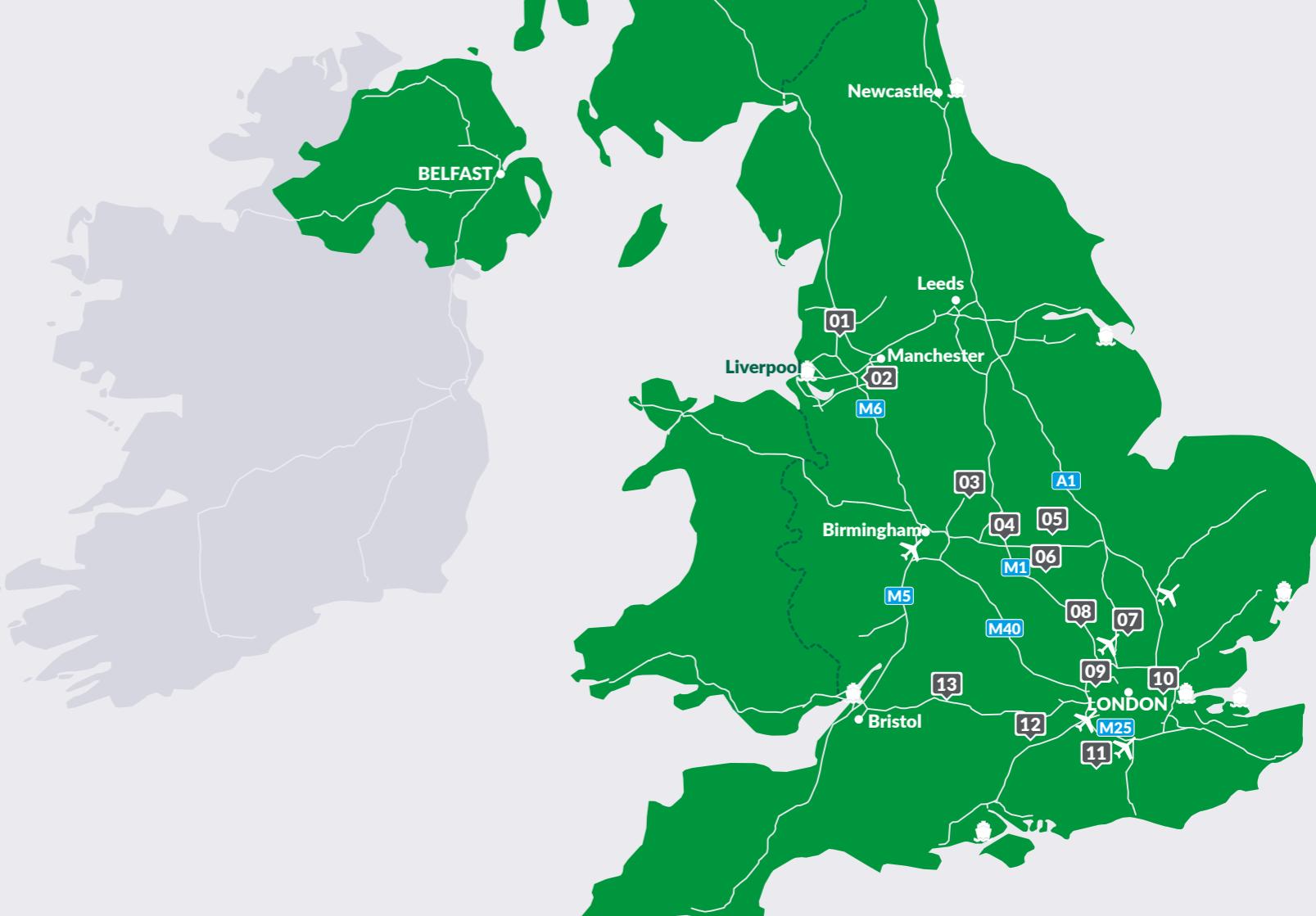
- Prime locations
- High quality warehouses
- Best-in-class specifications
- Build-to-suit opportunities
- Immediately available space

October 2025

**GLP**   
[eu.glp.com](http://eu.glp.com)

# CURRENT AVAILABILITIES: UK

		Available Space	Build-to-suit or Speculative opportunity	Under construction	Available
<b>The North</b>					
01	G-Park Skelmersdale	UP TO 55,176 SQ M (593,910 SQ FT)	●		
02	G-Park Manchester Trafford Park	UP TO 20,078 SQ M (216,118 SQ FT)	●		
<b>The Midlands</b>					
03	G-Park Ashby	UP TO 70,000 SQ M (753,477 SQ FT)	●		
04	Magna Park North – Lutterworth	UP TO 188,663 SQ M (2,030,739 SQ FT)	●		○
	Magna Park South – Lutterworth	UP TO 108,197 SQ M (688,424 SQ FT)	●		○
05	Magna Park Corby	UP TO 273,269 SQ M (2,941,439 SQ FT)	●		○
06	G-Park Northampton – Unit 2	UP TO 8,440 SQ M (90,852 SQ FT)			○
<b>The South</b>					
07	G-Park Stevenage	UP TO 6,856 SQ M (73,797 SQ FT)			○
08	Magna Park Milton Keynes – Latitude 186	UP TO 17,321 SQ M (186,443 SQ FT)			○
09	G-Park London Park Royal	UP TO 10,358 SQ M (111,492 SQ FT)	●		
10	International Business Park, Stratford – Unit 3	UP TO 4,993 SQ M (53,741 SQ FT)			○
	G-Park London Stratford	UP TO 14,061 SQ M (151,347 SQ FT)	●		
11	G-Hub Crawley	UP TO 8,959 SQ M (96,442 SQ FT)			○
12	G-Park Basingstoke	UP TO 19,347 SQ M (208,254 SQ FT)			○
13	G-Park Swindon	UP TO 7,518 SQ M (80,927 SQ FT)	●		
<span>● Build-to-suit</span> <span>○ Speculative opportunity</span>					



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 [www.aresmgmt.com](http://www.aresmgmt.com)



# G-PARK MANCHESTER TRAFFORD PARK

M17 1TD

Site up to

**SQM**  
**20,078**

**SQ FT**  
**216,118**

Site overview

- Development opportunity in the premier industrial estate of the North West
- Excellent road, rail and air links, five miles from Manchester city centre, 11 miles from Manchester Airport, 27 miles from Liverpool John Lennon Airport
- Easy access to M60 junctions 9 and 10, M602 junction 2, offering excellent motorway access to the entire northwest region
- Excellent Metrolink tram connections with a station only a few minutes' walk away



Alex Eade

[aeade@aresmgmt.com](mailto:aeade@aresmgmt.com)  
+44 (0)20 7070 8850



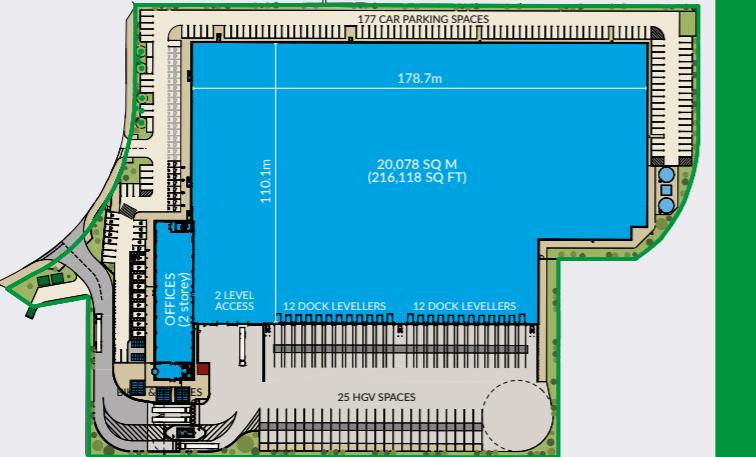
James Atkinson

[jatkinson@aresmgmt.com](mailto:jatkinson@aresmgmt.com)  
+44 (0)20 7070 8850

Visit: [eu.glp.com](http://eu.glp.com)



Computer generated image



Indicative site plan

## Development opportunity

### Warehouse

18,193 SQ M (195,828 SQ FT)

### Offices (2 storey)

1,750 SQ M (18,837 SQ FT)

### 2nd Floor Meeting Room

115 SQ M (1,238 SQ FT)

### Gatehouse

20 SQ M (215 SQ FT)

**20,078 SQ M (216,118 SQ FT)**

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 24
- ✓ Level doors: 2
- ✓ HGV parking spaces: 25
- ✓ Car parking spaces: 177

# G-PARK ASHBY

LE65 1TH

Site up to

**SQM**  
**70,000**

**SQ FT**  
**753,477**

Site overview

- Build-to-suit opportunities with outline consent secured on the site
- G-Park Ashby sits adjacent to the A42 and A511, and provides access to the M42 to the south and M1 (Junction 23A) 10 miles to the northeast
- Flexibly designed to accommodate build-to-suit logistics/warehouse opportunities of up to 70,000 sq m
- 90% of the UK can be reached within a four-hour drive



James Atkinson

[jatkinson@aresmgmt.com](mailto:jatkinson@aresmgmt.com)  
+44 (0)20 7070 8850



Spencer Alderton

[salderton@aresmgmt.com](mailto:salderton@aresmgmt.com)  
+44 (0)20 7070 8850

Visit: [eu.glp.com](http://eu.glp.com)



Computer generated image



Indicative site plans

## OPTION 1 - SINGLE UNIT

### Unit 1 - Build-to-suit

#### Warehouse

62,170 SQ M (669,196 SQ FT)

#### Offices

3,508 SQ M (37,757 SQ FT)

#### Goods in

688 SQ M (7,406 SQ FT)

#### Goods out

688 SQ M (7,406 SQ FT)

#### Gatehouse

20 SQ M (215 SQ FT)

**70,000 SQ M (753,477 SQ FT)**

- ✓ Clear internal height: 18 m
- ✓ Dock doors: 137
- ✓ Level doors: 10
- ✓ HGV parking spaces: 179
- ✓ Car parking spaces: 545

## OPTION 2 - TWO UNITS

### Unit 1 - Build-to-suit

**46,448 SQ M (499,964 SQ FT)**

#### Warehouse

45,200 SQ M (499,964 SQ FT)

#### Offices

2,248 SQ M (23,527 SQ FT)

#### Goods in

688 SQ M (7,406 SQ FT)

#### Goods out

688 SQ M (7,406 SQ FT)

#### Gatehouse

20 SQ M (215 SQ FT)

**22,253 SQ M (239,527 SQ FT)**

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 71
- ✓ Level doors: 8
- ✓ HGV parking spaces: 52
- ✓ Car parking spaces: 434

### Unit 2 - Build-to-suit

**22,253 SQ M (239,527 SQ FT)**

#### Warehouse

20,000 SQ M (223,527 SQ FT)

#### Offices

2,248 SQ M (23,527 SQ FT)

#### Goods in

688 SQ M (7,406 SQ FT)

#### Goods out

688 SQ M (7,406 SQ FT)

✓ Car parking spaces: 219

# MAGNA PARK NORTH LUTTERWORTH

LE17 4XP

## Site up to

**SQM** **SQ FT**

**188,663** **2,030,739**

## Site overview

- Speculative MPN 761 – available now
- Build-to-suit flexible opportunities available
- UK and Europe's premier logistics and distribution park. 85% of the UK population within a 4.5-hour drive



**SPECULATIVE  
OPPORTUNITY**

**AVAILABLE  
NOW**

**BUILD-TO-SUIT  
OPPORTUNITIES**

### Speculative development opportunity

**MPN 761**  
70,733 SQ M (761,361 SQ FT)

### Indicative build-to-suit development opportunities

**MPN 6**  
79,691 SQ M (857,781 SQ FT)

**MPN 7**  
38,239 SQ M (411,597 SQ FT)



Olivia Hinds

[ohinds@aresmgmt.com](mailto:ohinds@aresmgmt.com)  
+44 (0)20 7070 8850



Emily Le Gallais

[elgallais@aresmgmt.com](mailto:elgallais@aresmgmt.com)  
+44 (0)20 7070 8850

Visit: [eu.glp.com](http://eu.glp.com)



MPN 761



Indicative site plan

# MAGNA PARK SOUTH LUTTERWORTH

LE17 4XP

Site up to

**SQM**

**SQ FT**

**108,197**

**688,424**

Site overview

- Speculative development opportunities up to 41,248 sq m available
- Build-to-suit development opportunities up to 66,949 sq m – subject to planning
- Situated within the heart of the Midlands' 'Golden Triangle' of logistics – home to over 30 brands and leading occupiers



**SPECULATIVE  
OPPORTUNITIES**

**AVAILABLE  
NOW**

**BUILD-TO-SUIT  
OPPORTUNITIES**

**SUBJECT TO  
PLANNING**

**Speculative development  
opportunities**

**MPS 187**  
17,396 SQ M (187,253 SQ FT)

**MPS 11**  
11,113 SQ M (119,620 SQ FT)

**MPS 10**  
12,739 SQ M (137,122 SQ FT)

**Indicative build-to-suit  
development opportunities**

**MPS 12**  
40,308 SQ M (446,162 SQ FT)

**MPS 13**  
26,641 SQ M (286,759 SQ FT)



**Emily Le Gallais**  
✉ elegallais@aresmgmt.com  
📞 +44 (0)20 7070 8850



**Olivia Hinds**  
✉ ohinds@aresmgmt.com  
📞 +44 (0)20 7070 8850

Visit: eu.glp.com



Indicative site plan

# MAGNA PARK CORBY

NN18 8ET

Site up to

SQM

SQ FT

273,269 2,941,439

Site overview

- MPC 2 – available now
- One of the largest dedicated logistics and distribution parks in the UK
- Located 8 miles from the A14, with quick access to the M1, M6, M11 and the A1 (M)
- Situated in an established strategic location for logistics by virtue of its connectivity across the UK transportation network



Image shows MPC 2

BUILD-TO-SUIT  
OPPORTUNITIES

Indicative build-to-suit  
development opportunities

MPC 1  
93,256 SQ M (1,003,799 SQ FT)

MPC 4b  
3,825 SQ M (41,175 SQ FT)

MPC 4c  
6,567 SQ M (70,682 SQ FT)

AVAILABLE  
NOW

Development opportunity  
- available now!

MPC 2  
61,263 SQ M (659,428 SQ FT)

MPC 5  
53,499 SQ M (575,858 SQ FT)

MPC 6  
54,859 SQ M (590,497 SQ FT)

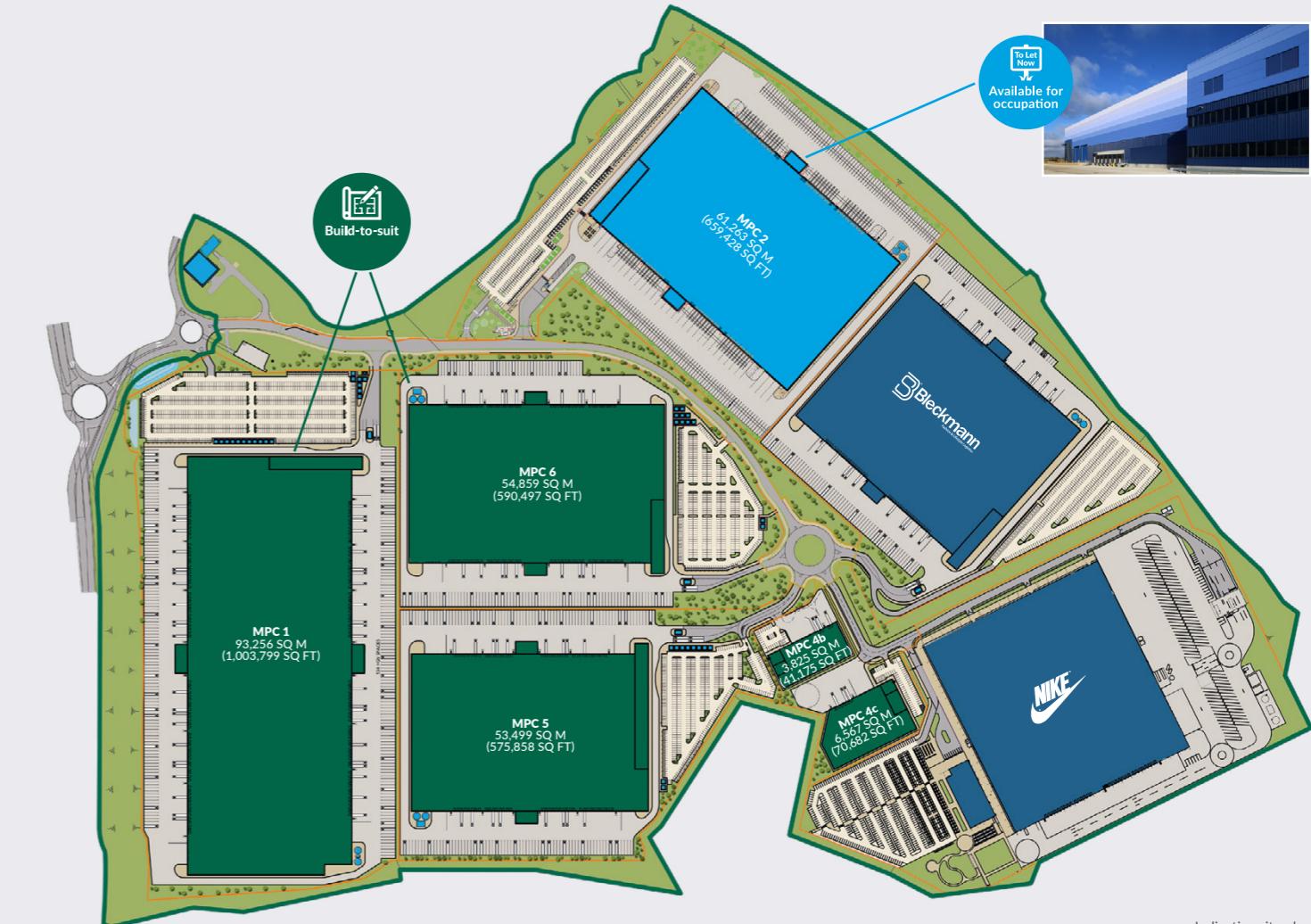
James Atkinson  
jatkinson@aresmgmt.com  
+44 (0)20 7070 8850



Alex Eade  
aeade@aresmgmt.com  
+44 (0)20 7070 8850



Visit: eu.glp.com



Indicative site plan

# G-PARK NORTHAMPTON UNIT 2

NN3 6WD

Site up to

**SQM**

**SQ FT**

**8,440**

**90,852**

Site overview

- Situated in close proximity to both the M1 and M40 motorways offering rapid connection to both the north and the south
- Within easy reach of the M6 and A14, providing excellent access to the east and west
- 90% of the population of England and Wales is within a four-hour HGV drive of the site
- Available August 2025

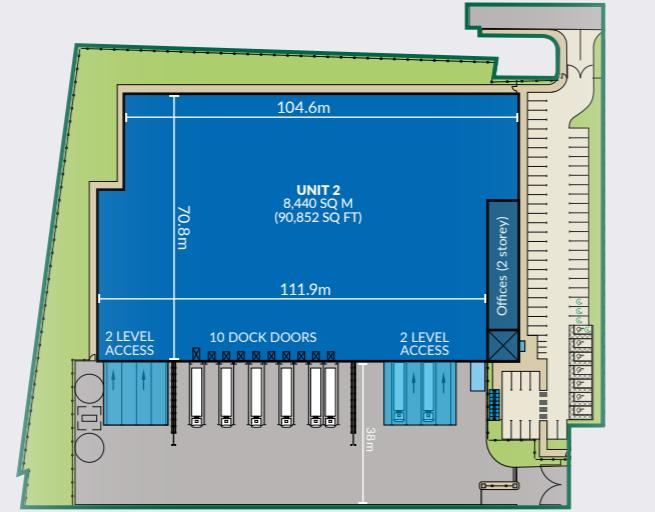
Spencer Alderton

[salderton@aresmgmt.com](mailto:salderton@aresmgmt.com)  
+44 (0)20 7070 8850



Olivia Hinds

[ohinds@aresmgmt.com](mailto:ohinds@aresmgmt.com)  
+44 (0)20 7070 8850



Indicative site plan

Unit 2

Warehouse

7,695 SQ M (82,829 SQ FT)

Offices - ground and first floor

745 SQ M (8,023 SQ FT)

**8,440 SQ M (90,852 SQ FT)**

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 10
- ✓ Level doors: 4
- ✓ HGV parking spaces: 8
- ✓ Car parking spaces: 64



# G-PARK STEVENAGE

SG1 4BB

Available now

**SQM**

**6,856**

**SQ FT**

**73,797**

Site overview

- Speculative opportunity
- Situated adjacent to A1(M) junction 8
- Excellent transport links, situated just 13 miles from Luton Airport, 30 miles from London Stansted Airport



Emily Le Gallais

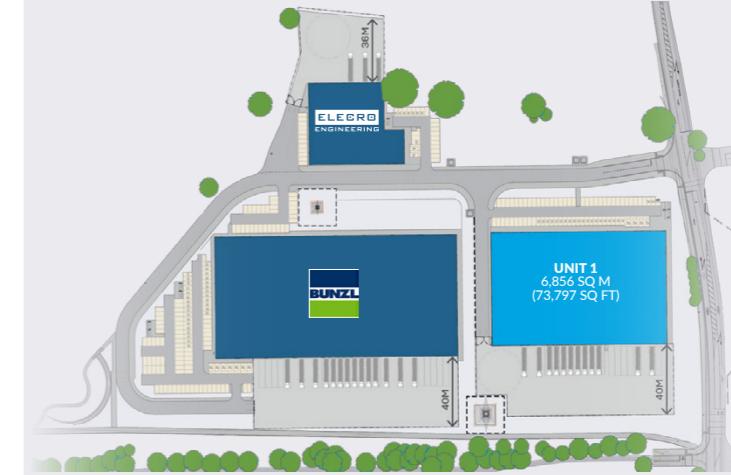
[ellegallais@aresmgmt.com](mailto:ellegallais@aresmgmt.com)  
+44 (0)20 7070 8850



James Atkinson

[jatkinson@aresmgmt.com](mailto:jatkinson@aresmgmt.com)  
+44 (0)20 7070 8850

[Visit: eu.glp.com](http://eu.glp.com)



Unit 1 - Speculative opportunity

Warehouse

6,249 SQ M (67,266 SQ FT)

Offices - ground and first floor

607 SQ M (6,531 SQ FT)

**6,856 SQ M (73,797 SQ FT)**

- ✓ Clear internal height: 12 m
- ✓ Dock doors: 8
- ✓ Level doors: 2
- ✓ HGV parking spaces: 16
- ✓ Car parking spaces: 70



Indicative site plan

# LATITUDE 186

## MAGNA PARK

### MILTON KEYNES

MK17 8EW

Site up to

SQM

17,321

SQ FT

186,443

Site overview

- Multiple award-winning scheme and premier location in South East
- Proven strategic location – ideally placed between Junctions 13 and 14 of the M1
- Home to leading companies – Amazon, John Lewis, Waitrose, River Island and A.G. Barr
- Unique opportunity with the first available unit on the estate in over two years



Indicative site plan

#### Latitude 186

Warehouse  
16,240 SQ M (174,813 SQ FT)

Offices - 2-storey  
1,059 SQ M (11,396 SQ FT)

Gatehouse  
22 SQ M (234 SQ FT)

17,321 SQ M (186,443 SQ FT)

- ✓ Clear internal height: 12.5 m
- ✓ Dock doors: 17
- ✓ Level doors: 4
- ✓ HGV parking spaces: 69
- ✓ Car parking spaces: 161



# G-PARK LONDON

## PARK ROYAL

NW10 7NU

Site up to

SQM

10,358

SQ FT

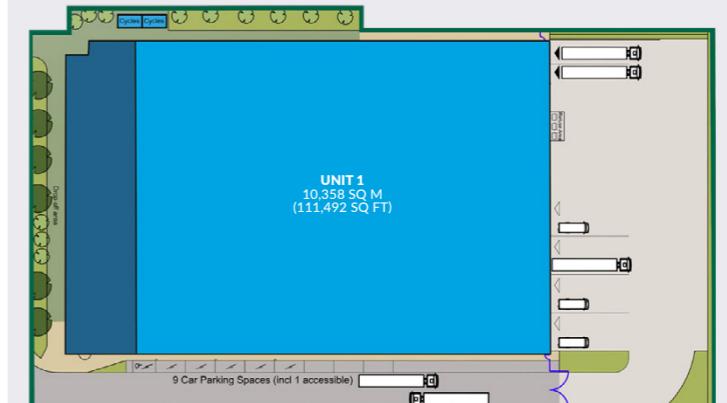
111,492

Site overview

- Located in the premier logistics park in London, Park Royal is ideally situated to serve central London and the wider South East via the M40 and M25
- This will be a net Zero carbon construction and a BREEAM excellent building
- Park Royal has an established labour force with over 35,000 workers and is home to 1,200 businesses
- Easy access via the arterial road network, London Underground (Bakerloo Line) and walking distance from Willesden Junction (currently undergoing enhancement works)



Computer generated image



Indicative site plan

#### Spencer Alderton

[salderton@aresmgmt.com](mailto:salderton@aresmgmt.com)  
+44 (0)20 7070 8850



#### Olivia Hinds

[ohinds@aresmgmt.com](mailto:ohinds@aresmgmt.com)  
+44 (0)20 7070 8850



Spencer Alderton  
[salderton@aresmgmt.com](mailto:salderton@aresmgmt.com)  
+44 (0)20 7070 8850



James Atkinson  
[jatkinson@aresmgmt.com](mailto:jatkinson@aresmgmt.com)  
+44 (0)20 7070 8850



Visit: [eu.glp.com](http://eu.glp.com)

#### Site

Warehouse  
6,419 SQ M (69,094 SQ FT)

Reception and offices  
1,764 SQ M (18,987 SQ FT)

Mezzanine  
1,949 SQ M (20,979 SQ FT)

Plant deck  
226 SQ M (2,432 SQ FT)

10,358 SQ M (111,492 SQ FT)

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 2
- ✓ Level doors: 4
- ✓ HGV parking spaces: 6
- ✓ Car parking spaces: 9



# INTERNATIONAL BUSINESS PARK, STRATFORD

## UNIT 3

E15 2NF

Site up to

**SQM**  
4,993

**SQ FT**  
53,741

Site overview

- Unit 3, International Business Park, Stratford is a self contained last mile unit totalling 4,993 sq m
- International Business Park, Stratford is located within East London's primary commercial centre and at the heart of Stratford's regeneration area
- Located within 5 miles of the City and Canary Wharf with excellent transport links via DLR, London Underground and national rail links
- Recently refurbished and available for immediate occupation

Olivia Hinds

[ohinds@aresmgmt.com](mailto:ohinds@aresmgmt.com)  
+44 (0)20 7070 8850



Spencer Alderton

[salderton@aresmgmt.com](mailto:salderton@aresmgmt.com)  
+44 (0)20 7070 8850



Unit 3

Warehouse

3,367 SQ M (36,242 SQ FT)

Offices - ground floor

84 SQ M (901 SQ FT)

Offices - first floor

241 SQ M (2,598 SQ FT)

Offices - second floor

242 SQ M (2,609 SQ FT)

Mezzanine

1,058 SQ M (11,391 SQ FT)

4,993 SQ M (53,741 SQ FT)

✓ Clear internal height:

12.5 m

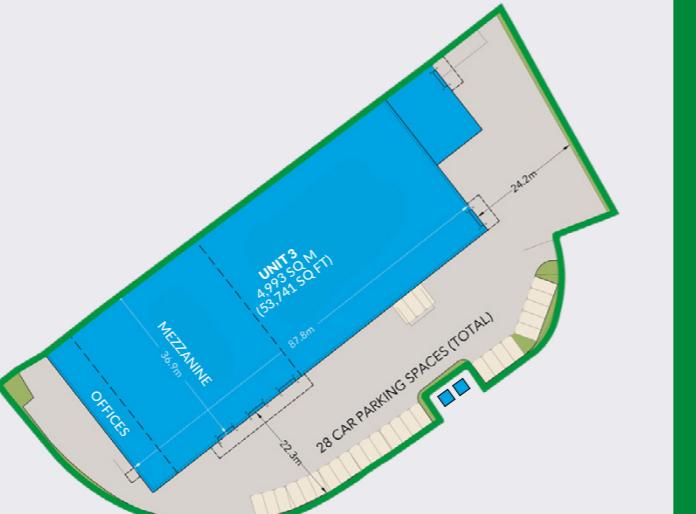
✓ Level doors:

5

✓ Car parking spaces:

28

AVAILABLE NOW



Indicative site plan

# G-PARK LONDON STRATFORD

E15 2NF

Site up to

**SQM**  
14,061

**SQ FT**  
151,347

Site overview

- G-Park London Stratford is located within East London's primary commercial centre and at the heart of Stratford's regeneration area
- Located 9 miles from the M11 Junction 4, with quick access to the M25 and wider transport network
- Detailed planning consent secured for redevelopment into terraced estate. Currently available on a build-to-suit basis



Computer generated image



Indicative site plan

COMING SOON

Unit 1

3,372 SQ M (36,300 SQ FT)

Unit 2

2,179 SQ M (23,456 SQ FT)

Unit 3

1,713 SQ M (18,434 SQ FT)

Unit 4

1,089 SQ M (11,721 SQ FT)

Unit 5

2,527 SQ M (27,205 SQ FT)

Unit 6

3,095 SQ M (33,312 SQ FT)

Visit: [eu.glp.com](http://eu.glp.com)

# G-Hub Crawley

RH10 9AG

Site up to

**SQM**

**SQ FT**

**8,959**

**96,442**

Site overview

- Highly specified speculative logistics unit of 96,442 sq ft
- Strategic development for last mile logistics with final unit available on the estate
- Prime logistics location sited on Manor Royal, one of the premier industrial and business districts in the South East
- Strategically located 2 miles from Junction 10 of the M23, 2 miles from London Gatwick Airport and 10 miles from the M25



**Spencer Alderton**  
salderton@aresmgmt.com  
+44 (0)20 7070 8850



**Olivia Hinds**  
ohinds@aresmgmt.com  
+44 (0)20 7070 8850

Visit: [eu.glp.com](http://eu.glp.com)



Indicative site plan

## G-Hub 96 - speculative opportunity

### Warehouse

7,447 SQ M (80,159 SQ FT)

### Offices

1,512 SQ M (16,283 SQ FT)

**8,959 SQ M (96,442 SQ FT)**

- ✓ Clear internal height: 12.5 m
- ✓ Dock doors: 7
- ✓ Level doors: 2
- ✓ HGV parking spaces: 21
- ✓ Car parking spaces: 81

AVAILABLE NOW

### Unit 2 - recently let

#### Warehouse

4,009 SQ M (43,157 SQ FT)

#### Offices

794 SQ M (8,542 SQ FT)

**4,803 SQ M (51,699 SQ FT)**

- ✓ Clear internal height: 10 m
- ✓ Dock doors: 4
- ✓ Level doors: 2
- ✓ HGV parking spaces: 5
- ✓ Car parking spaces: 43

### Unit 3 - recently let

#### Warehouse

2,080 SQ M (22,397 SQ FT)

#### Offices

481 SQ M (5,173 SQ FT)

**2,561 SQ M (27,570 SQ FT)**

- ✓ Clear internal height: 8 m
- ✓ Level doors: 2
- ✓ HGV parking spaces: 3
- ✓ Car parking spaces: 25
- ✓ Cycle spaces: 10

# G-PARK BASINGSTOKE

RG24 9NL

Site up to

**SQM**

**SQ FT**

**19,347**

**208,254**

Site overview

- Speculative opportunity
- Offering an unrivalled opportunity to service the London and wider South East markets
- Benefits include excellent infrastructure links in an established logistics location
- Superb location within 3 miles of Junction 6 of the M3 and only 28 miles from Junction 12 of the M25, providing access to the wider national motorway network
- The key south coast port of Southampton is 37.5 miles to the south west, enabling the occupier to benefit from established trade routes with the continent and beyond



Alex Eade

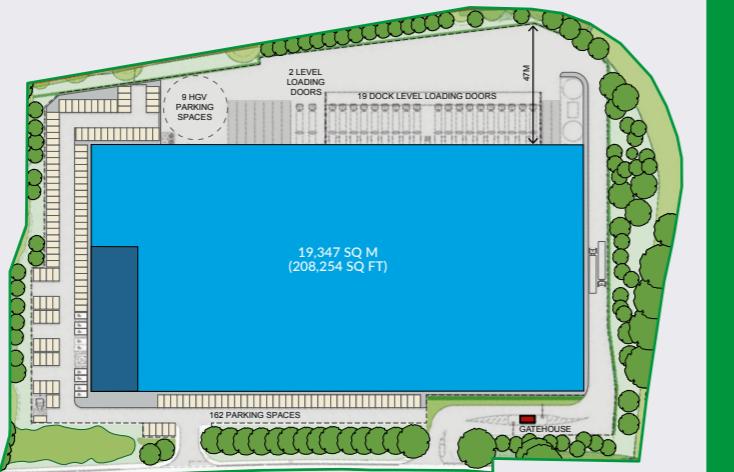
[aeade@aresmgmt.com](mailto:aeade@aresmgmt.com)  
+44 (0)20 7070 8850



James Atkinson

[jatkinson@aresmgmt.com](mailto:jatkinson@aresmgmt.com)  
+44 (0)20 7070 8850

Visit: [eu.glp.com](http://eu.glp.com)



Indicative site plan

## Speculative opportunity

### Ground Floor

18,220 SQ M (196,117 SQ FT)

### Offices – first floor

983 SQ M (10,582 SQ FT)

### Offices – second floor

126 SQ M (1,361 SQ FT)

### Gatehouse

18 SQ M (194 SQ FT)

**19,347 SQ M (208,254 SQ FT)**

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 19
- ✓ Level doors: 2
- ✓ HGV parking spaces: 9
- ✓ Car parking spaces: 162

AVAILABLE  
NOW

# G-PARK SWINDON

SN3 4TZ

Site up to

**SQM**

**SQ FT**

**7,518**

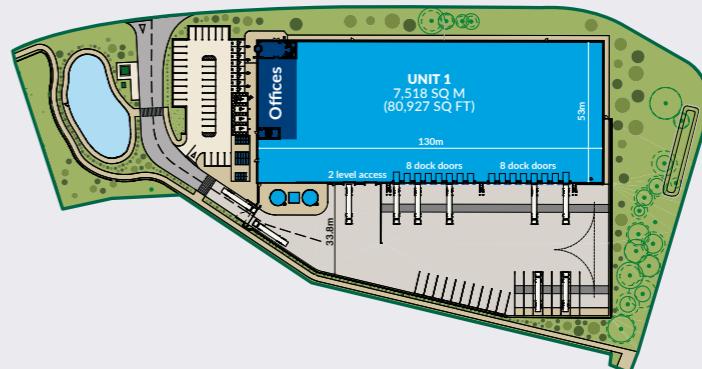
**80,927**

Site overview

- Build-to-suit opportunity
- A leading logistics warehouse development on the M4
- Quick easy access to Junction 15 of the M4
- Local occupiers include DHL, Wincanton and WHSmith
- B&Q and TNT already on site



Computer generated image



Indicative site plan

## Unit 1 – Build-to-suit opportunity

### Warehouse

6,365 SQ M (68,516 SQ FT)

### Warehouse (restricted height)

403 SQ M (4,338 SQ FT)

### Offices

750 SQ M (8,072 SQ FT)

**7,518 SQ M (80,927 SQ FT)**

- ✓ Clear internal height: 12.5 m
- ✓ Dock doors: 16
- ✓ Level doors: 2
- ✓ HGV parking spaces: 7
- ✓ Car parking spaces: 43



## Our Sustainability

Our sustainability initiatives contribute to a greener world and offer distinct advantages to our customers and communities.

GLP is recognised across the world for delivering industry leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

We proudly design and develop our buildings to:



Reduce  
energy usage



Use recycled and  
recyclable natural materials



Be considerate  
of operating costs



Reduce water  
usage



Exceed regulatory  
requirements



Optimise the use  
of natural light



## Our Customers

GLP provides state-of-the-art buildings to accommodate many of the world's leading companies. Our customers come from across the retail, manufacturing, third party logistics (3PL), automotive and pharmaceutical sectors and include Royal Mail, GXO, Amazon, John Lewis, Waitrose, Iron Mountain, ASDA, Maersk, Tesco, Top Hat, Whistl, H&M, AG Barr and B&Q.

GLP has a flexible approach to development and can deliver build-to-suit solutions on a lease or ownership basis to suit our customers' needs.

We have been delivering on our promises for over 30 years and the growth of our business is underpinned by commitment to customer service excellence, delivered by our colleagues across the world.

# AVAILABLE SPACE UK

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. October 2025. 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](http://aresmgmt.com)



or visit  
[eu.glp.com](http://eu.glp.com)