

READY TO OCCUPY
LATE SUMMER

2011

5|0

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

510 Magna Park

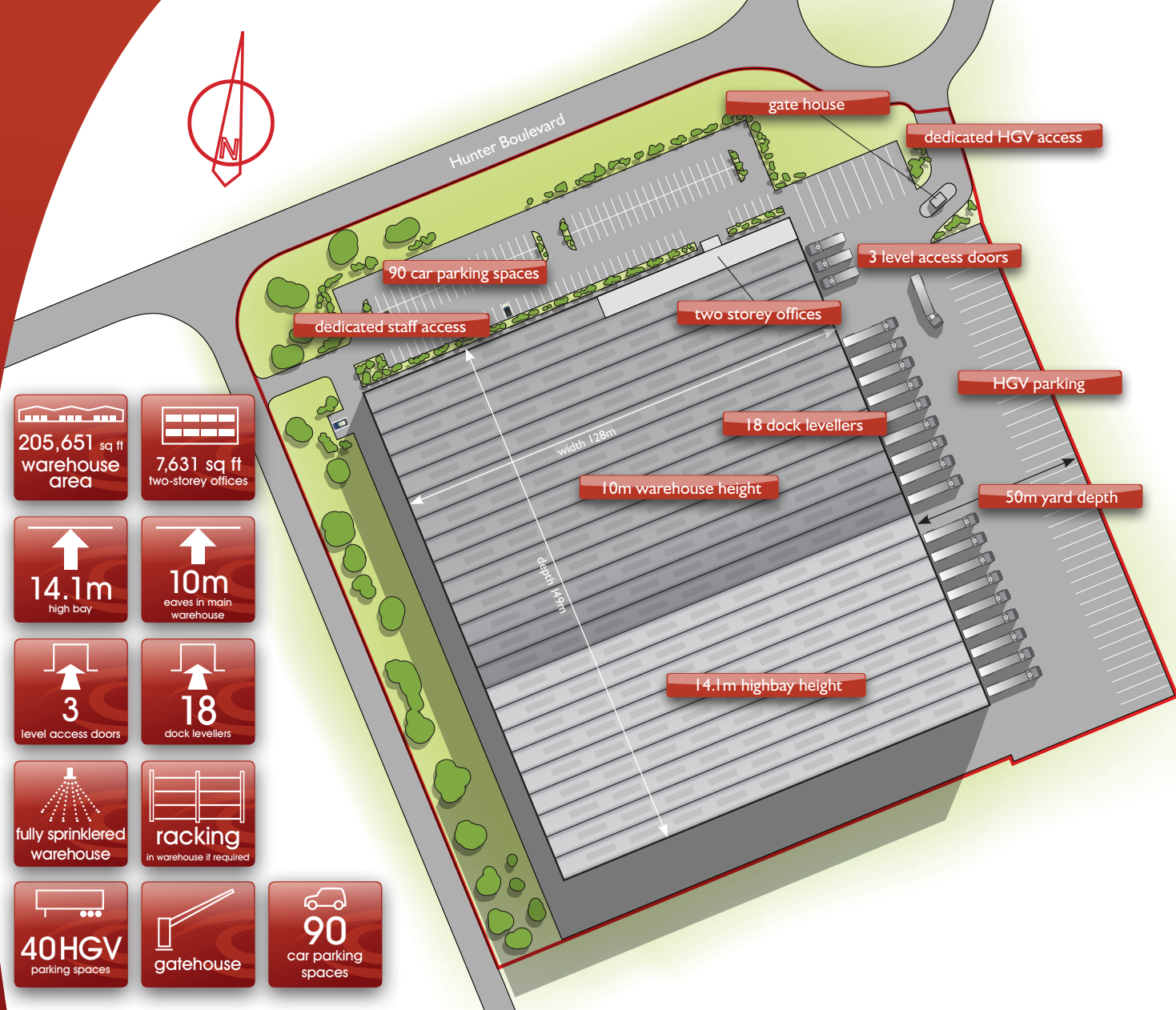
SPECIFICATION

- 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).



25 major occupiers on site



Fully racked, ready to occupy



Barriered gatehouse



14.1m high bay

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5110
Magna Park



COSTCO
WHOLESALE

ASDA

Computer

BT

NTL

BRITVIC

NTL

BSG
The BSG Group plc

NTL

Argos

ASDA

TOYOTA

ASDA

ORENAULT
NISSAN

ASDA

M69 J1

A5

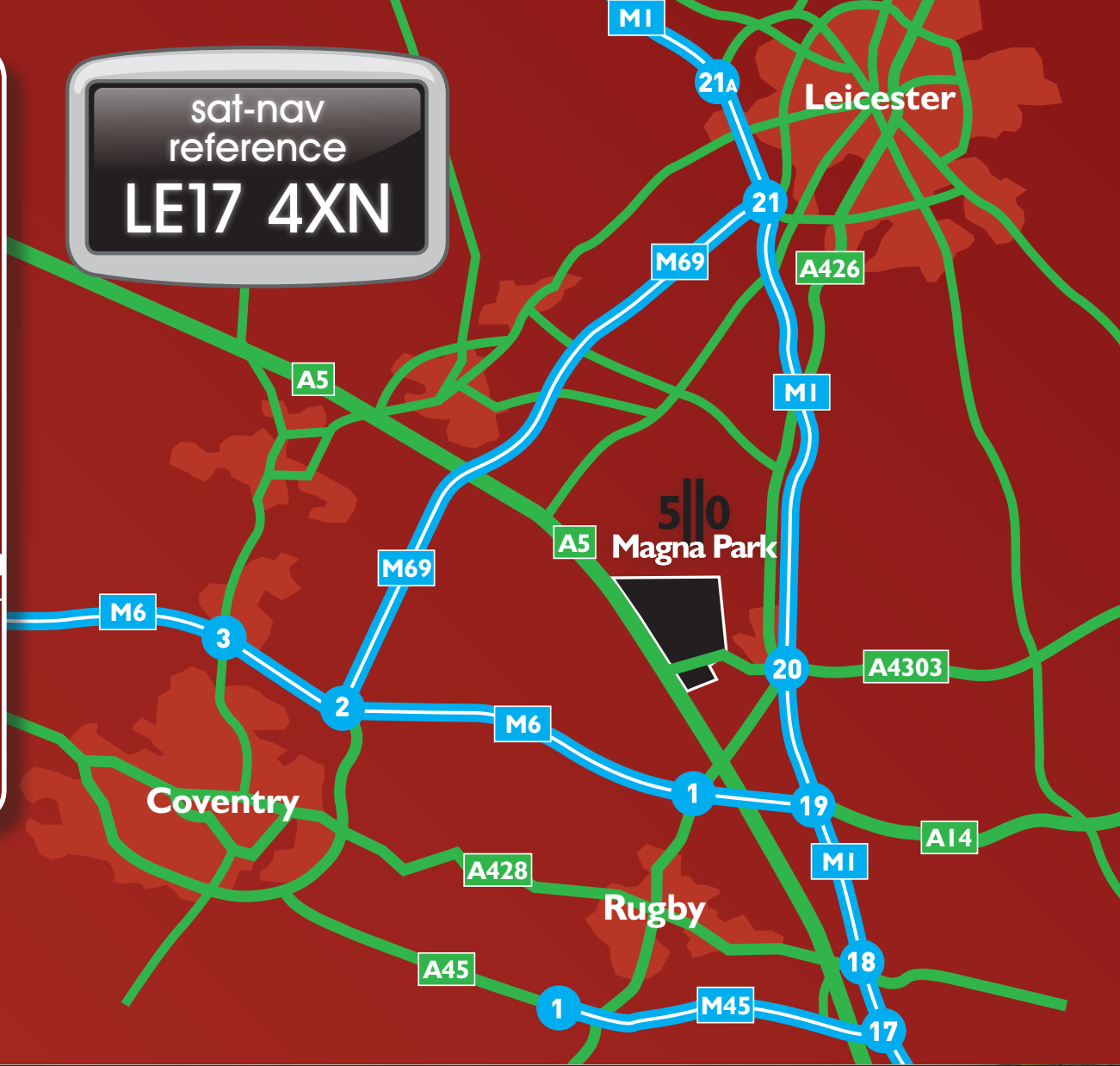
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M1 J20

M6 J1



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.

Moriarty & Company 

0787 6440768
steve@moriarty.uk.com

www.cbre.co.uk
0121 609 7666
020 7182 2000
CBRE
CB RICHARD ELLIS 