

LUTTERWORTH LE17 4XW



**XDOCK377**  
MAGNA PARK

**377,070 SQ FT**  
DISTRIBUTION  
WAREHOUSE



**AberdeenStandard**  
Investments

# CONNECT DIRECT WITH **CROSS** **DOCKING** AT XDOCK377

Strategically  
located

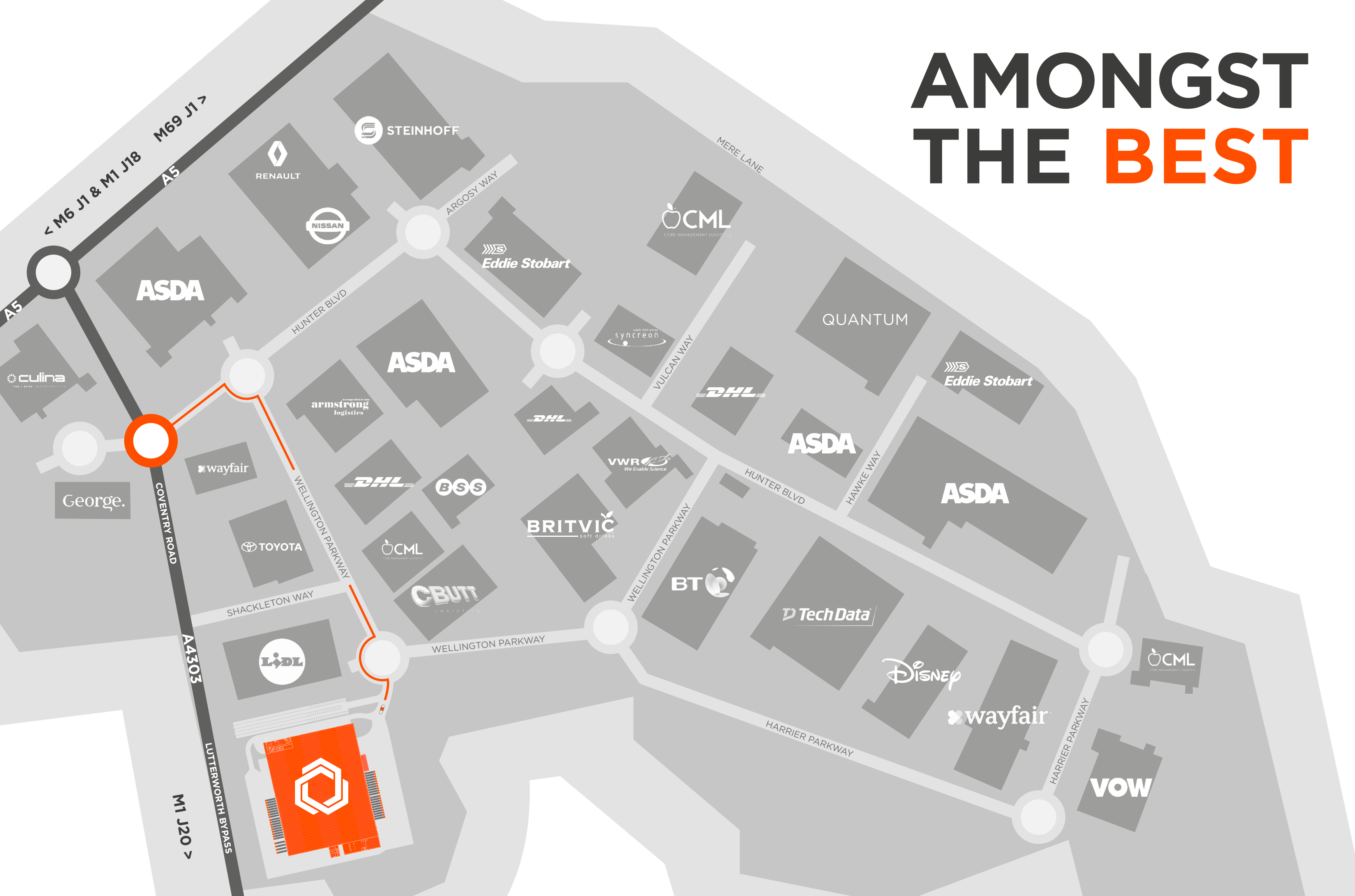
In the heart  
of the golden  
triangle

Home to  
29 different  
occupiers

Europe's largest  
dedicated  
distribution park



# AMONGST THE BEST

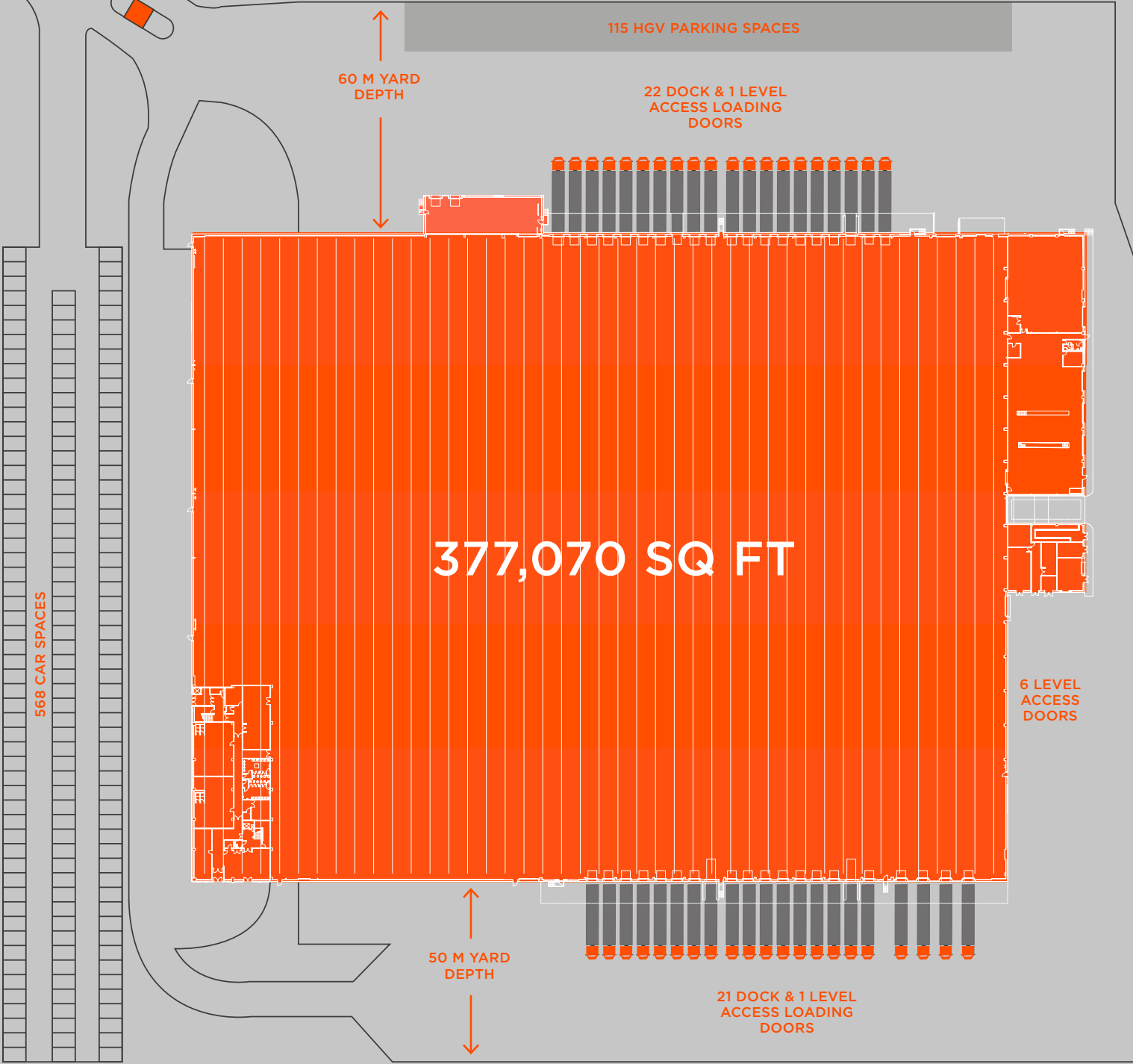


# SETTING NEW STANDARDS

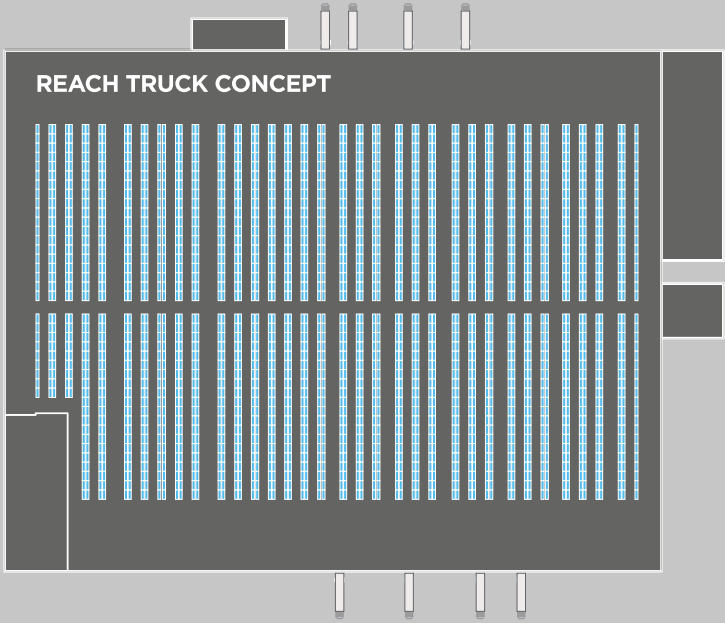
XDOCK377 provides a fully refurbished cross dock distribution warehouse with Grade A specification and excellent provision of welfare facilities.

FLOOR AREA	SQ FT	SQ M
WAREHOUSE	323,930	30,093
GROUND FLOOR WELFARE	9,375	871
FIRST FLOOR OFFICE / WELFARE/CANTEEN	9,526	885
SECOND FLOOR OFFICE	9,247	859
THIRD FLOOR OFFICE	9,257	860
VMU	12,390	1,151
GATEHOUSE	181	17
PLANT ROOM	3,164	294
GROSS INTERNAL AREA	377,070	35,030

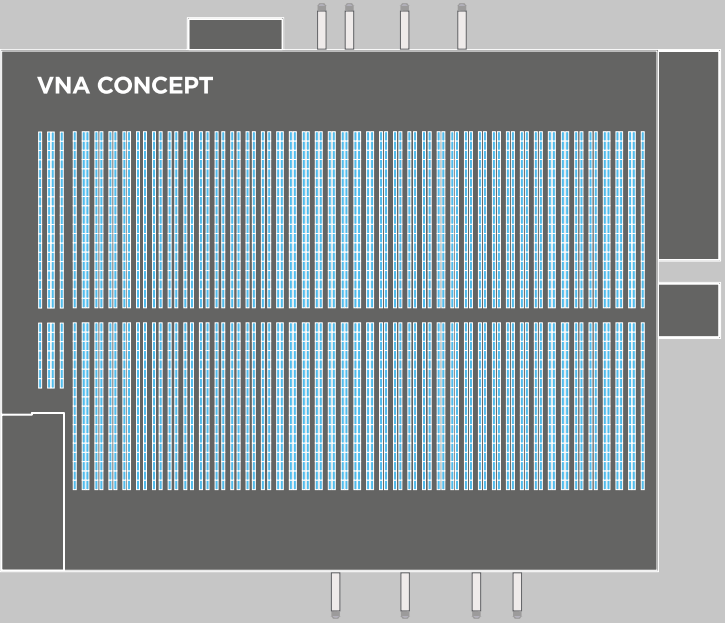
RACKING LAYOUT	PALLET LOCATIONS PER LEVEL	TOTAL CAPACITY (USING 6 LEVELS)
REACH TRUCK	5,038	30,228
VNA	6,276	37,656



RACKING PLAN 1



RACKING PLAN 2





# IN THE HEART OF THE GOLDEN TRIANGLE



## ESTABLISHED AND SUCCESSFUL LOCATION

Lutterworth is located in the county of Leicestershire approximately 90 miles to the North of London and 40 miles to the East of Birmingham. Magna Park lies to the West of Lutterworth town centre and is located approximately 2.5 miles from J20 of the M1, 7 miles from J1 of the M69 and 4.5 miles from J1 of the M6. The unit is located on Wellington Parkway.

## LARGEST

Dedicated  
distribution park in  
Europe

## 24/7

24-hour unrestricted  
operation

## 85%

85% of UK  
population within a  
4.5-hour HGV drive

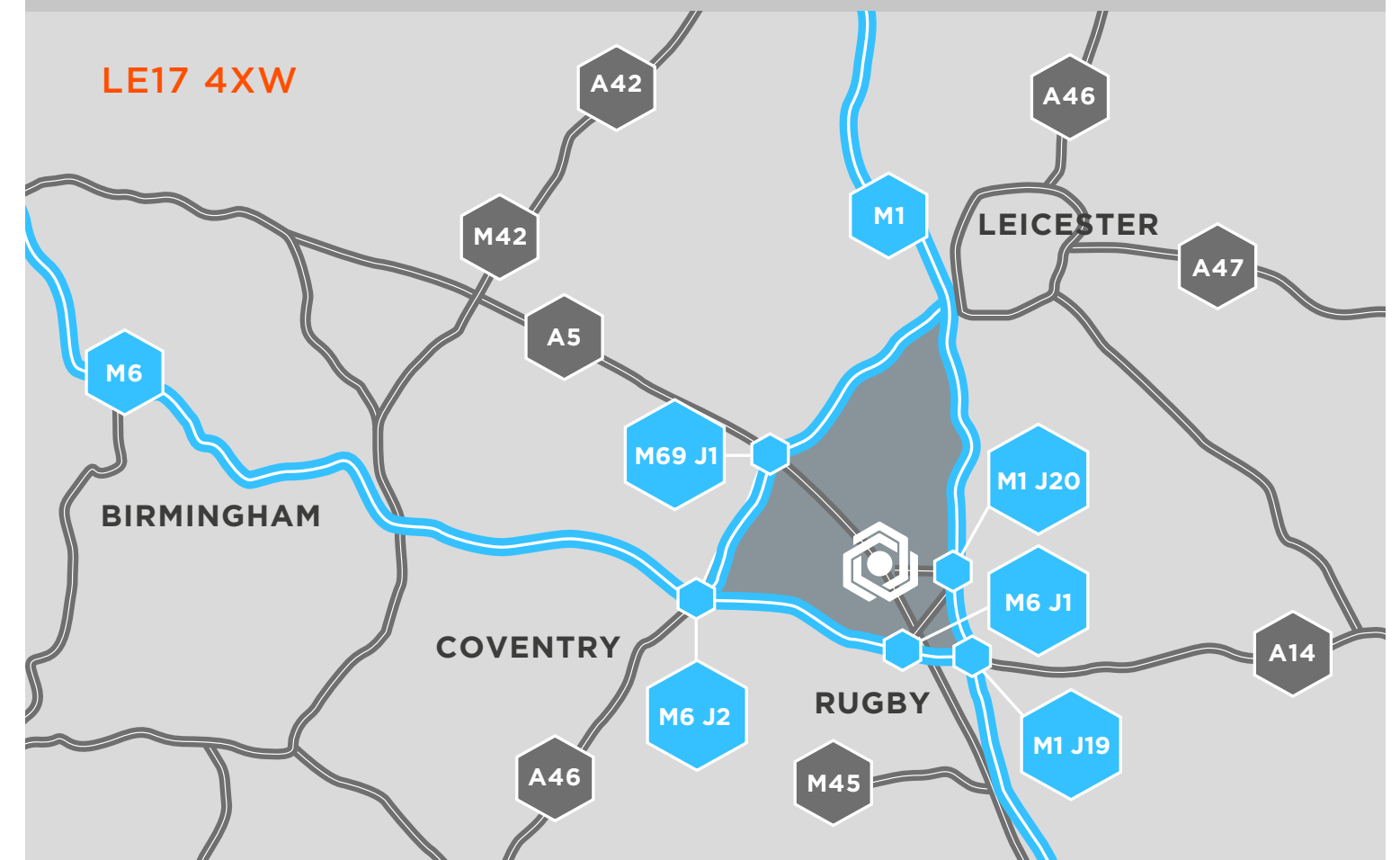
## 525,792

525,792 people of  
working age within  
30 mins drive

## TRAVEL DISTANCES

<b>M1 JUNCTION 20</b>	2.5 MILES
<b>M6 JUNCTION 1</b>	4.5 MILES
<b>M69 JUNCTION 1</b>	7 MILES
<b>DIRFT RAIL FREIGHT TERMINAL</b>	9 MILES
<b>COVENTRY</b>	19 MILES
<b>BIRMINGHAM</b>	39 MILES
<b>CENTRAL LONDON</b>	89 MILES
<b>EAST COAST PORTS</b>	150 MILES

LE17 4XW



#### SERVICE CHARGE

There is a service charge levied on Magna Park to all occupiers which covers park security, road maintenance, landscaping and the services farm.

Magna Park services farm treats foul water via bio-discs and reed beds. This service delivers occupiers commercial water rates savings. The services farm also provides gas and sprinkler supplies via a hydrant to the main estate occupiers. Further details on request.

#### TENURE

**XDOCK377** is available on a new FRI lease on terms to be agreed.

#### EPC

B44.

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## XDOCKMAGNAPARK.COM

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