



# UNIT 4300

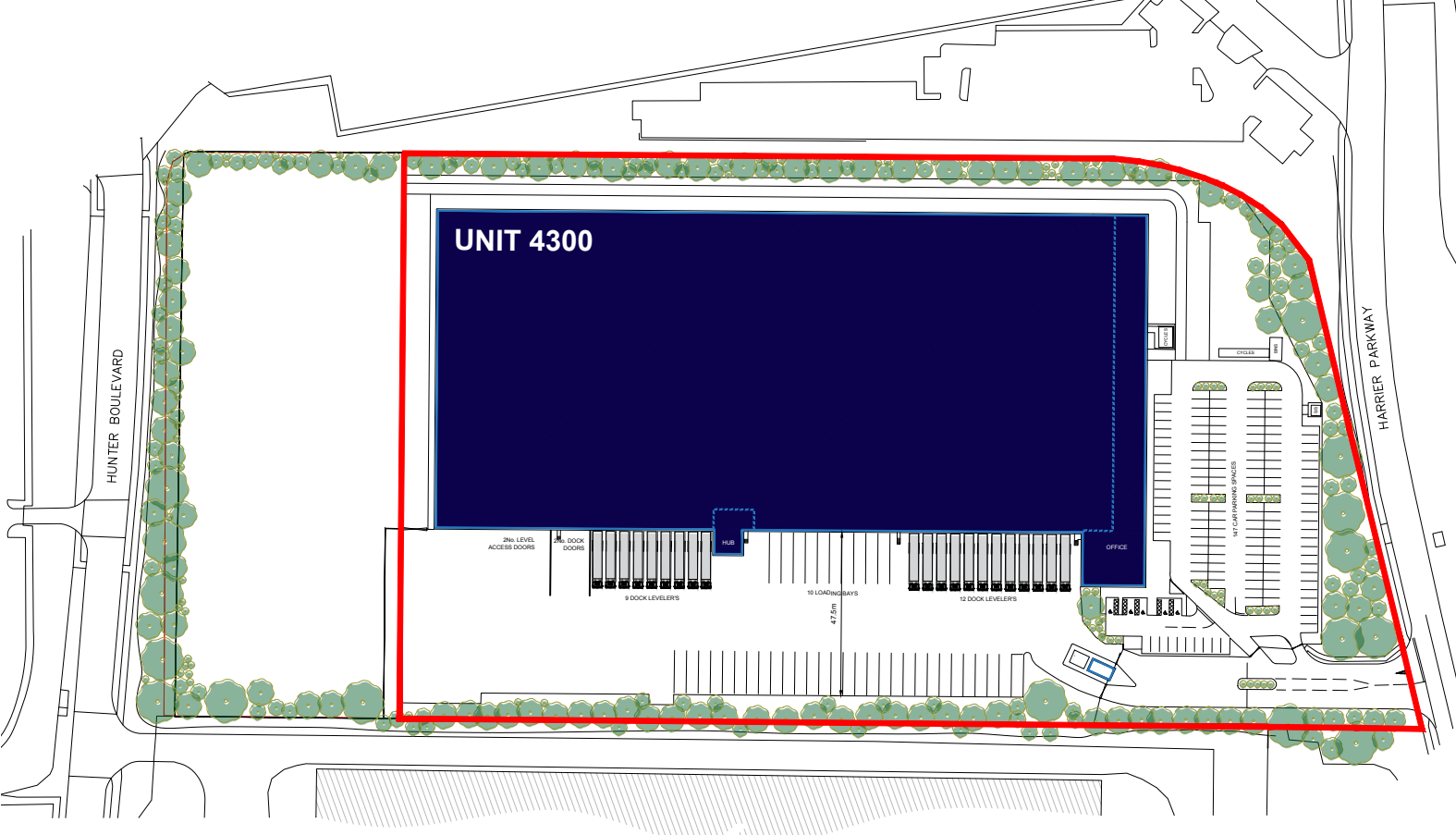
HARRIER PARKWAY | MAGNA PARK | LUTTERWORTH | LE17 4XT




**218,725 SQ FT - TO BE COMPREHENSIVELY  
REFURBISHED** AVAILABLE Q1 2025


 **M&G**  
Real Estate








A HIGH QUALITY FACILITY  
TO BE COMPLETELY REFURBISHED


- 


12.0m eaves height
- 


2 office levels
- 


EV Charging Points
- 


47.5m Yard
- 


147 Car Parking Spaces
- 

Transport Hub
- 

22 Docks
- 

Target EPC A
- 

50kN/sq m floor loading
- 

Dedicated Gatehouse
- 

PV Roof Panels



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

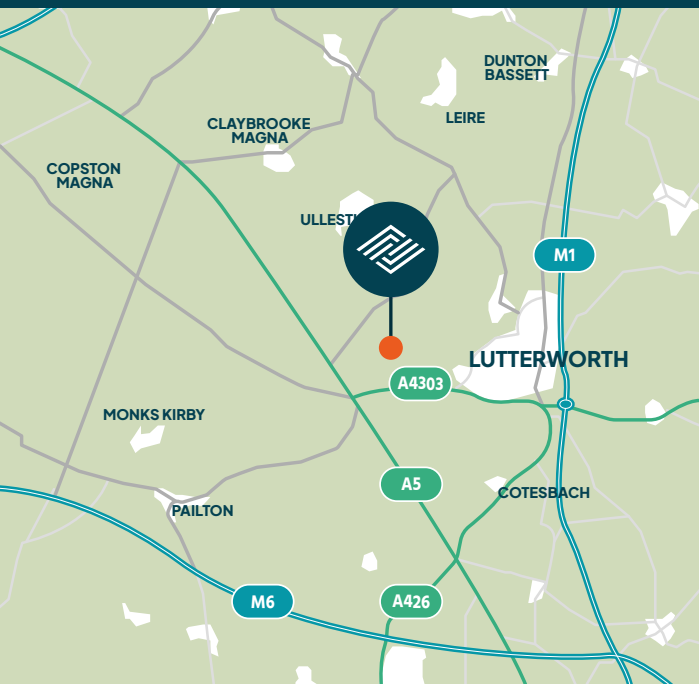
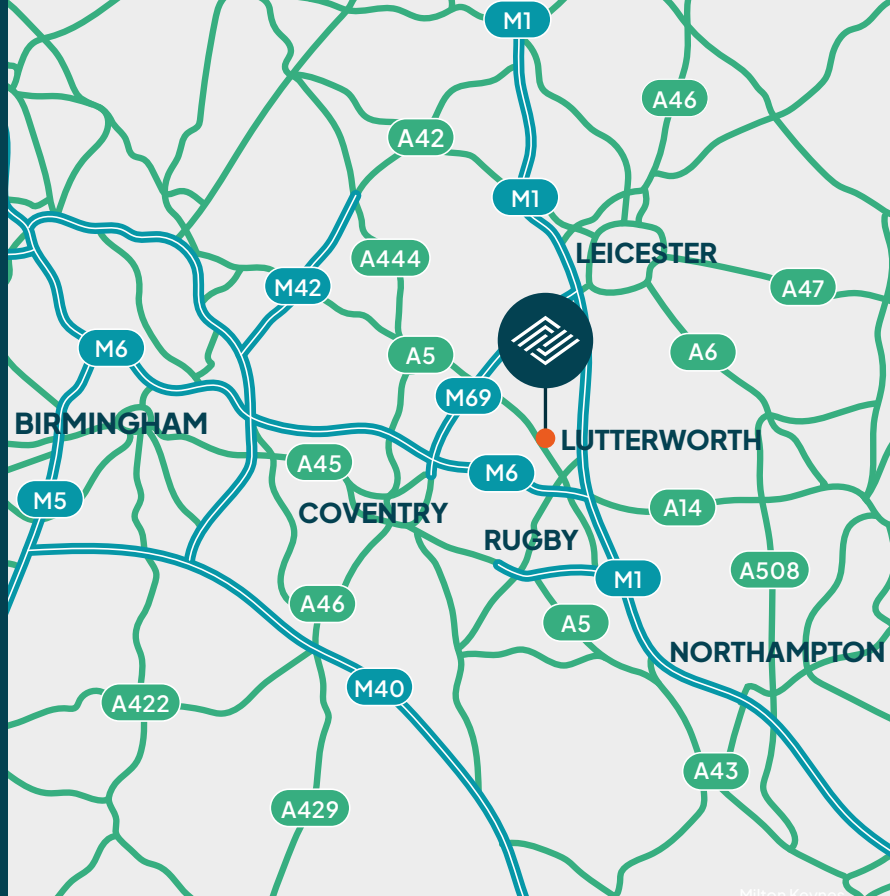
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## DRIVE TIMES

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



LE17 4XT | ///FILLED BOOKSHOP STAIRING

## ALL ENQUIRIES:



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