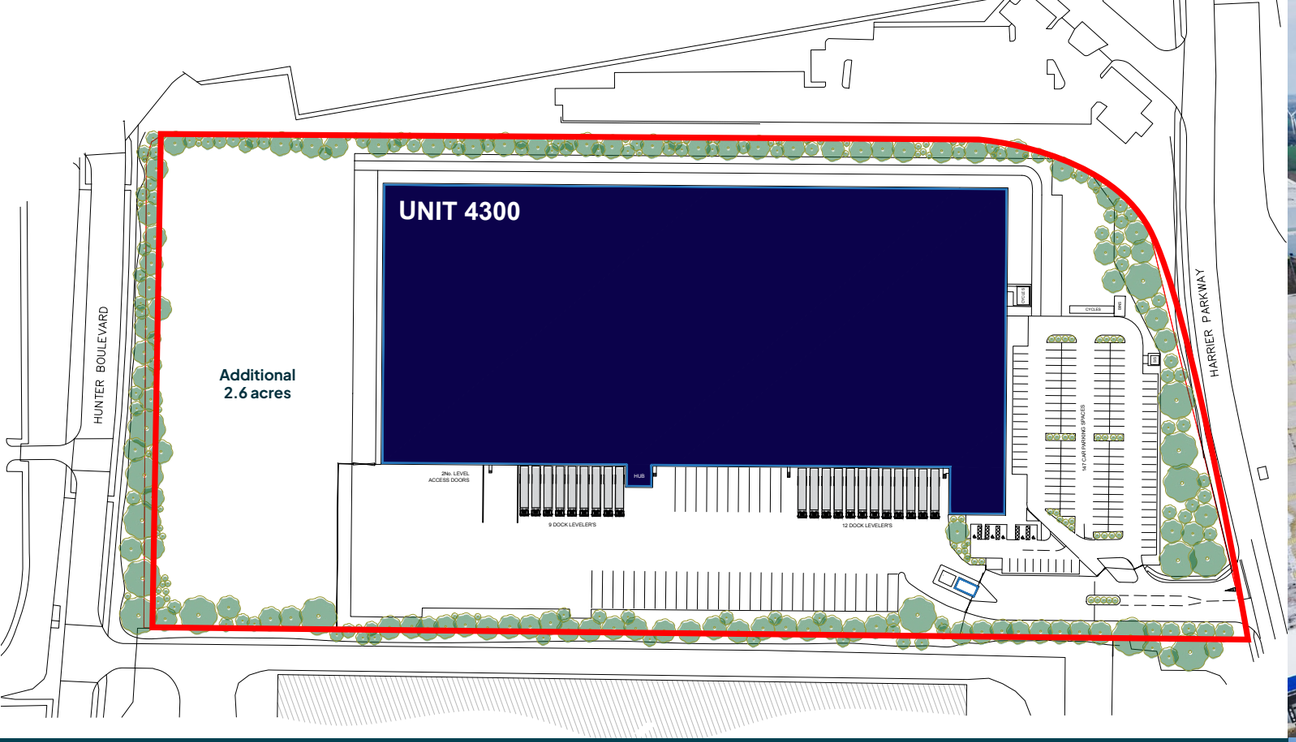
FITTED WAREHOUSE
SPACE + ADDITIONAL 2.6
ACRES OF OPEN STORAGE
AVAILABLE ON REQUEST

UNIT 4300

HARRIER PARKWAY | MAGNA PARK | LUTTERWORTH | LE17 4XT

218,725 SQ FT – COMPREHENSIVE REFURBISHMENT COMPLETED NOW AVAILABLE

M&G Real Estate



A FULLY REFURBISHED GRADE A FACILITY

- **12.0m** eaves height
- **47.5m** Yard
- **22** Docks
- Dedicated **Gatehouse**
- BREEAM **Very Good**
- **2** office levels
- **147** Car Parking Spaces
- **EPC A**
- **Solar Panels**
- Business Rates Savings available
- **1MVA** of power supply
- **EV** Charging Points
- **Transport Hub**
- **50kN/sq m** floor loading
- Additional **2.6 acres** open storage / parking available

ACCOMMODATION SCHEDULE

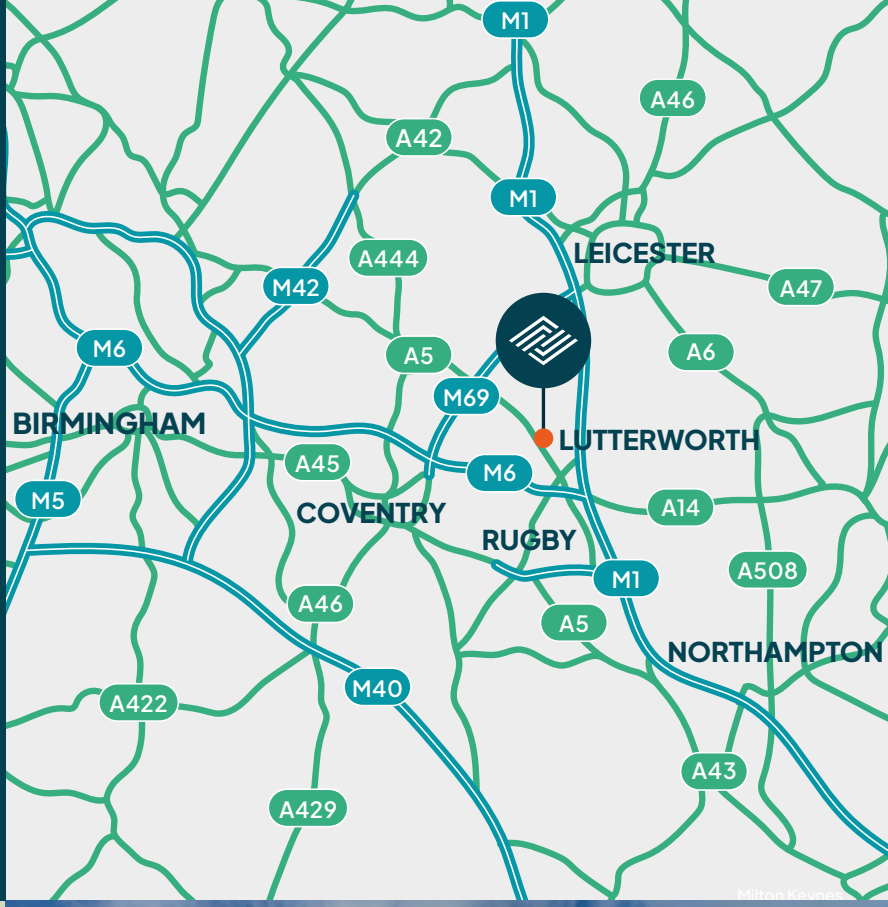
Approximate GIA

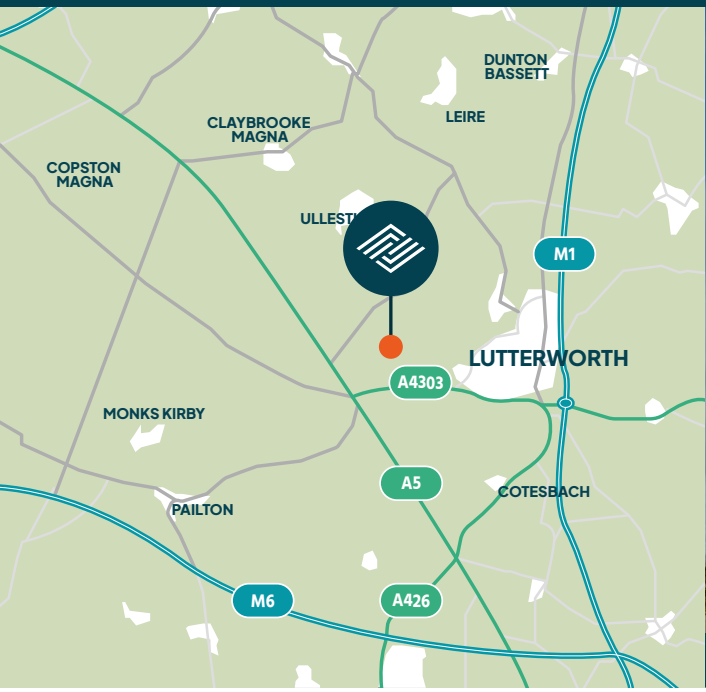
Warehouse	18,031 sq m	194,090 sq ft
Ground & First Floor Office	2,255 sq m	24,275 sq ft
Second Floor Ancillary	33 sq m	360 sq ft
TOTAL	**20,319 sq m**	**218,725 sq ft**

HARRIER PARKWAY | MAGNA PARK | LUTTERWORTH | LE17 4XT

DRIVE TIMES

M1 J20	2.5 Miles
M6 J1	4.5 Miles
M69 J1	7 Miles
DIRFT Rail Freight Terminal	9 Miles
Coventry	19 Miles
Birmingham	39 Miles
Central London	89 Miles
East Coast Ports	150 Miles





ALL ENQUIRIES:

APEX

Tom Kimbell
+44 7920 005 471
tom@apexllp.com

Ollie Withers
+44 7496 852 526
Ollie@apexllp.com

DTRE
020 3328 9080
www.dtre.com

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

IMPORTANT NOTICE: These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property. They are not intended to constitute part of an offer or contract and no guarantee, warrantee or representation is given in respect of them. Any information given is provided in good faith and should not be relied upon as being a statement or representation of fact. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. March 2026.

M&G Real Estate