

MAGNA 130

133,239 SQ FT

DISTRIBUTION CENTRE
MAGNA PARK, LUTTERWORTH, LE17 4XW

TO LET



- LARGE REAR SERVICE YARD • 10M CLEAR HEIGHT • 6 DOCK LEVEL LOADING DOORS • 4 LEVEL ACCESS LOADING DOORS
- FULLY FITTED WITH HEATING, LIGHTING & SPRINKLERS • FLEXIBILITY WITH EXPANSION, CROSS LOADING POTENTIAL



Magna130 is situated at the heart of the 'Golden Triangle', strategically located within the 500 acre Magna Park site, the UK's premier distribution park and one of the most successful dedicated logistic sites in Europe.

With excellent connectivity to the M1, M6 and M69 motorways, Magna Park provides access to 85% of the UK population within a 4.5 hour HGV drive.



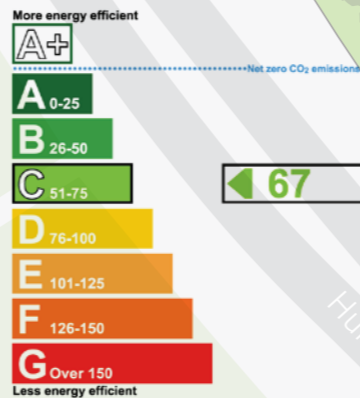
SCHEDULE OF AREAS*

Warehouse	126,368 sq ft	(11,740 sq m)
Office	6,871 sq ft	(638 sq m)
Total	133,239 sq ft	(12,378 sq m)

SPECIFICATION INCLUDES:

- 10m clear height
- 6 dock level loading doors
- 4 level access loading doors
- Two storey offices
- Expansion land for extra parking
- All mains services
- Heating, sprinklers and lighting
- Ability to create a cross loading facility (subject to planning)
- Large rear service yard

EPC



*Approximate gross internal areas



sat-nav
reference
LE17 4XW

MAGNA 130

MAGNA 130, WELLINGTON PARKWAY,
MAGNA PARK, LUTTERWORTH LE17 4XW

BUSINESS RATES

The unit has a rateable value of £635,000. We recommend interested parties make their own enquiries as to the rates payable.

TERMS

The property is available on a new FRI lease following refurbishment.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

VAT will be chargeable at the current rate.

For information on local demographics please refer to the website:

www.magna130.co.uk

M1 J20	2.3 miles	5 minutes
M6 J1	4 miles	8 minutes
Rugby	7 miles	15 minutes
M69 J1	7 miles	15 minutes
DIRFT	9 miles	14 minutes
Coventry	17 miles	20 minutes
Leicester	17 miles	25 minutes
Northampton	26 miles	34 minutes
Birmingham	35 miles	40 minutes
London (M25)	75 miles	1hr 15 mins
Port of Tilbury	116 miles	1hr 55 mins
Port of Southampton	131 miles	2hrs 25 mins
Immingham Dock	132 miles	2hours
Felixstowe Dock	136 miles	2hrs 20 mins


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