

MAGNAPARK Lutterworth MPS 11

SPECULATIVE
BUILD

AVAILABLE NOW

119,620
SQ FT

LE17 4JB

SOUTH



eu.glp.com

MAGNAPARK South

MPS 11

MPS 11 is a speculative logistics and distribution warehouse, with a wide service yard, 15m clear internal height, and an array of energy-saving features.

MPS 11 is a 119,620 sq ft innovative, state-of-the-art logistics and distribution unit, designed for today's demands with 12 dock doors and best-in-class specification. MPS 11 is also 100% PV ready and designed to WELLness principles. Its energy efficient features allow you to cut costs while maintaining a high level of operational output.

LOCATION

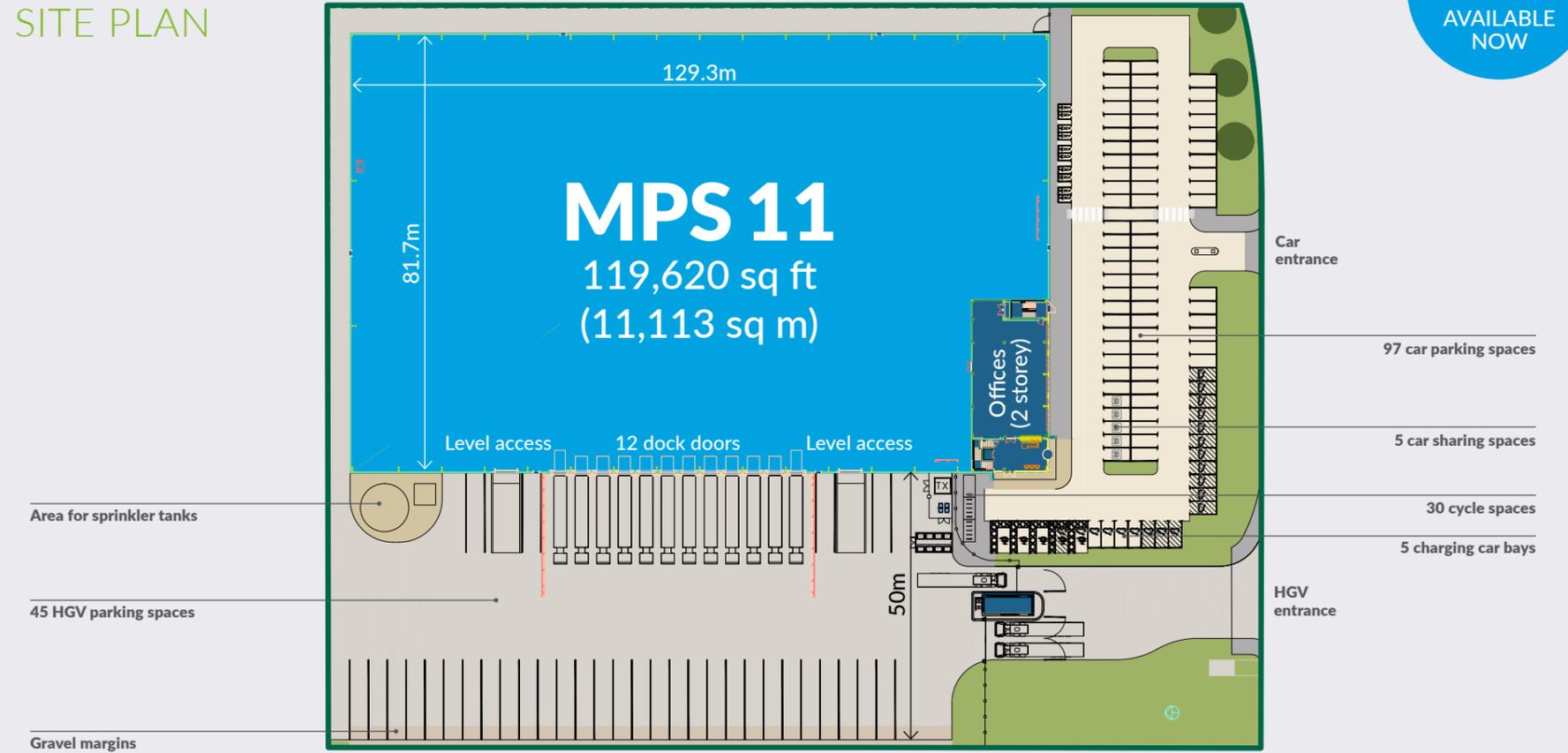
The success of Magna Park Lutterworth is primarily due to its optimum and strategic location for warehousing and logistics in the centre of Britain.

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

HIGHLIGHTS



SITE PLAN



SCHEDULE

Warehouse	Offices (2 storey)	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
108,629 sq ft 10,092 sq m	10,646 sq ft 989 sq m	345 sq ft 32 sq m	119,620 sq ft 11,113 sq m	97	15m	12	2

MAGNAPARK Lutterworth

SOUTH MPS 11

Warehouse	Offices (2 storey)	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
108,629 sq ft 10,092 sq m	10,646 sq ft 989 sq m	345 sq ft 32 sq m	119,620 sq ft 11,113 sq m	97	15m	12	2



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*

- Staff and building security
- Fast car charging (EV)
- Country park
- Exceptional transport links
- Bees, apiaries & honey production
- Maintained private roads
- Park radio station
- Local school partnerships
- Charity bike ride
- Community liaison group
- Community fund
- Training Academy (CLEAR)
- Maintained landscape
- Pedestrian safe walking
- Tree planting
- Designated Estate Manager
- Footpaths & bridleways
- Honouring local heritage
- Fishing lake
- Dedicated park website
- Community fun day
- Public transport

G+Plus

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

MPS 11

SOUTH

MAGNA PARK Lutterworth

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



Emily Le Gallais
Development Manager, GLP

elegallais@aresmgmt.com
 +44 (0)7833 440 482

Olivia Hinds
Development Director, GLP

ohinds@aresmgmt.com
 +44 (0)7785 905 038

London office
50 New Bond Street
London W1S 1BJ

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



eu.glp.com



Richard Harman
 richard.harman@dtre.com
 +44 (0)7776 200 143

Tom Fairlie
 tom.fairlie@dtre.com
 +44 (0)7747 441 858

Jamie Durrant
 jamie.durrant@dtre.com
 +44 (0)7341 661 962



Franco Capella
 franco.capella@cushwake.com
 +44 (0)7834 197 403



James Harrison
 james@apexllp.com
 +44 (0)7775 905 415

Cameron Mitchell
 cam@apexllp.com
 +44 (0)7392 092 534

Ollie Withers
 ollie@apexllp.com
 +44 (0)7496 852 526



For the latest news and onsite progress visit <https://eu.glp.com/property/mps-11-magna-park-lutterworth/>



LE17 4JB

Magna Park South, Lutterworth
Lutterworth
LE17 4JB

fears.spice.clerk
Lutterworth, UK