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Magna Park

Lutterworth LE17 4XN

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HIGH BAY DISTRIBUTION WAREHOUSE TO LET

213,519 sq ft (19,836 sq m)

- Fully Racked • Sprinklers • Heating • Lighting • Fitted Offices • Alarms and CCTV • 19,326 Pallet Spaces

5 | 10 Magna Park

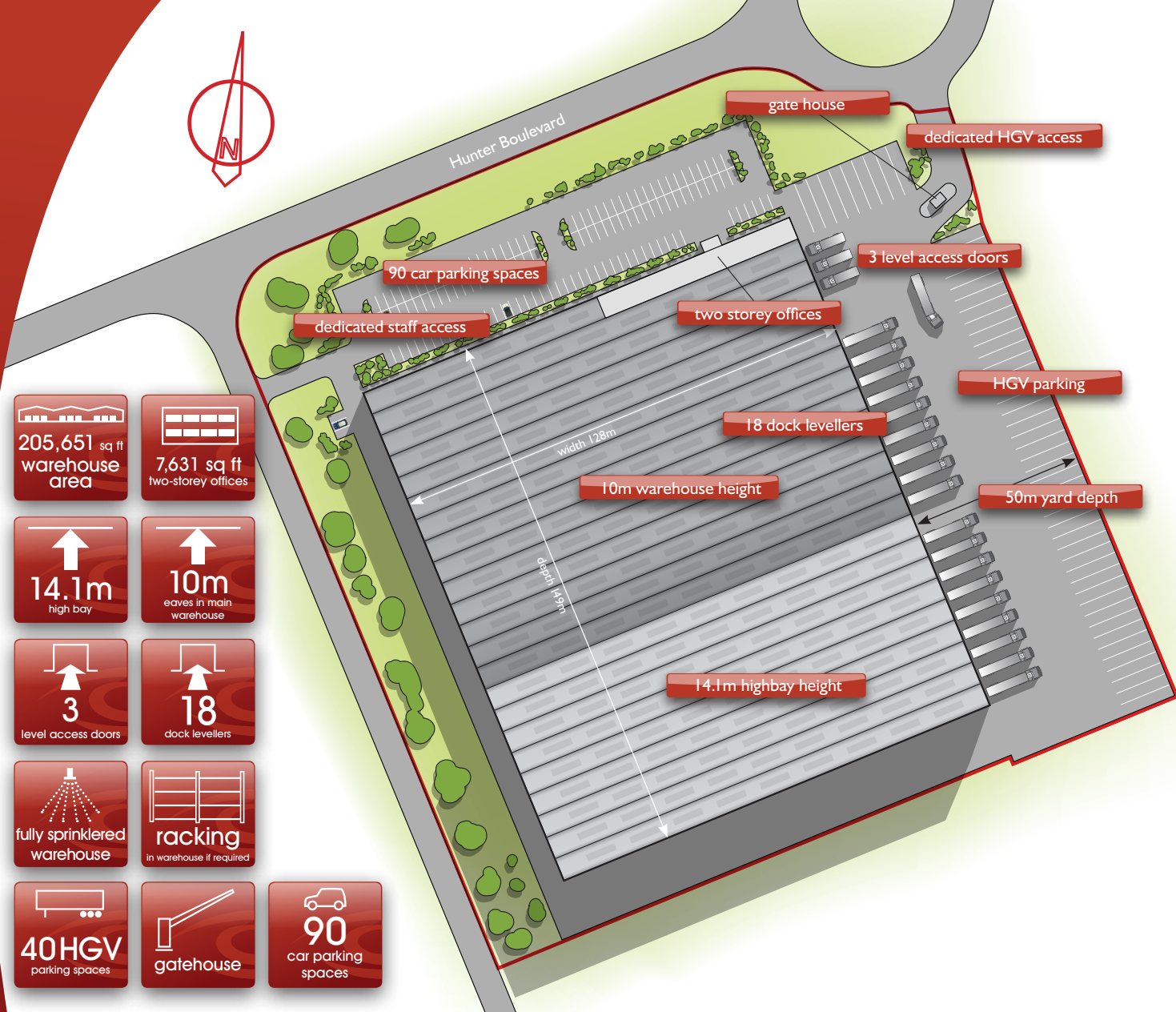
SPECIFICATION

- Fully racked and sprinklered
- 19,326 pallet spaces
- Main warehouse (10m eaves) = 10,170 pallet spaces
- High Bay (14.1m eaves) = 9,156 pallet spaces
- Office space fully fitted
- CCTV fire and Intruder alarm
- Electricity = 400 KVA (aggregate)

SCHEDULE OF AREAS

	sq ft	sq m	Pallet spaces
Main warehouse	122,271	11,359	10,170
High bay	83,380	7,746	9,156
Two-storey offices	7,631	709	-
Gatehouse	237	22	-
TOTAL	213,519	19,836	19,326

Site area approx 10.7 acres (4.33 hectares).



205,651 sq ft
warehouse
area

7,631 sq ft
two-storey offices

14.1m
high bay

10m
eaves in main
warehouse

3
level access doors

18
dock levellers

fully sprinklered
warehouse

racking
in warehouse if required

40 HGV
parking spaces

gatehouse

90
car parking
spaces



25 major occupiers on site



Fully racked, ready to occupy



Barriered gatehouse



14.1m high bay

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Magna Park



M69 J1

A5

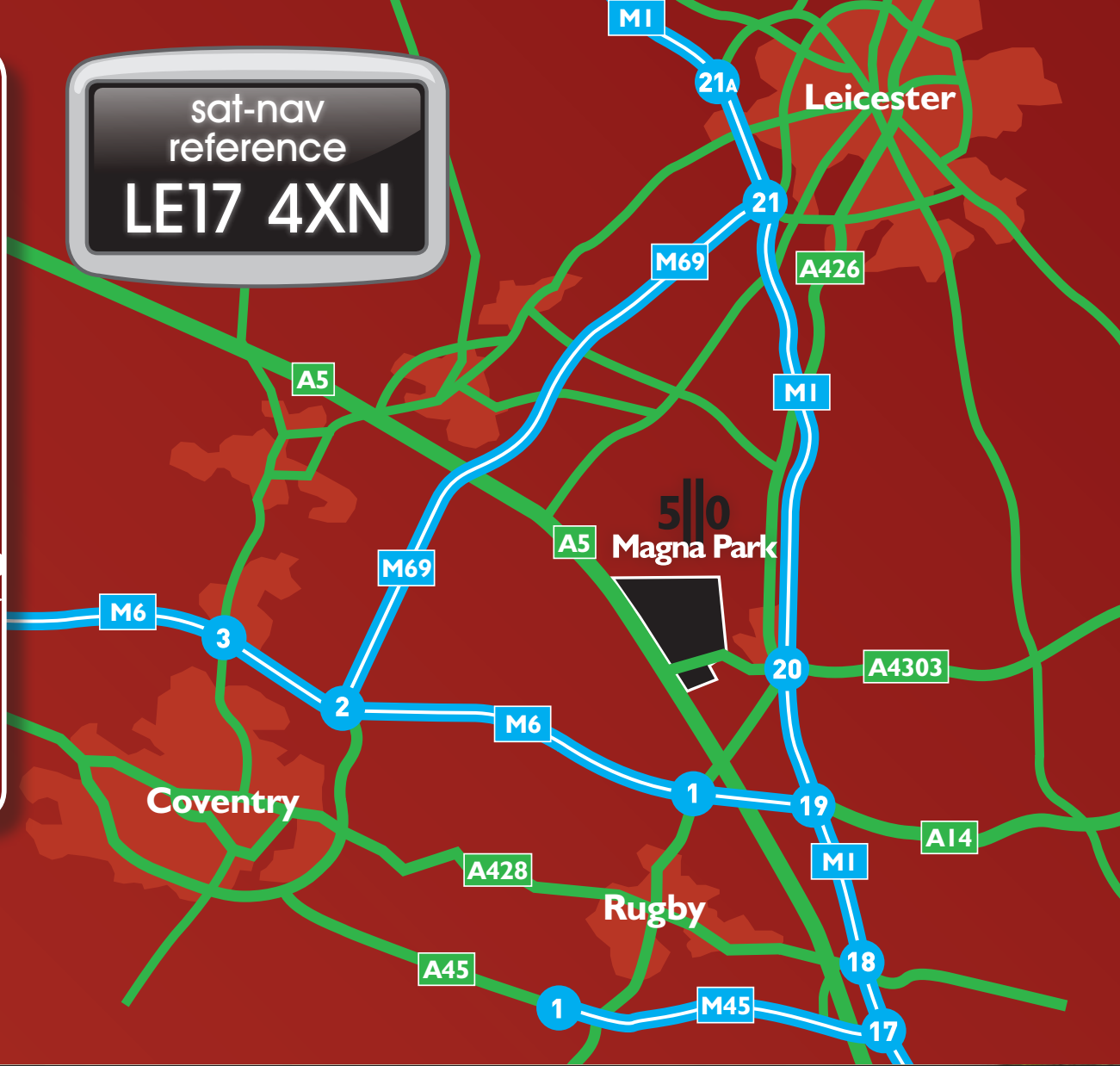
M6 J1

M1 J20

A4304



sat-nav
reference
LE17 4XN



M1 J20	2.5 miles
M6 J1	4 miles
M69 J1	7 miles
Major East Coast Ports	within 150 miles

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AVAILABILITY AND TERMS

Further details on price and rent upon application. Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract.

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