



MULBERRY  
DEVELOPMENTS



**ENTERPRISE PARK**  
LUTTERWORTH

**UNIT 4**

44,093 SQ FT BUILD TO SUIT  
AVAILABLE TO PRE-LET

**A5 / A4303**

A NEW BUILD INDUSTRIAL / LOGISTICS DEVELOPMENT

LE17 4JB

///PARK.LAZY.MERMAIDS

# DEDICATED TO DYNAMIC

Unit 4 Enterprise Park Lutterworth is a new industrial/logistics opportunity in the heart of Magna Park offering a high quality building specification of 44,093 sq ft.



ENTERPRISE PARK

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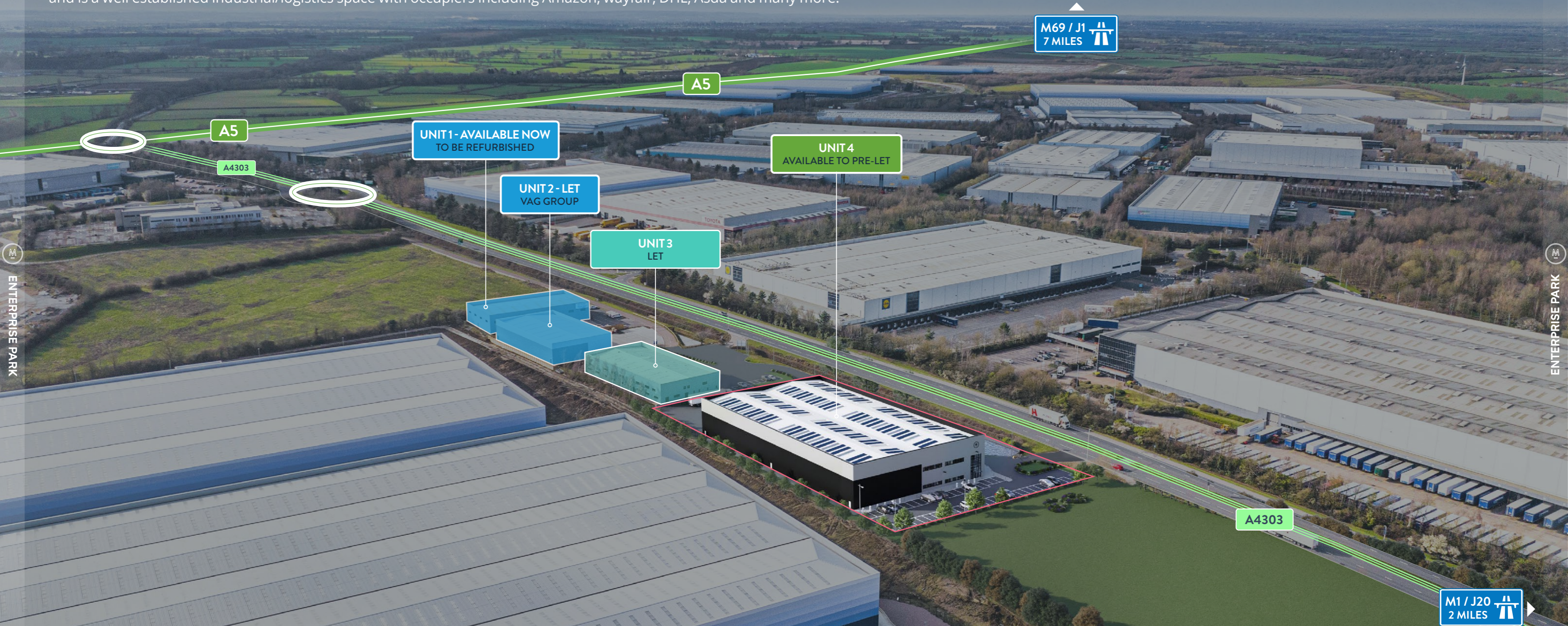


UNIT 4

INDICATIVE CGI

# WELL ESTABLISHED LOGISTICS LOCATION

Located 2 miles from M1 J20 and 7 miles from M69 J1, Enterprise Park Lutterworth is easily accessible via the A5 and A4303 and is a well established industrial/logistics space with occupiers including Amazon, wayfair, DHL, Asda and many more.



ENTERPRISE PARK

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MAGNA PARK - LOCAL OCCUPIERS



INDICATIVE IMAGE

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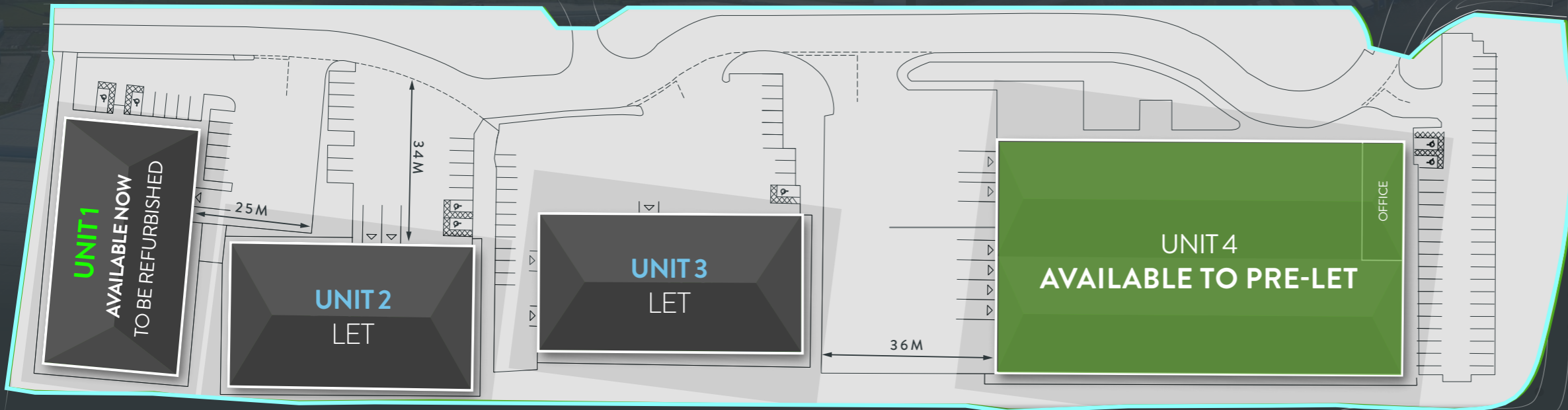
# UNIT 4 44,093 SQ FT



INDICATIVE IMAGE



INDICATIVE IMAGE



10 m  
Eaves Height

36m  
Yard Depth

500  
KVA

2 Level Access  
4 Dock Level

43 Car Parking  
Spaces

New Build To Suit  
Warehouse

## SPECIFICATION

### UNIT 4

UNIT 4	SQ FT	SQ M
Warehouse	41,593	3,864
Office	2,500	232
<b>TOTAL AREA</b>	<b>44,093</b>	<b>4,096</b>

### GREEN CREDENTIALS

UNIT 4

### BREEAM®

Built to BREEAM rating of 'Excellent'



Targeting **Net Zero** Carbon Development



EPC Rating of 'A'



PV Ready

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**85%**  
OF UK POPULATION LIVE  
WITHIN A  
4.5 HOUR DRIVE AWAY

**Enterprise Park** is located at the UK and Europe's largest dedicated distribution park. Situated at Magna Park in Lutterworth, Enterprise Park benefits from a high quality business environment specifically focused on logistics and distribution. Magna Park can be found at the heart of the 'Golden Triangle', with easy access to the M1, M6 and M69 motorways.

**LABOUR MARKET STATISTICS**

(WITHIN 30 MINS DRIVE TIME)



**264,529**  
TOTAL OF WORKING  
AGE



**55,090 (21%)**  
TOTAL  
APPROPRIATELY SKILLED



**7,742 (3%)**  
TOTAL UNEMPLOYED  
(5.2% NATIONAL AVERAGE)

**POPULATION OF WORKING AGE**



ALL ABOVE STATISTICS SOURCE: CACI AND CENSUS DATA

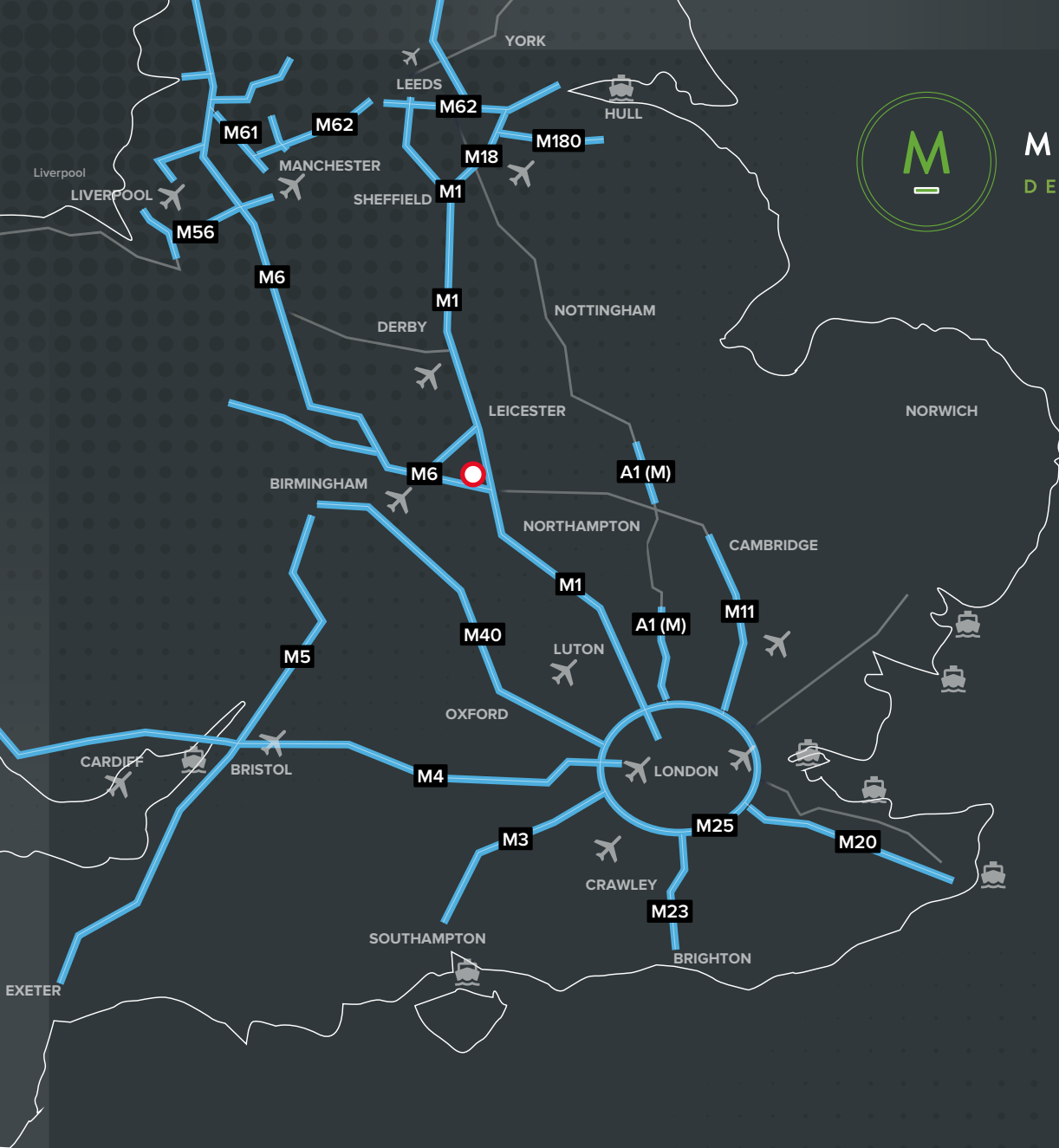


	DISTANCE	TIME
M1 J20	3.5 miles	7 mins
M6 J1	5.2 miles	9 mins
M69 J1	7 miles	10 mins
Leicester	16 miles	35 mins
Birmingham	36 miles	45 mins
London	89.6 miles	2 hr 20 m

SOURCE: GOOGLE MAPS

ENTERPRISE PARK

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DEVELOPMENTS

## ALL ENQUIRIES

**DTRE**

**020 3328 9080**  
www.dtre.com

**Eddisons**

Incorporating Budworth Hardcastle  
**01604 604070**

### OLLIE WITHERS

**M:** +44 (0)7496 852 526  
**E:** Ollie.Withers@dtre.com

### GILBERT HARVEY

**M:** +44 (0)7730 416962  
**E:** Gilbert.Harvey@eddisons.com

### TOM FAIRLIE

**M:** +44 (0)7747 441 858  
**E:** Tom.fairlie@dtre.com

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