

TO LET

FULLY REFURBISHED
DISTRIBUTION CENTRE
AVAILABLE NOW

411,613
SQ FT

QUANTUM.

DISTRIBUTION CENTRE | MAGNA PARK
LUTTERWORTH | LE17 4XN

SEGRO

IT'S TIME TO THINK BIG

Introducing Quantum at Magna Park, Lutterworth.

For the prime location for logistics...
look no further.



Quantum offers **OVER 400,000 SQ FT** of prime logistics space **IMMEDIATELY AVAILABLE** to let in the Golden Triangle.



Prime distribution centre at Magna Park, totalling **411,613 sq ft**



Fully refurbished and **available now**



In the heart of the **Golden Triangle** in one of the UK's best established logistics parks

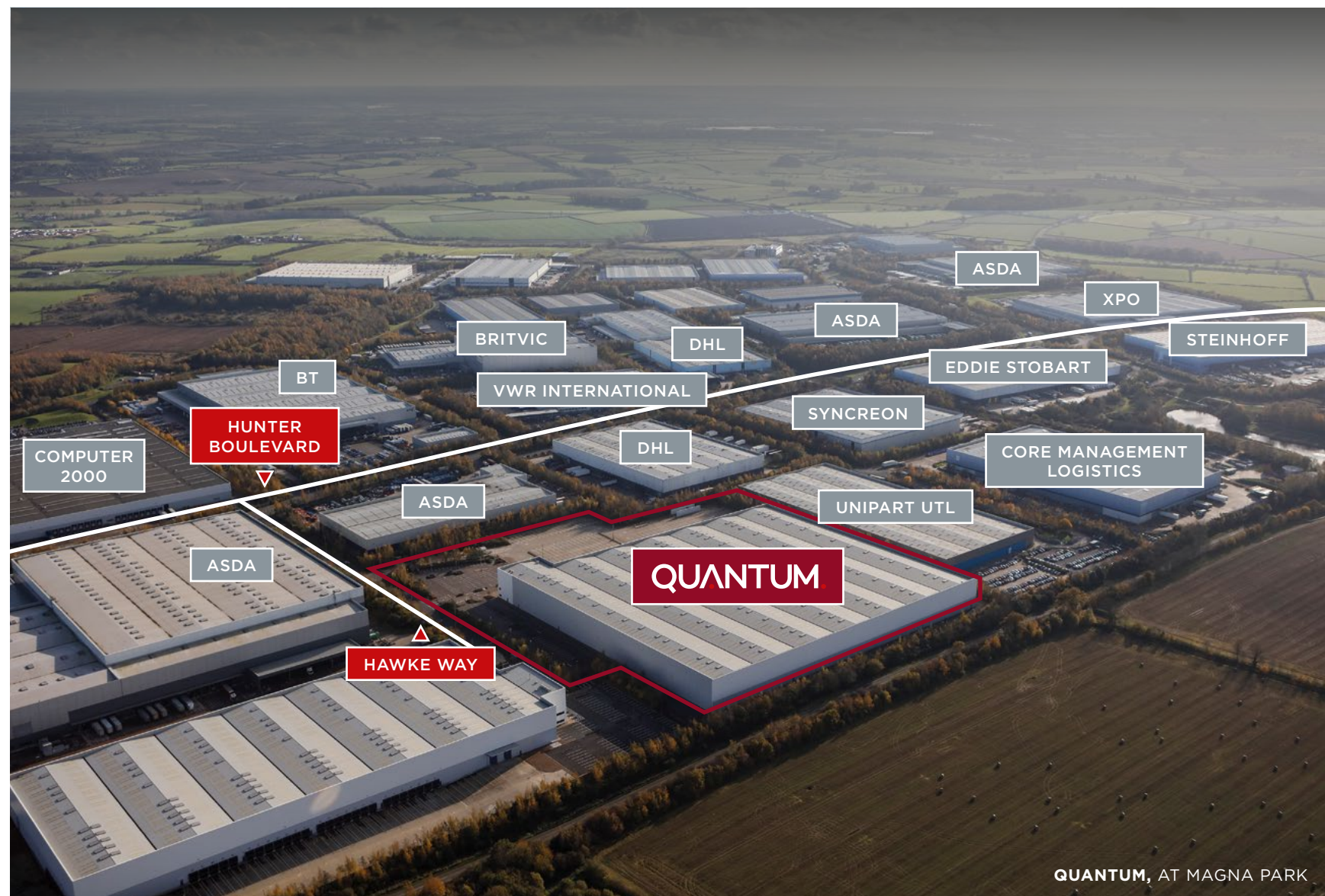


Home to some of the **biggest names** in retail and distribution including Lidl, Asda, DHL and Eddie Stobart



Access to **90%** of the UK population within **4 hours***

*Source: thenxgroup.com, 2016



QUANTUM, AT MAGNA PARK

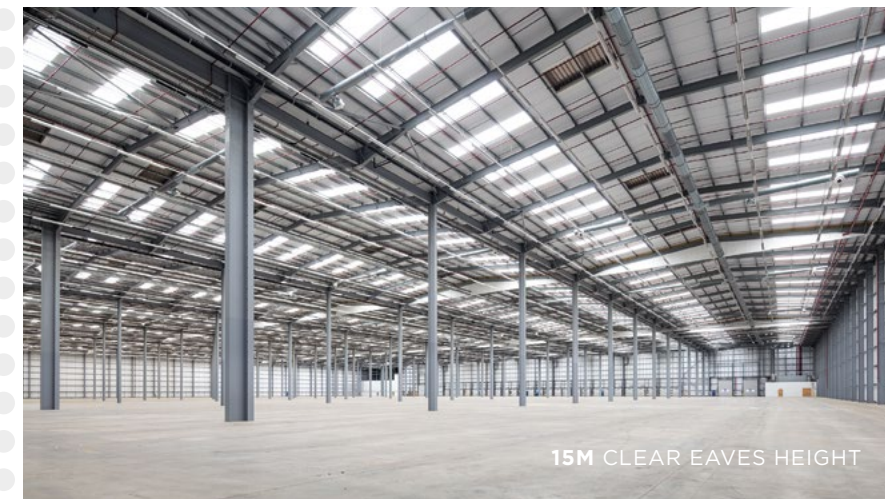


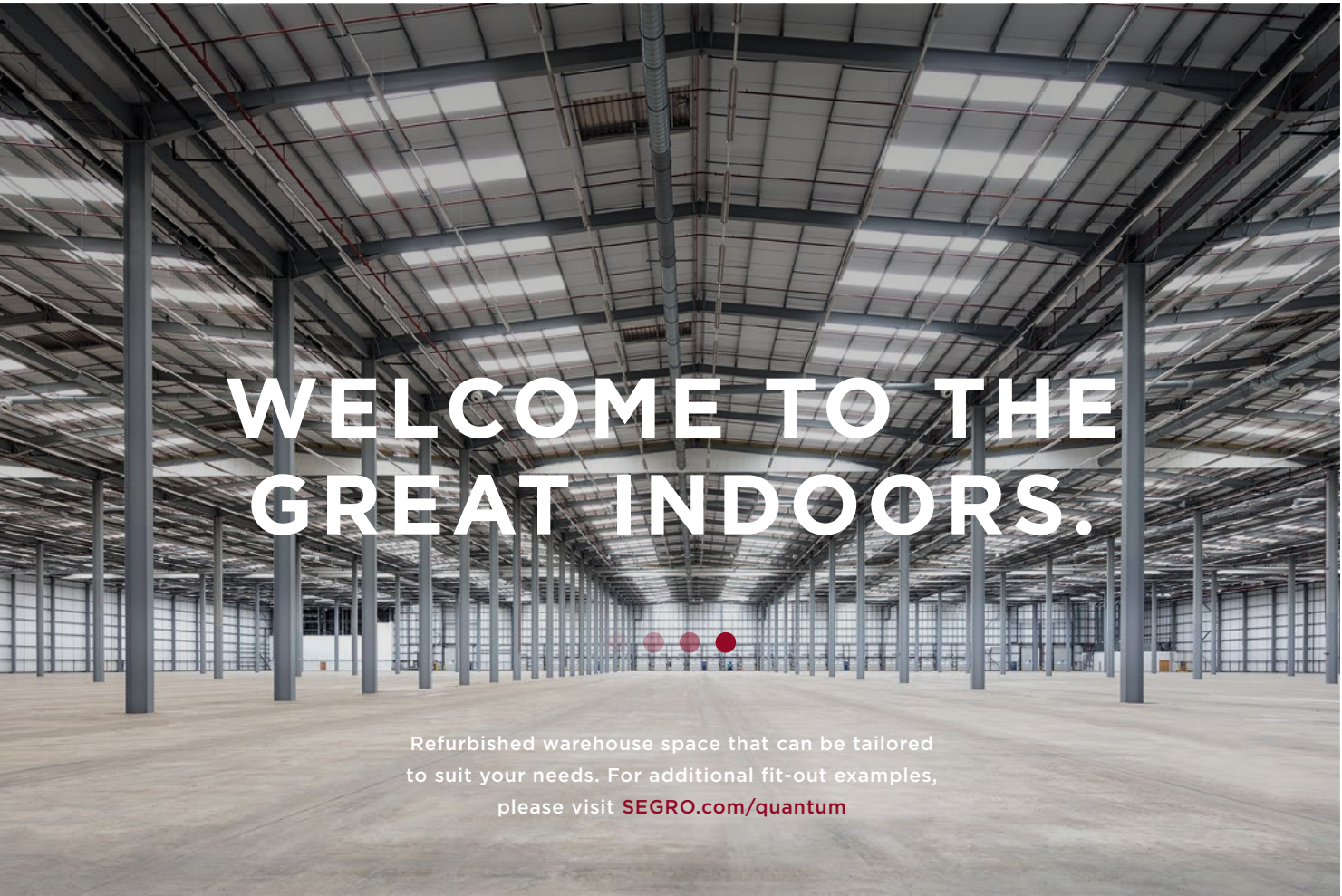
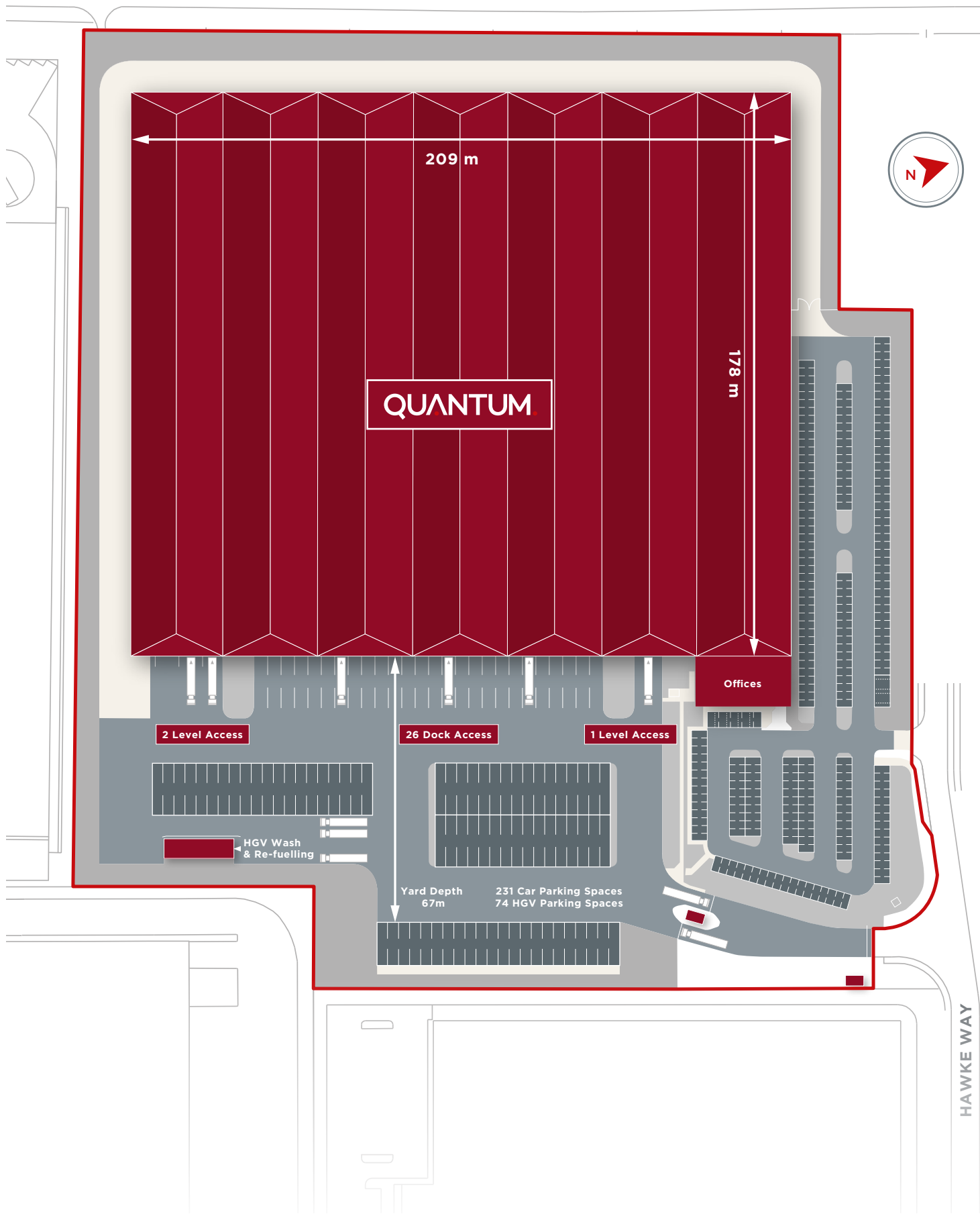
UP TO 67M YARD DEPTH

BIG ON QUALITY. INSIDE AND OUT.

Refurbished to a high specification and with
a variety of fit-out options available.

- Fully refurbished
- Up to 67m yard depth
- 26 dock & 3 level access loading doors
- Warehouse floor compliant to FM2 standard - 50kN/m² floor loading
- Office areas benefit from a comfort cooling split system
- EPC rating: C - 64
- Vehicle wash bay
- Secure compound: 24 hour security with gatehouse and turnstiles at the entrance
- 15m clear eaves height
- 231 car parking spaces
74 HGV spaces
- Office & canteen
- Warehouse benefits from Beliner Luft heating system with high level duct work, lighting and sprinklers





WELCOME TO THE GREAT INDOORS.

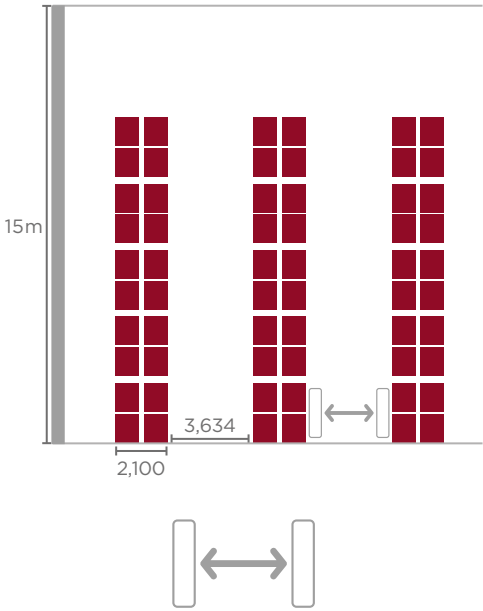
Refurbished warehouse space that can be tailored to suit your needs. For additional fit-out examples, please visit [SEGRO.com/quantum](https://segro.com/quantum)

BIGGER? BETTER? OR BOTH.

The best of both worlds in a big box.

	SQ M	SQ FT
Warehouse	37,260	400,955
Ground Floor Office	491	5,281
First Floor Offices	479	5,157
Gatehouse	20	220
Total	38,250	411,613

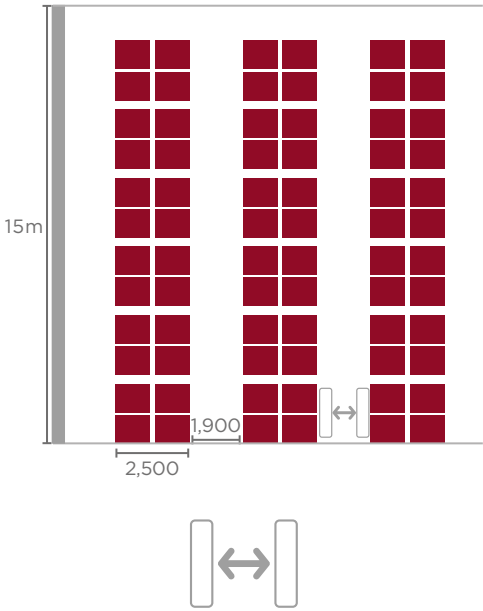
All areas are approximate and calculated on a Gross Internal basis.



EXAMPLE A

WIDE AISLE FIT-OUT PLAN

Gross Pallet Locations
56,484 pallets
 Net Pallet Locations
50,601 pallets



EXAMPLE B

NARROW AISLE FIT-OUT PLAN

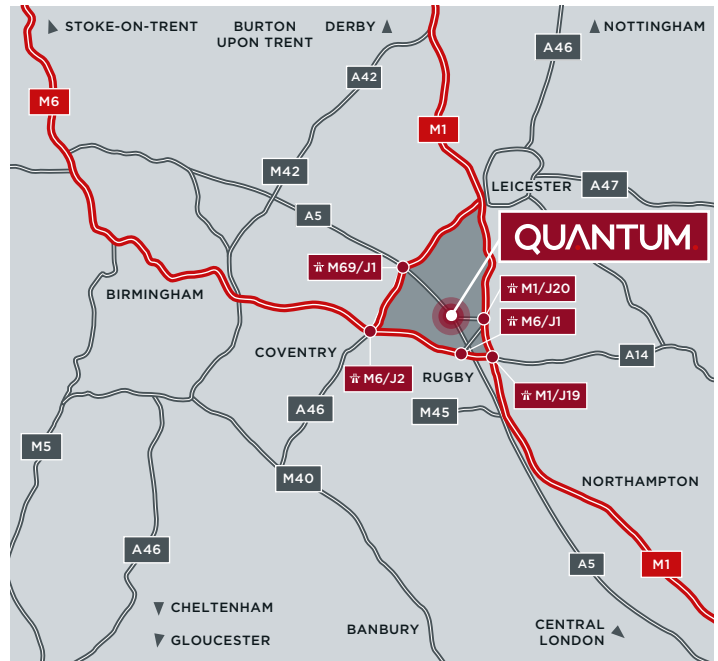
Gross Pallet Locations
91,560 pallets

CONNECTED IN A BIG WAY

Easy access to three motorways within minutes – M1, M6 and M69. Quantum is in a prime logistics location.

LOCATION	DRIVE TIMES
M1 (J20)	7 mins
M6 (J1)	8 mins
M69 (J1)	10 mins
Coventry	27 mins
Birmingham	40 mins
Central London	1 hr 59 mins

Source: Google maps



SUBSTANTIAL LABOUR POOL

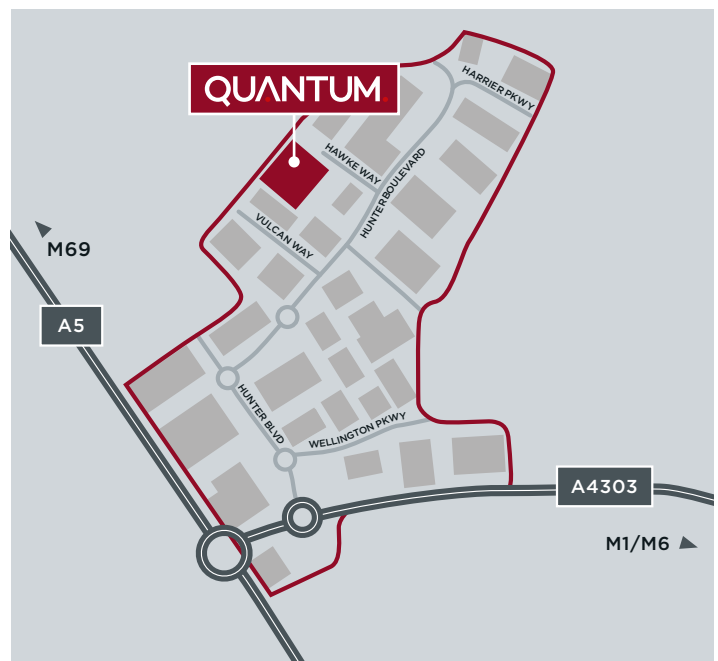
Approximately 1.35 million people live within a 30 minute car drive of Magna Park, of which around 865,000 are referred to as 'working age'. The total population is projected to increase to over 1.45 million by 2026.

Source: 2015 Local Authority data

LANDLORD OF CHOICE

SEGRO is an established and respected owner of big box logistics space in strategic locations across the UK.

Our logistics properties are home to various customers including DHL, Royal Mail, Beko, Amazon, Sainsbury's, DSV, Booker, Clipper Logistics, Wincanton, Staples and H&M.



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