

READY TO OCCUPY
EARLY 2015

PROLOGIS GRANGE PARK DC7 NORTHAMPTON COMPROMISE

NEW INDUSTRIAL / DISTRIBUTION UNIT

341,025 SQ FT TO LET

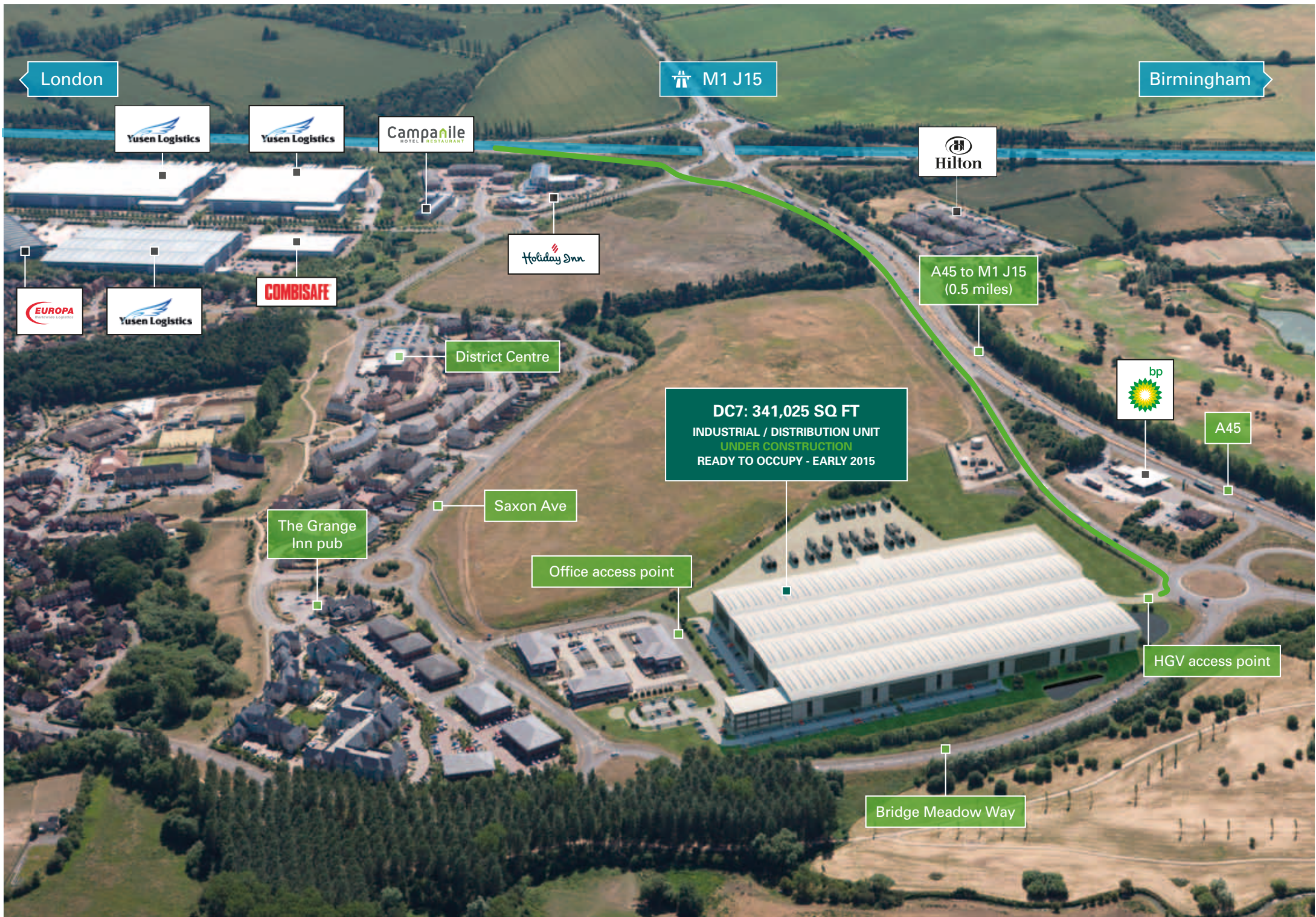
Saxon Avenue | M1 Junction 15

PROLOGIS GRANGE PARK DC7 NORTHAMPTON ORDINARY BUILDING

A speculative development of 341,025 sq ft positioned in a prime location less than 1 mile from Junction 15 of the M1

- WELL-ESTABLISHED INDUSTRIAL LOCATION AT THE HEART OF THE EAST MIDLANDS
- NEW GRADE A BUILDING WITH INDUSTRY LEADING SPECIFICATION AND HQ OFFICES
- HIGH PROFILE SITE WITH PROMINENCE TO A45
- VERY DEEP YARD WITH LOTS OF PARKING
- WELL SERVED BY LOCAL FACILITIES
- EXCELLENT LOCAL LABOUR POOL





London

M1 J15

Birmingham

Yusen Logistics

Yusen Logistics

Campanile
HOTEL RESTAURANT

Hilton

Holiday Inn

COMBISAFE

EUROPA

Yusen Logistics

A45 to M1 J15
(0.5 miles)

District Centre

DC7: 341,025 SQ FT
INDUSTRIAL / DISTRIBUTION UNIT
UNDER CONSTRUCTION
READY TO OCCUPY - EARLY 2015

bp

A45

Saxon Ave

The Grange
Inn pub

Office access point

HGV access point

Bridge Meadow Way

PROLOGIS GRANGE PARK DC7 NORTHAMPTON ORDINARY PLACE



A well-established industrial location with fast dual carriageway access to Junction 15 of the M1

Road

Prologis Grange Park is situated half a mile from J15 of the M1, providing fast access to the national motorway network.

M1 J15	0.5 mile
Prologis RFI DIRFT	18 miles
M6 J1 / A14	24 miles
M25 J21 / M1	42 miles
Birmingham	55 miles
London	64 miles
Leeds	134 miles
Manchester	137 miles

Port

Key sea freight ports can be reached within 2½ hours.

Tilbury	90 miles
London Gateway	93 miles
Southampton	108 miles
Felixstowe	125 miles
Immingham	134 miles
Dover	149 miles

Airport

Located in the heart of the East Midlands, Prologis Grange Park DC7 provides easy access to numerous airport connections for both cost effective business flights and freight services.

Luton Airport	35 miles
Birmingham Airport	49 miles
East Midlands Airport	54 miles
London Heathrow Airport	67 miles
London City Airport	76 miles
Stansted Airport	83 miles
London Gatwick Airport	101 miles
Manchester Airport	131 miles

Rail

Prologis RFI DIRFT is within 18 miles and provides national freight services via the West Coast Main Line with direct access to major UK and European destinations.

The new Northampton Railway Station is within 4 miles and benefits from a £30m development project.

London Euston	50 m
Birmingham New Street	1h 01m

Sources:
Distances by Google Maps
Rail times by londonmidland.com



Population

GB population by HGV drive time

Within 1 hour	4,948,891	8%
Within 2 hours	18,556,831	31%
Within 3 hours	30,590,123	51%
Within 4 hours	40,674,192	67%

PROLOGIS GRANGE PARK DC7 NORTHAMPTON ORDINARY CONNECTIONS



PROLOGIS GRANGE PARK DC7 NORTHAMPTON ORDINARY SPACE

DC7: 341,025 SQ FT
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DC7

Three Storey Offices	15,225 sq ft	(1,414 sq m)
Distribution Offices	5,000 sq ft	(464 sq m)
Distribution Centre	320,800 sq ft	(29,803 sq m)
TOTAL	341,025 sq ft	31,682 sq m

APPROXIMATE FLOOR AREAS (GIA)

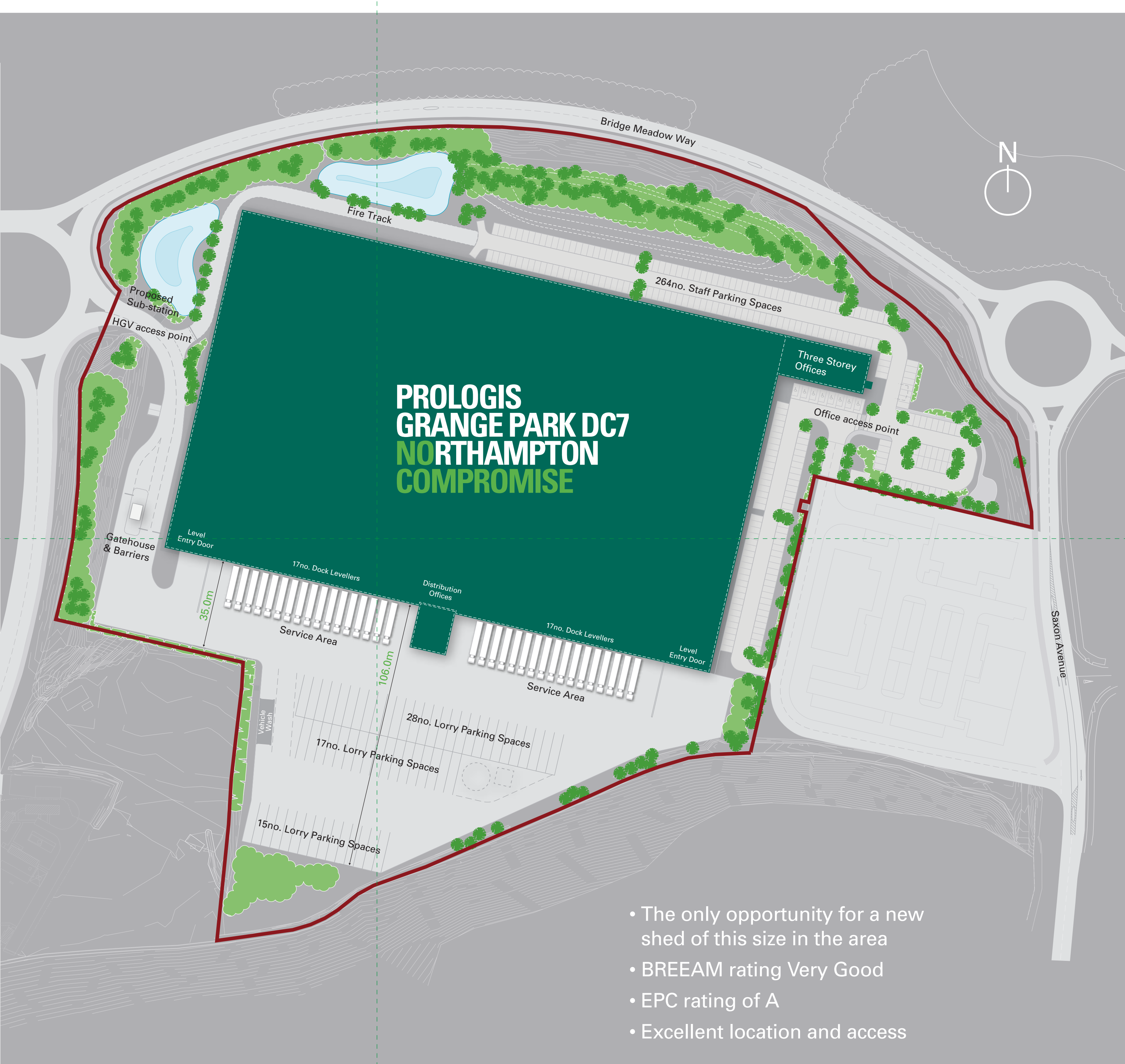
- 12.5m clear internal height
 - 34 dock doors
 - 2 level access doors
- 94 trailer spaces (inc. dock level loading bays)
 - 264 car parking spaces

WAREHOUSE

- Steel Portal Frame
 - Built-up cladding with 25-year system guarantee
 - Triple-skinned rooflights to 15% of floor area
 - FM2 (special) floor slab: Uniformly distributed loading of 50kN/m²
 - Rack loading of 7 tonnes
- Level access and dock doors to cover a range of vehicle sizes
 - Pro-wall reinforced concrete dock areas with dock height of 1300mm
 - Adjustable dock levellers rated to 6,000kg with retractable shelters, LED traffic lights and lighting

OFFICE

- Enhanced cladding and curtain walling to improve natural lighting with Brise Soleil to reduce solar gain
 - ‘Mixed mode’ mechanical ventilation system with openable windows
 - High efficiency gas fired heating with radiators
 - Solar thermal hot water system
 - Rainwater harvesting
- Office lighting with automatic movement and daylight controls
 - Energy monitoring system with ‘smart meters’
 - Heavy duty raised access floor with floor boxes and provision for data cabling
 - Fire alarm system and main panel designed for the future connection of a warehouse fire alarm system



- The only opportunity for a new shed of this size in the area
- BREEAM rating Very Good
- EPC rating of A
- Excellent location and access

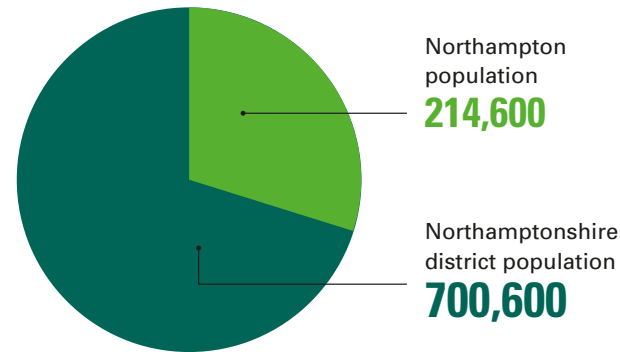
PROLOGIS GRANGE PARK DC7 NORTHAMPTON ORDINARY PEOPLE

Labour pool

As an established East Midlands location Prologis Grange Park is well served by a good supply of quality labour, which is cheaper than both the national and Milton Keynes typical rates.

The population of Northampton has risen by 10% in the last 15 years, compared to a national increase of 9% and the resident labour force is currently 140,900. 87% of this workforce are already working in the services sector and within this 29% are in the area of retail and wholesale distribution, ensuring that the local labour pool is ideally suited to working within a distribution environment.

A growing population



Working population 140,900 (66%)



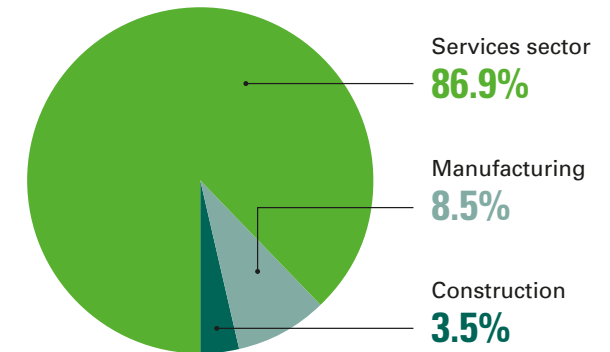
Cost effective labour force

Average weekly pay

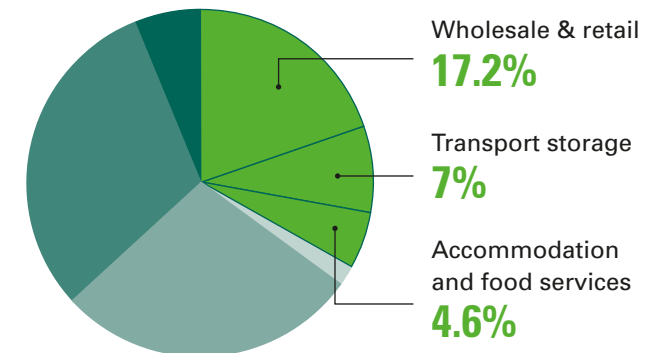
Northamptonshire	£498.4	
Milton Keynes	£540.3	↑ 8%
National	£518.1	↑ 4%

Appropriate skills

87% of the total workforce are working in the services sector, higher than the national average of 85.5%



Breakdown of the services sector



Key

- Retail and wholesale distribution 28.8%
- Information and communication 1.6%
- Financial and other business services 24.4%
- Public admin, education and health 26.9%
- Other services 5.1%

"We are continuing to invest in strategic locations across the Midlands with the aim of offering our customers the best portfolio of distribution facilities in the United Kingdom.

There is a shortage of new facilities in this size range around Northampton and the wider East Midlands region. This is the only location with planning consent in the town for a large footprint building; we anticipate that the new building will attract a high level of interest from both existing and potential customers."

Andrew Griffiths, Prologis

*Approximate figures, source: nomisweb.co.uk

Prologis has always believed that Northampton is an ideal location for logistics operators. In 2001 the company developed the original distribution facilities at Grange Park and it now has a portfolio

of 1.9 million square foot in the town. Prologis owns and manages its own properties, which is one of the reasons it has attracted many leading employers to the town.



"Sustainability is one of our core company values, so we are extremely pleased that so many sustainable design features have been incorporated into our new distribution facility at Pineham"

Roger Burnley, Retail & Logistics Director



"We are now working with Prologis on our mid-term plan of opening another NDC within four years in the north of England to build our chain to over 600 stores."

Gordon Brown, Chairman



"This new facility represents a multi-million pound investment for BMW Group UK and it is designed to further develop our industry-leading parts logistics operations."

Tim Abbott, Managing Director



"The decision to move into this new Prologis building was a tremendous step forward for our business and shows how far Dalepak has come since we started as a small packaging company 20 years ago. We already have a skilled workforce and highly sophisticated technology. Now we have the building to match."

Gary White, Joint Managing Director

About Prologis

Prologis is the leading global provider of industrial real estate with properties and development projects of 574 million square feet in markets across the Americas, Europe and Asia.

Our modern distribution facilities in 21 countries are leased to more than 4,700 customers who include manufacturers, retailers, transport companies, third-party logistics providers and other enterprises.

As a leading developer, owner and manager of industrial property, Prologis can provide customers and investors with modern distribution space that is designed and built to high standards of sustainability.

We can also offer the strategic locations and the development expertise required to build bespoke facilities that are designed to suit our customers' needs.

For more information please visit prologis.co.uk

PROLOGIS GRANGE PARK DC7 NORTHAMPTON COMPROMISE

Terms

Available on flexible leasehold terms on a full repairing and insuring basis. Please contact the joint sole agents for further details.

All enquiries



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