



QUANTUM

DISTRIBUTION CENTRE | MAGNA PARK
LUTTERWORTH |
411,613 SQ FT

SEGR
WHERE BUSINESS WORKS

QUANTUM, MAGNA PARK



IT'S TIME TO THINK BIG.

Introducing Quantum at Magna Park, Lutterworth.

For the prime location for logistics...

look no further.



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



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



Available
Autumn 2016

BIG ON QUALITY. INSIDE AND OUT.



15m clear eaves height

26 dock & 3 ground level loading doors

Heating, lighting & sprinklers



CCTV

Office & canteen

Up to 67m yard depth

74 HGV spaces



231 car parking spaces

HGV refuelling

EPC rating 'C'

CURRENT FIT-OUT

The warehouse benefits from narrow aisle high bay storage racking, mezzanine floors and garment racking, together with a mechanised handling system – complete with all requisite services including heating ventilation, lighting, sprinklers, fire alarm and detection systems, which subject to agreement may be available in current form.





QUANTUM

2 Level Access

26 Dock Access

1 Level Access

Offices

HGV Wash & Re-fuelling

Yard Depth 67m

HAWKE WAY

231 Car Parking Spaces
74 HGV Parking Spaces
(All areas are approximate and measured on a Gross Internal basis)

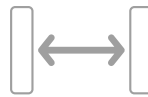
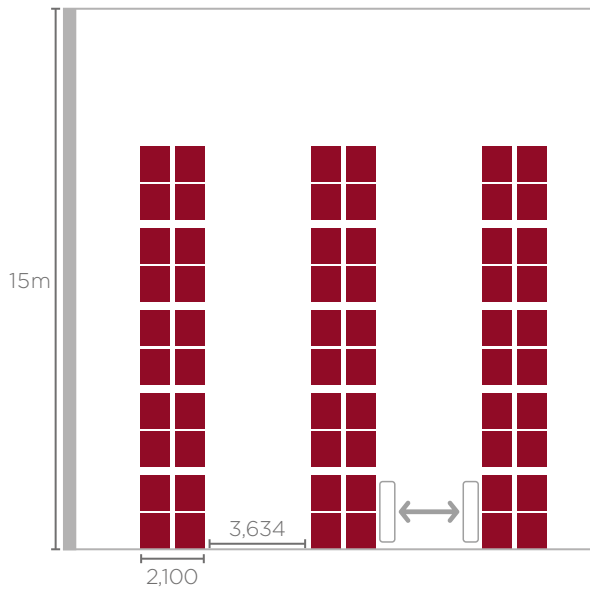
**BIGGER?
BETTER?
OR BOTH.**

The best of both worlds in a big box.

	SQ M	SQ FT
Warehouse	37,259.9	400,955
Ground Floor Office	490.6	5,281
First Floor Offices	479.1	5,157
Gatehouse	20.4	220
Total	38,250	411,613

WELCOME TO THE GREAT INDOORS.

A variety of options, tailored to your needs.
For additional fit-out examples, please visit
segro.com/quantum

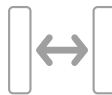
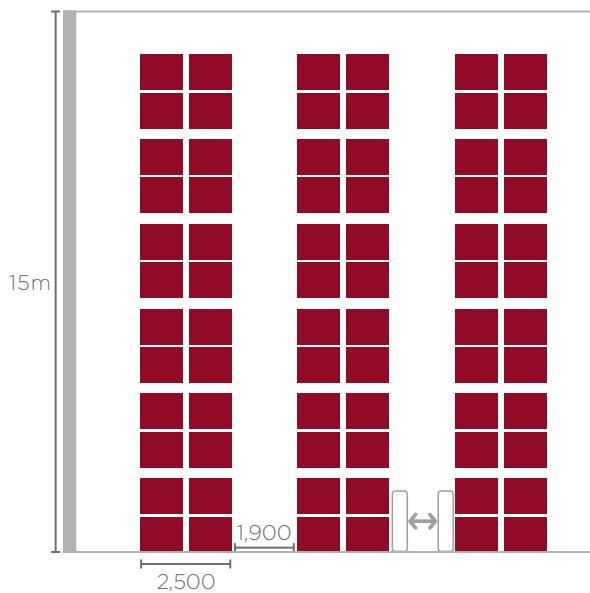


EXAMPLE A

WIDE AISLE FIT-OUT PLAN

Gross Pallet Locations
Net Pallet Locations

56,484 pallets
50,601 pallets



EXAMPLE B

NARROW AISLE FIT-OUT PLAN

Gross Pallet Locations

91,560 pallets

THREE IS THE MAGIC NUMBER.

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

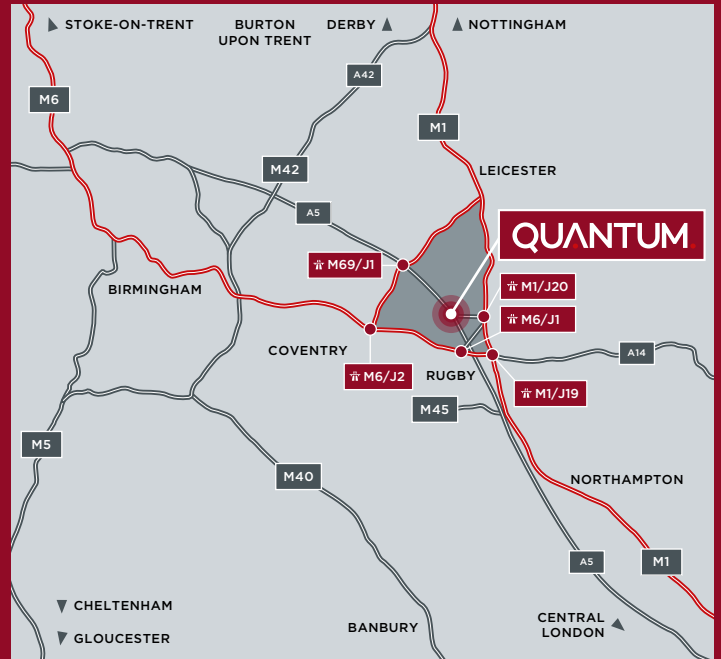
LOCATION

- M1 (J20)**
- M6 (J1)**
- M69 (J1)**
- Coventry**
- Birmingham**
- Central London**

DRIVE TIMES

- 7 mins
- 8 mins
- 10 mins
- 27 mins
- 40 mins
- 1 hr 59 mins

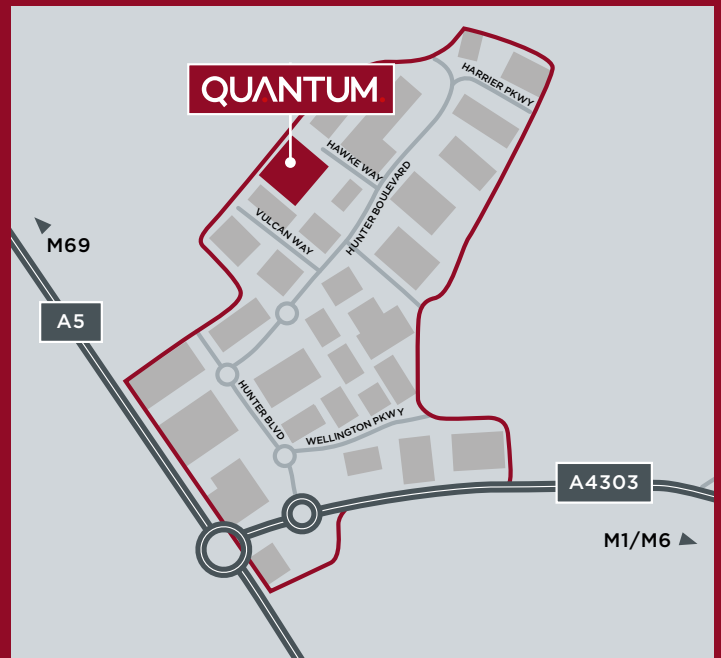
Source: Google maps



LANDLORD OF CHOICE.

With a current total portfolio of 7.9 million sq ft and growing, SEGRO is an established and respected owner of big box logistics in strategic locations across the UK.

We currently have over 37 logistics properties in the UK in highly sought after locations which are home to various customers. These include: DHL, Royal Mail, Beko, Sainsbury's, DSV, Booker, Clipper Logistics, Wincanton, Staples & H&M.



For more information, please contact our joint agents:



Richard Evans
richard.evans@eu.jll.com

Ed Cole
ed.cole@eu.jll.com

Cameron Mitchell
cameron.mitchell@eu.jll.com



Andrew Jackson
andrew.jackson@avisonyoung.com

Tom Kimbell
tom.kimbell@avisonyoung.com

SEGRO.com/quantum

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