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**SEGRO
PARK
COVENTRY**

Site 10

SEGRO

IT'S TIME

**TO LET 220,512 SQ FT
WAREHOUSE/
INDUSTRIAL UNIT
READY TO OCCUPY**

SPC 220

UNIT 4B, CV8 3BB



TIME. AND SPACE.

Businesses need both to grow. SPC 220 is designed to make an efficient use of time, boosting productivity. And at 15m high to haunch, room for 204 cars and 41 HGVs, it's got the space that's the lifeblood of warehousing and logistics businesses.



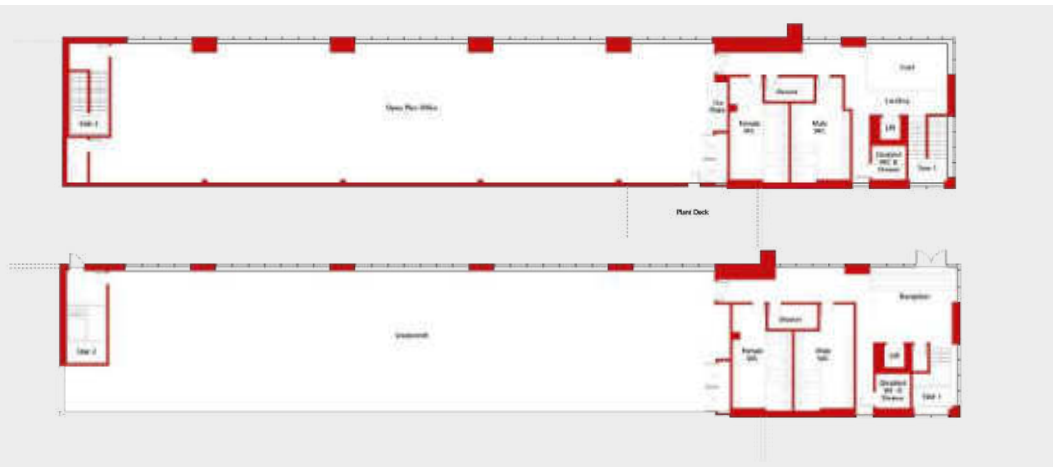
Warehouse

- 209,081 sq ft
- 15m to haunch
- 20 dock levellers (including 4 Eurodocks)
- 2 level access doors
- Internal floor slabs laid to FM2 specification - 50kn/m2 floor loading
- 50m deep concrete service yard
- 204 car parking spaces; 20% with EV charging
- 700 kVA electricity supply



TIME TO BE INSPIRED.

Daylight and design detail come together in SPC 220's 11,206 sq ft of inspiring office space. Lit by LED and with daylight-sensitive controls, it creates a bright and welcoming environment for the nerve centre of your operation. Raised flooring and suspended ceilings make it easy to configure to the shape and needs of your team.



Offices

- 11,206 sq ft (with undercroft)
- Raised floors
- Suspended ceilings
- Comfort cooling
- LED lighting with PIR and perimeter daylight sensitive controls
- Kitchen and shower facilities



TIME FOR GREENER FUTURES.

SPC 220 is designed with the sustainability-conscious consumers' demands at its very forefront. 'Responsible SEGRO' – our own sustainability programme – has seen us design SPC 220 to meet the Excellent BREEAM and an EPC 'A' Rating. And with green spaces and a biodiverse 100 hectare community park on your doorstep, there's time for your team to relax and recharge, the natural way.



Sustainability

- EPC Rating 'A'
- BREEAM 'Excellent'
- 939 sq m of 199.56kWp PV
- 21 dual head, 7.4kW EV chargers
- Rainwater harvesting
- Solar thermal water heating
- 12% rooflights
- GGBS concrete replacement

Community Park

- A rich diversity of ecosystems including parkland, woodland and wetlands
- 7.5km of footpaths, cycle paths and bridleways
- 3.2km of hedgerows
- 9 hectares of lakes and reedbeds
- 34 hectares of wildflower grassland
- Abundance of wildlife including migrating birds, badgers, otters and a variety of aquatic species
- A Visitor Centre and amenities
- Car parking

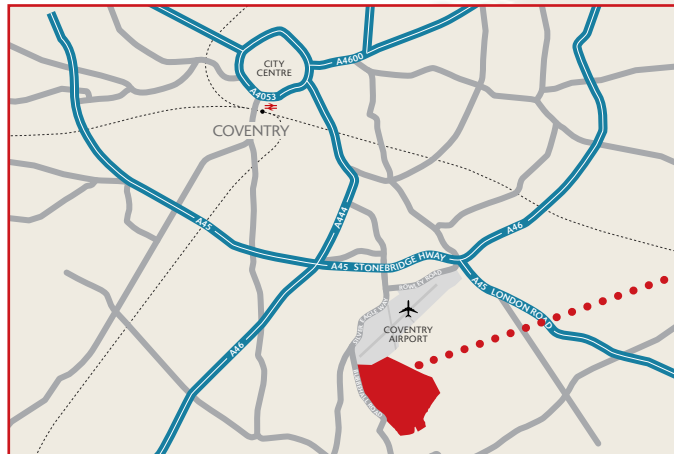


TIME-SAVING LOCATION

SPC 220 turns SEGRO Park Coventry's location into the ultimate warehousing and logistics benefit: connectivity. Closer to suppliers, closer to customers, with four major motorways within 15 minutes, and 85% of the UK population within 4 hours.

Coventry City Centre	14 Mins	5.3 Miles	Hams Hall		
M69	13 Mins	7.3 Miles	Rail Freight Terminal	30 Mins	19.6 Miles
M6	13 Mins	7.3 Miles	Birmingham City Centre	40 Mins	24.5 Miles
M45	15 Mins	8.9 Mile	Central London	120 Mins	106 Miles
M40	15 Mins	11.7 Miles	Felixstowe Port	160 Mins	150 Miles
Birmingham Airport	22 Mins	14.1 Miles			
HS2 Interchange	22 Mins	13.6 Miles			
Daventry					
Rail Freight Terminal	30 Mins	19.1 Miles			

Source: Google Maps. Distances and journey times are estimated and are subject to travel/road conditions.



TIME TO MAKE IT YOURS

Warehouse

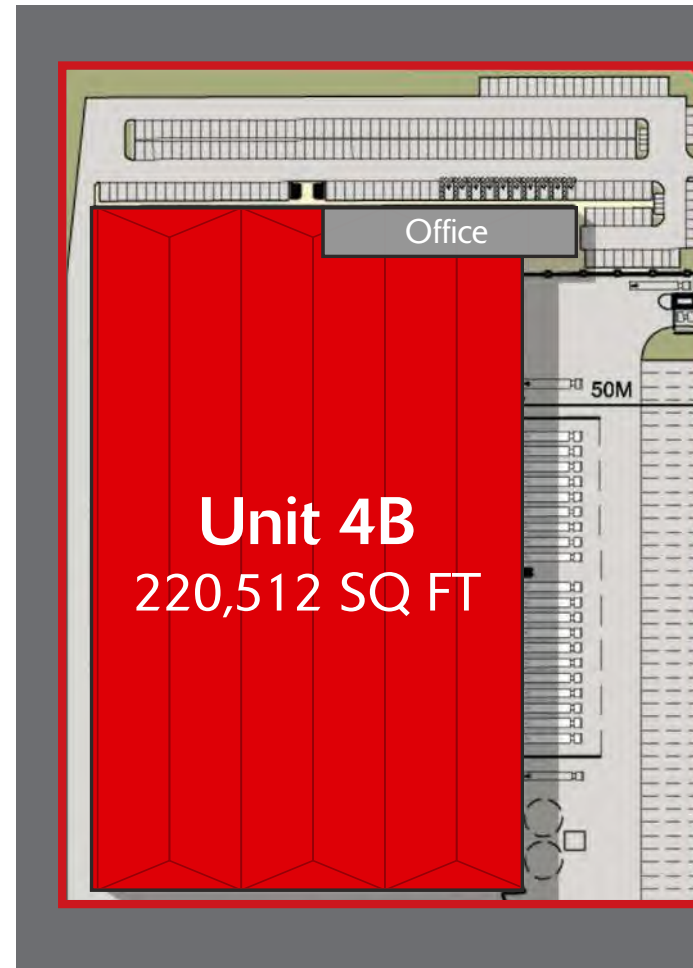
- 209,081 sq ft
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- 20 dock levellers (including 4 Eurodocks)
- 2 level access doors
- Internal floor slabs laid to FM2 specification - 50kn/m2 floor loading
- 50m deep concrete service yard
- 204 car parking spaces; with 20% electric vehicle charging points
- 700 kVA electric supply

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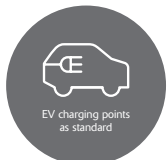
Full Specification

Warehouse	sq ft	209,081
	sq m	19,424
Offices	sq ft	11,206
	sq m	984
Gatehouse	sq ft	225
	sq m	21
Plot area	Acres	10
	Ha	4
Total	sq ft	220,512
	sq m	20,486

Dock leveller doors	20
Loading doors	2
Yard depth	50m
Car parking spaces	204
HGV spaces	41

All areas are approximate and measured on a Gross Internal Basis.

Remaining space available to let within the development:
Up to 2.4 million sq ft



About SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 10.3 million square metres of space (110 million square feet) valued at £21.0 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive.

A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing Low-Carbon Growth, Investing in Local Communities and Environments and Nurturing Talent.

Striving for the highest standards of innovation, sustainable business practices and enabling economic and societal prosperity underpins SEGRO's ambition to be the best property company.

See www.SEGRO.com for further information.

SEGRO

**Enquire at segroparkcoventry.com
or please call our retained agents:**



Ranjit Gill
Katie Monks

0121 369 1173



Richard Harman
Tom Fairlie

020 3151 8648



James Harrison
Cameron Mitchell

01604 930 025









Site 10 - Coventry Gateway

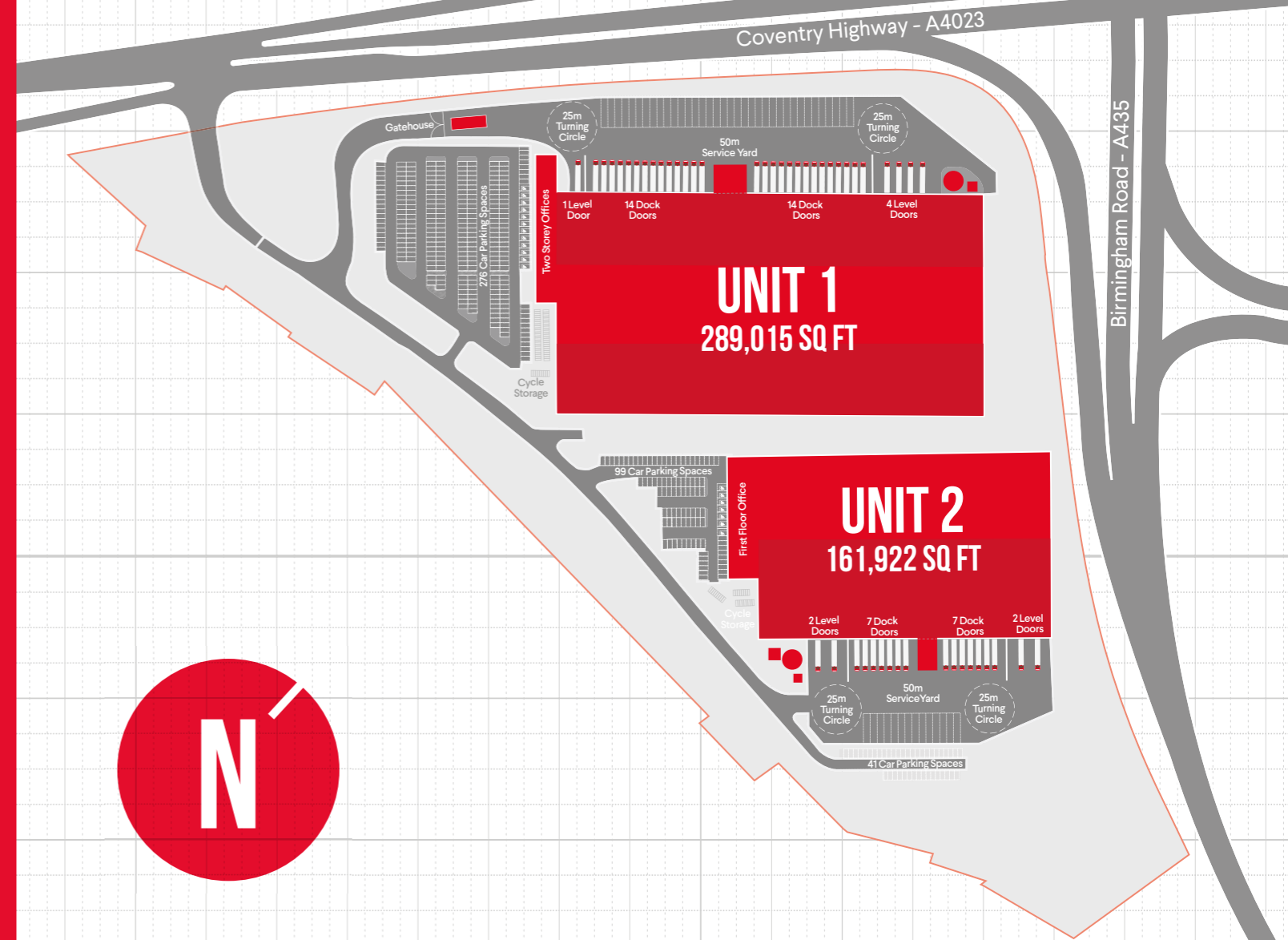


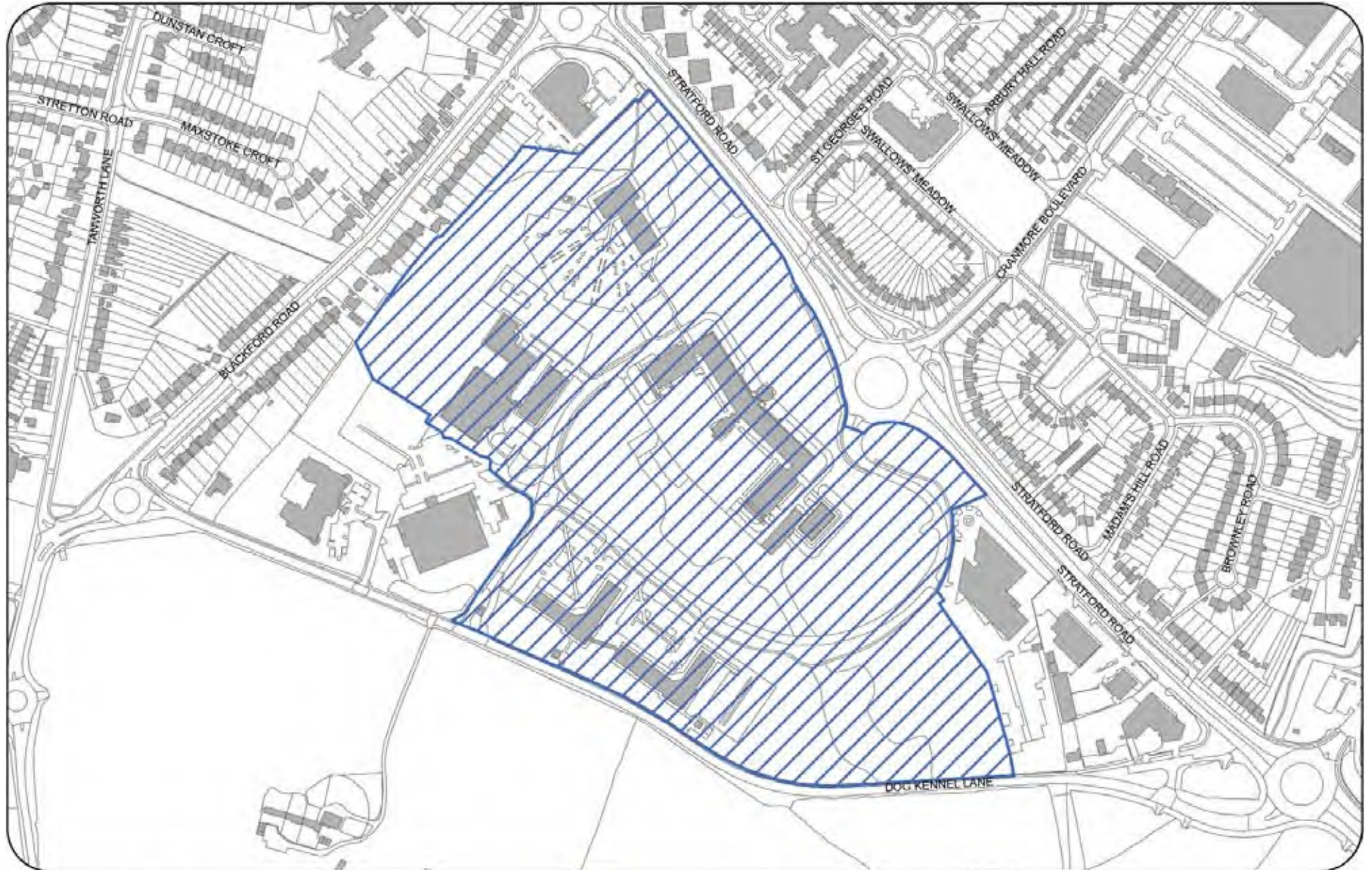
Aerial 2023/24

161,922 – 289,015 SQ FT INDUSTRIAL / LOGISTICS UNITS

UNIT 1	SQ FT	SQ M	UNIT 2	SQ FT	SQ M
WAREHOUSE	258,574	24,022	WAREHOUSE	143,235	13,306
UNDERCROFT	8,454	785	UNDERCROFT	7,930	736
FIRST FLOOR OFFICE	8,121	754	FIRST FLOOR OFFICE	7,709	716
SECOND FLOOR OFFICE	8,138	756	GROUND FLOOR HUB	1,515	140
GROUND FLOOR HUB	2,724	253	FIRST FLOOR HUB	1,533	142
FIRST FLOOR HUB	2,745	255	TOTAL (GIA)	161,922	15,040
GATEHOUSE	259	24			
TOTAL (GIA)	289,015	26,849			

-  DOCK LEVEL DOORS
UNIT 1: 28, UNIT 2: 14
-  15M
CLEAR HEIGHT
-  LEVEL ACCESS DOORS
UNIT 1: 5, UNIT 2: 4
-  50M SECURE
YARD
-  CAR PARKING SPACES
UNIT 1: 276, UNIT 2: 140
-  EPC
RATING A
-  UP TO 10 MVA POWER
UNIT 1 - 1.75MVA
UNIT 2 - 1.25 MVA
-  EV CHARGING SPACE
UNIT 1 - 28
UNIT 2 - 14





**Proposed Employment Site 25:
TRW, Stratford Road, Shirley**



Proposed Employment Site



Solihull Borough Boundary

1:4,000



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Metropolitan Borough of Solihull - 100023139 (2012)

Site 31 - Stratford Rd, Shirley



Kwik Fit - Shirley
From track to road

Swallows Meadow Court

Screwfix Solihull

Focus Park

Phoenix House

Artury Hall Rd

Cranmore Blvd

Connaught House
Care Home

Swallows Mdw

David Lloyd
Solihull Cranmore

Autobacs

Village Hotel Solihull

Aston Ave

Bellway - Lucas Green

Madam's Hill Rd

Birmingham Audi
Audi A1 Offers

Shepherds Gm Rd

Serendipity Beauty

Brown Rd
Harnall Ct

Dog Kennel Ln

Hardford Cres

Webster Ave

Dog Kennel Ln

Stratford Rd

Friars Gat

Th
Hot

F2: Land south of Fradley Park



Employment uses

B1/B2/B8

The site is presently agricultural land which is located directly adjacent to the south of **Fradley Park**, the major industrial and employment area within the District. To the east the site is bounded by the A38 and to the south by mature vegetation. The site is well located in terms of its proximity to the facilities within the existing employment area and access to the strategic highway network. The northern part of the site was previously allocated for a hotel use to supplement the facilities located within the existing employment area. Such ancillary uses which enhance the employment area may be appropriate within the site.

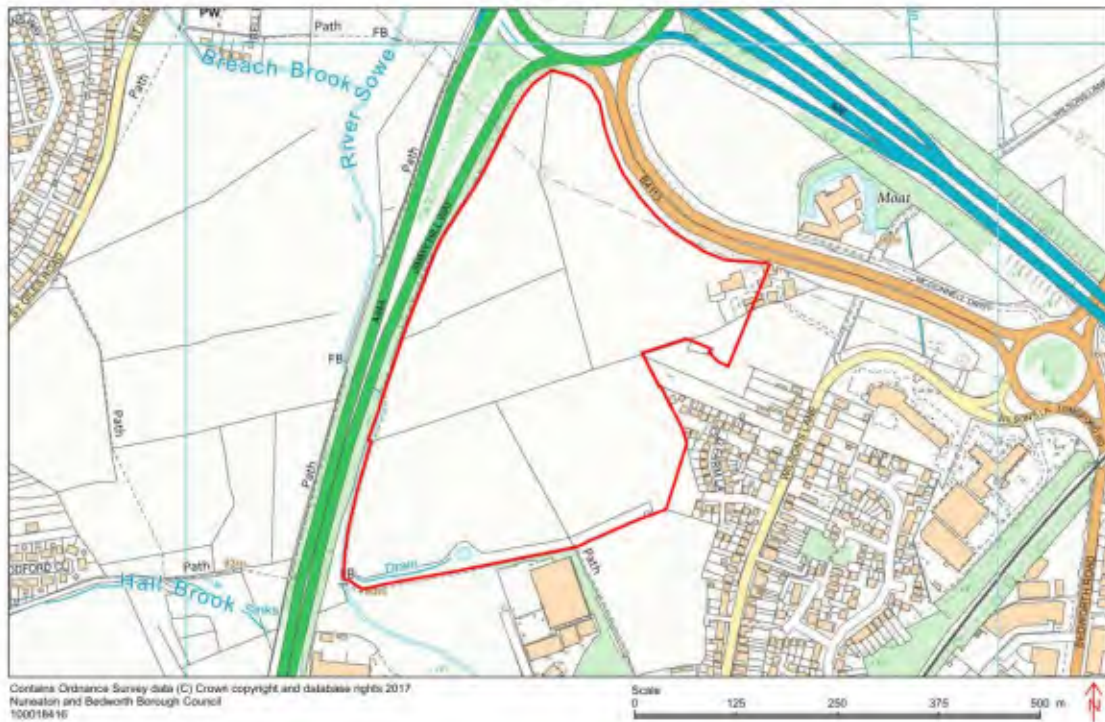
Key development considerations:

- Site should be well integrated with adjacent uses within the Employment Area as illustrated on the Local Plan policies maps.
- A mixture of employment uses and uses related to and supporting the wider employment area will be supported.
- Potential ecological impacts should be considered due to the greenfield nature of the site.
- Appropriate access to the site should be provided that considers the interaction with the adjacent A38 Hilliard's Cross junction and does not prevent future improvements being made to the junction (see Policy ST5).
- Design of the development should take account of the proposed route of HS2 which runs to the south of the site.
- Boundary treatment along the A38 should be considered in consultation with Highways England, to determine matters such as drainage, noise and fencing.

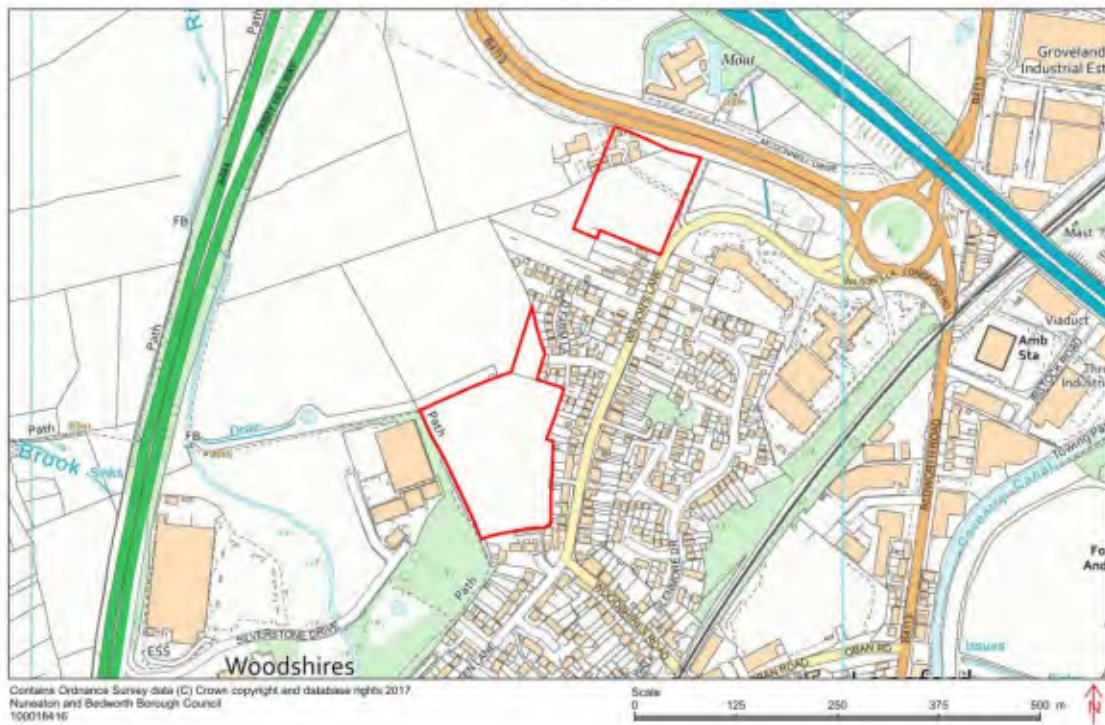


Policy EMP2 – Wilsons Lane

EMP2 employment area



EMP2 housing area



Site 33 - Wilsons Lane, Nuneaton

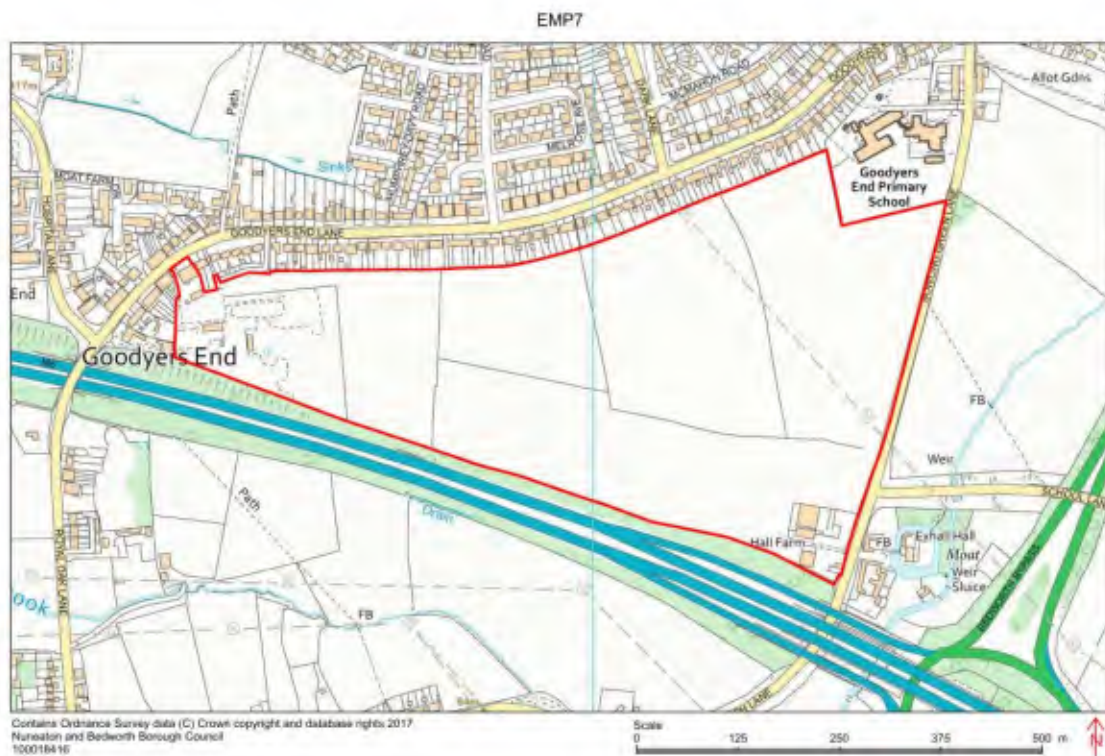


Aerial Pic - 2023/24

association and establish connections of the Griff Hollow area to the former section of the canal branch. This could be achieved via the following:

- Re-establishing the canal branch through the site and linking to the remaining portion to the east.
- Selection of appropriate planting as demonstrated in historic photos and George Eliot's description of Red Deep in *The Mill on the Floss*.
- Connecting the site to the wider landscape through the use of a heritage/literary trail.
- Establishing a walking route between the proposed George Eliot Visitor Centre at Griff Hotel and Griff Hollow.

Policy EMP7 – Bowling Green Lane



Strategic employment site EMP7 will be developed for employment uses comprising use classes B1, B2 and B8.

Key development principles

1. Provision of approximately 26 ha of employment land.
2. Provision of a new junction onto Bowling Green Lane at the School Lane junction, with associated traffic lights and any transport improvements / new junctions and upgrades required along Bowling Green Lane and School Lane (in conjunction with both the development of HSG6 and either by

agreement with the landowner or securing the transfer of the land to the highway authority to facilitate the use of highway powers for land outside of the HSG6 allocation. The developer will be expected to submit for agreement a HGV routing strategy which will show HGVs accessing/egressing the site from the School Lane direction and avoiding the local schools on Bowling Green Lane, Ash Green Lane and Wheelwright Lane.).

3. Financial contributions towards borough-wide strategic highway infrastructure works identified within the Bedworth area and provision of a cycle network within the site, including contributions to links beyond the site to residential areas and toward Bedworth Town Centre.
4. Developer contribution towards local bus service(s) to serve the employment site in order to enhance accessibility for local residents.
5. Developer contribution to secure provision of bus infrastructure to complement the point above.
6. Suitable sewage connection to the existing foul drainage network.

Form of development

7. Provision of landscape buffer along northern boundary (minimum width of 15 m) and western boundary.
8. Ecological enhancements to existing boundary on southern and eastern edges of the site.
9. Provision of enhanced buffer in the south-eastern corner to protect the setting of the Exhall Hall scheduled monument and listed buildings, as well as ensuring that the scale of development does not detract from the prominence and importance of the listed buildings.
10. Retention of the public right of way within a landscape enhancement area either side of the route in order to form a strategic landscaping area through the centre of the site.
11. Protected species assessment of areas of tall ruderal around field gate.
12. Provision of landscape screening consisting of small groups of specimen trees interspersed amongst grassed areas and wildflower meadows.
13. Scale and massing of building form around northern edge of site should be reduced due to proximity to residential properties.
14. Orientate buildings in north to south direction so shorter elevation faces north and south in order to limit visual effects.

7.163 Strategic employment allocation EMP7 will contribute to meeting the strategic employment needs of the borough, as well as the job creation objectives of the Borough Plan. The site is located on the south-western edge of Goodyers End. The allocation is triangular in shape and defined by Bowling Green Lane to the east, Goodyers End Lane to the north and the M6 to the south. The land slopes gradually from north to south. A public right of way links Bowling Green Lane with Goodyers End Lane, following the site's southern boundary

Site 34 - Bowling Green Lane
Aerial 2023/24



Mavor Dr

H & H Fencing

McMahon Rd

Goodyers Ln

Bowling Green

Melrose Ave

Forklift & Access Sales

Goodyers End Primary

Jeffrey Cl

Newcomen Rd

Melrose Ave

Mshonga Dr Y

Goodyers End Ln

Bowling Green Ln

Renault Trucks
Bedworth Return Centre

Goodyers End Ln

st

Goodyers End Ln

M6

M6

M6

M6

Bowling Green Ln

School Ln

School Ln

AAA Skips

A444

Breach Br

LEASED



PHOTOS 6 WEBCAM

MULTIPLE SPACES AVAILABLE

Save Share

LYONS PARK

Sayer Drive, Coventry, CV5 9DQ, United Kingdom

Total size: 105,699 sq. ft. Property type:

Lyons 106 will provide 105,699 sq ft of industrial / warehouse space, just three miles from Coventry city centre.

Enquire about this property

Nigel Dolan
DEVELOPMENT DIRECTOR

947

Secure site

More ↓

LOGISTICS SPACE FOR SMART COMPANIES

More ↓

LOCATION

Lyons 106 is within easy reach of the A45, linking Coventry and Birmingham, and benefits from fast access to the M42, M6 and M1.



+44 ...


Enquire



See routes

 M6 J3
5.2 mi

 Birmingham Airport
10.6 mi

 Birmingham Intermodal
Freight Terminal
16.9 mi

 Daventry International Rail
Freight Terminal
23.6 mi



Get directions 

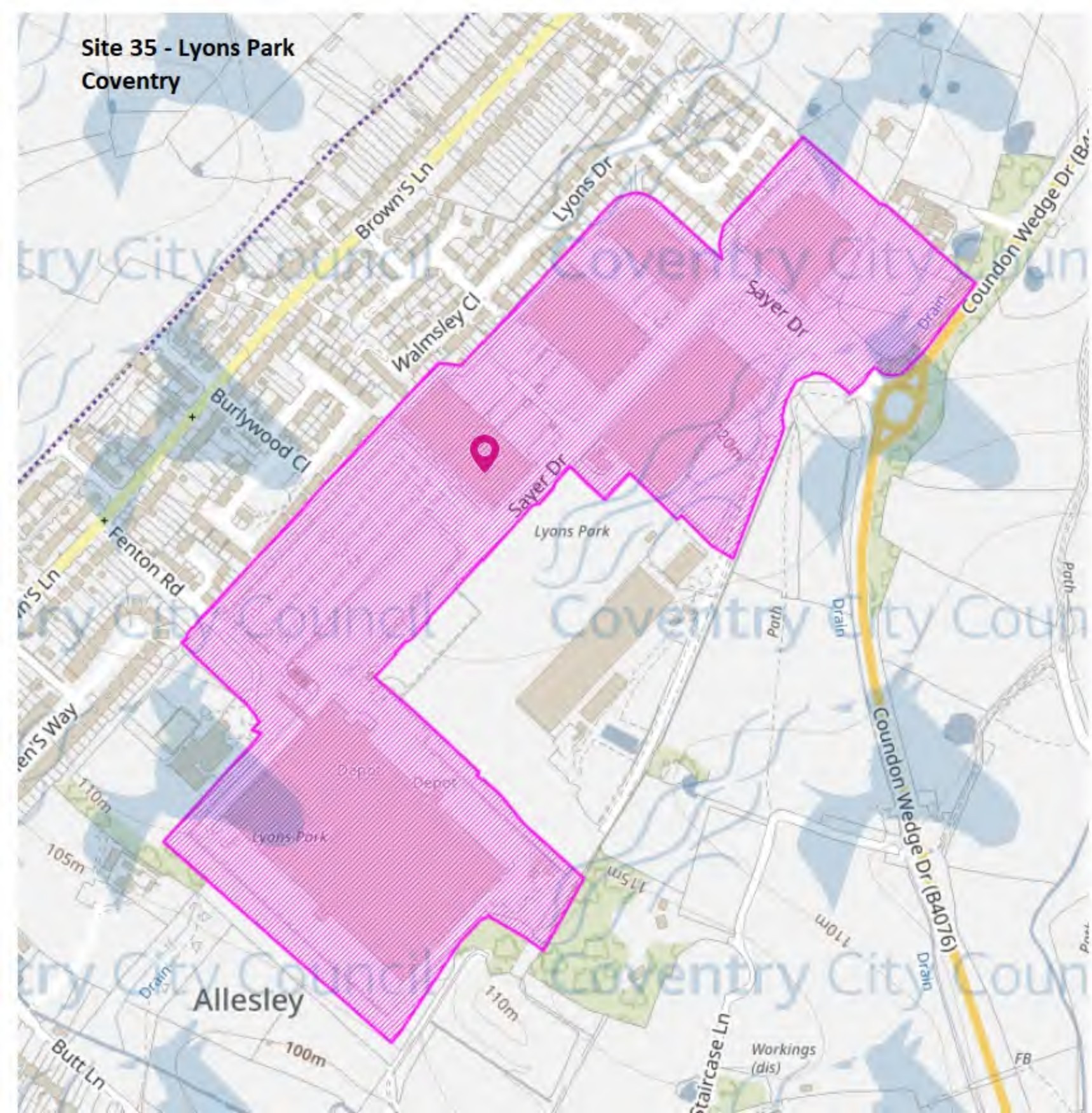
CONSUMER REACH WITHIN 60 MINUTES' DRIVE



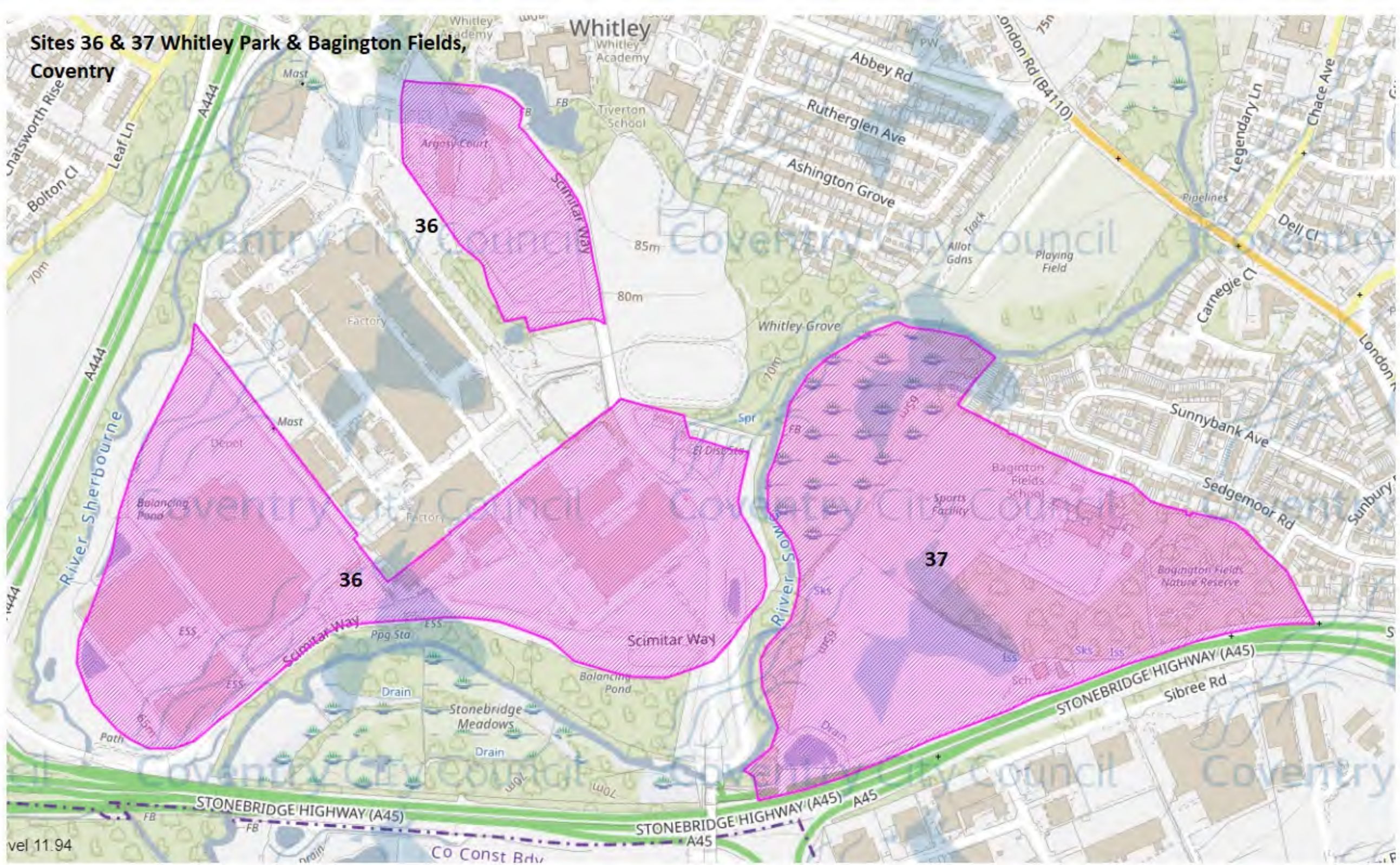
Source: Esri and Michael Bauer Research


EXPLORE OTHER PROPERTIES

Site 35 - Lyons Park
Coventry



Sites 36 & 37 Whitley Park & Bagington Fields, Coventry



✓  X: 428104 Y: 281122

✓ Mixed Use allocations 2015

[See on map](#)

Title : Mixed use Allocation

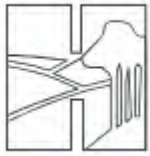
Description : JE2:5 Eastern Green

Hyperlink : [Click to open](#) 

Tablename : Mixed use Allocation



**Site 38 - A45 Easter Green
(pt of mixed use site)**



**Hallam Land
Management**

Main Menu

- [About Us](#)
- [Our Approach](#)
- [Our Experience](#)
- [News](#)
- [Enquiries](#)

Delivering the key road and servicing infrastructure to Eastern Green, Coventry
February 2023



In partnership, with Coventry City Council, Hallam Land Management are delivering the key road and servicing infrastructure to open up the Eastern Green site in Coventry.

The infrastructure works include a new grade separated junction on the A45. In addition to the significant highway works, we will be delivering a new Primary Substation and other key infrastructure to further assist in the release of new homes for Coventry.

Eastern Green secured a resolution to grant for outline planning permission for 2,400 new homes in 2020, alongside 15ha of employment land, a new primary school and local centre uses and open space. The first phase has been successfully marketed for 250 units and there will be further parcels released from 2023.

Site 38 – A45 Eastern Green

Eastern Green,
Coventry
Masterplan



WE WOULD LOVE TO HEAR FROM YOU

Heath Top Pond
Site 39 - Dove Valley Business Park



MEG Derby Limited

TopHat

Dove Valley Park

Gooding Transport

Happy Hounds
Play Centre

JCB Power Systems

Tomlinson Business Park

Dove Valley
Business Park

Eoston Halton Hilton Bypass

KKL Logging

oup

oyard Ln

Woodyard Ln

Woodyard Ln

Uttoxeter Rd

A5111

< Back to search



Photo of a previous unit by the same developer

FOR SALE/TO LET



INDUSTRIAL

Rent/Price on Application

**PLOT 1, DOVE VALLEY PARK,
FOSTON, DERBYSHIRE, DE65 5BX**

13,935m² (150,000ft²)

Design and build warehouse and distribution space on major 200 acre estate

ARRANGE VIEWING

CALL AGENT

BROCHURE DOWNLOAD

Property Information

Location

Property Information

- New build high specification warehouse and distribution unit
- Fast track construction solutions
- Excellent location adjoining A50 linking to M1 (Junction 24) and M6 (Junction 15)
- New primary substation with high power capacity
- 8 - 15 metre eaves
- PV ready
- Excellent BREEAM credentials

Reference No: 10501

Contact Agent

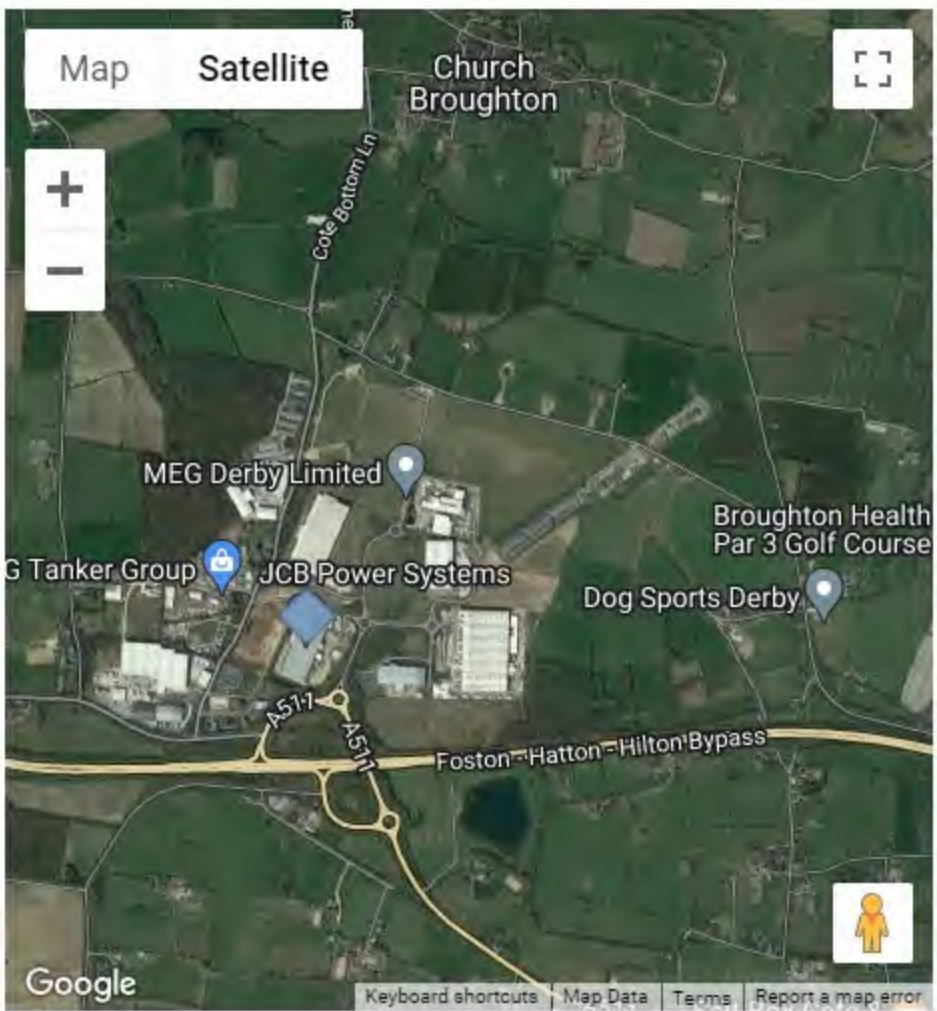


Tim Gilbertson
T: 07887 787 893
E: tim@fhp.co.uk



Darran Severn
T: 07917 460 031
E: darran@fhp.co.uk

Location





Dove Valley Park

113,051 SF of 4-Star Industrial Space Available in Derby DE65
5BY



Dove Valley Park

113,051 SF of 4-Star Industrial Space Available in Derby DE65
5BY



Dove Valley Park

113,051 SF of 4-Star Industrial Space Available in Derby DE65
5BY



Dove Valley Park

113,051 SF of 4-Star Industrial Space Available in Derby DE65
5BY



HIGHLIGHTS

Excellent transport links

12m clear height

Large yard space



 CUSHMAN & WAKEFIELD

Tom Kimbell

Call

Message

ALL AVAILABLE SPACE(1)

Display Rent as [£/SF/PA](#) ▾

Ground, 1st Floor

The 2 spaces in this building must be leased together, for a total size of **113,051 SF** (Contiguous Area):

SIZE

Ground - 110,291 SF

1st Floor - 2,760 SF

TERM

Dove Valley Park

113,051 SF of 4-Star Industrial Space Available in Derby DE65
5BY

Partial BuildOut

AVAILABLE

Now

[Details](#)

PROPERTY OVERVIEW

Dove Valley Park is located on the A50 which links the M1 and the M6. This important trunk road runs from Junction 24/24a of the M1 to the A500 serving Junctions 15 and 16 of

the M6, opening up access to the nation's motorway system. Major seaports and airports, along with 48 million people, are within a 4 hour drive.

WAREHOUSE FACILITY FACTS



Eckersall Rd - Urban8
399,000 SF Available



8D Duke Av - Units 8A-8D, Stan...
38,029 SF Available

Dove Valley Park

113,051 SF of 4-Star Industrial Space Available in Derby DE65
5BY



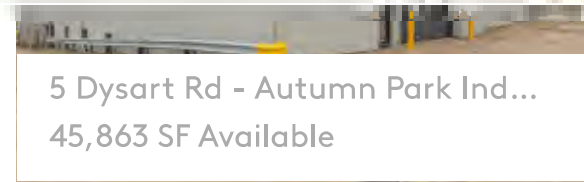
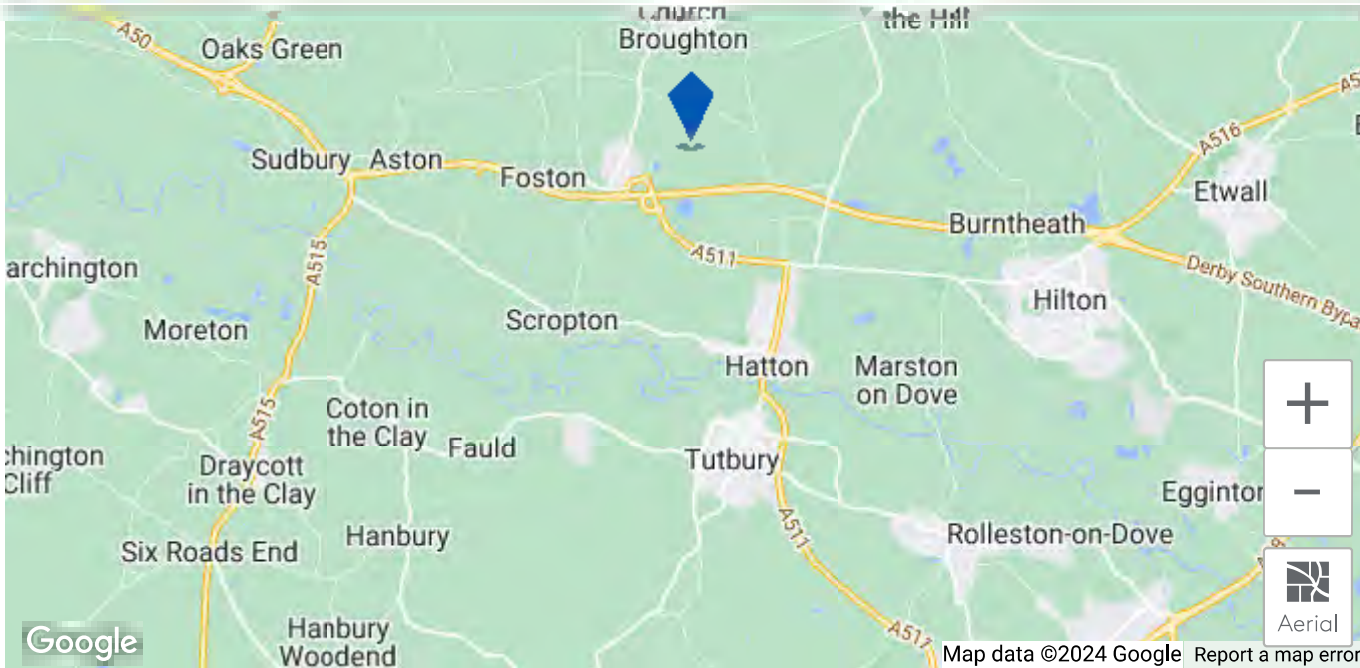
Britannia Way - Catalyst, Sheff...
142,681 SF Available



Normanton Brook Rd - Panatto...
563,543 SF Available

Dove Valley Park

113,051 SF of 4-Star Industrial Space Available in Derby DE65
5BY



5 Dysart Rd - Autumn Park Ind...
45,863 SF Available

YOU MAY ALSO LIKE



Dove Valley Park

113,051 SF of 4-Star Industrial Space Available in Derby DE65 5BY

Eckersall Rd - Urban8 399,000 SF Available	8D Duke Av - Units 8A-8... 38,029 SF Available	Britannia Way - Catalys... 142,681 SF Available	Normanton Brook Rd - P... 563,543 SF Available
---	---	--	---

Listing ID: 29925956

Date on Market: 31/10/2023

Last Updated: 29/05/2024

Address: Dove Valley Park, Derby DE65 5BY

The Industrial Property at Dove Valley Park, [Derby, DE65 5BY](#) is currently available For Rent. Contact Cushman & Wakefield for more information.

INDUSTRIAL PROPERTIES IN NEARBY NEIGHBOURHOODS

- [Derby Central Industrial Unit or Warehouse](#)
- [East Staffordshire Industrial Unit or Warehouse](#)
- [Derby Fringe Industrial Unit or Warehouse](#)
- [South Derbyshire Industrial Unit or Warehouse](#)
- [Foston Derbyshire Industrial Unit or Warehouse](#)
- [Branston Industrial Unit or Warehouse](#)
- [Church Broughton Industrial Unit or Warehouse](#)

- [Hilton Derbyshire Industrial Unit or Warehouse](#)
- [Stapenhill Industrial Unit or Warehouse](#)
- [Bretby Industrial Unit or Warehouse](#)
- [Anslow Industrial Unit or Warehouse](#)
- [Tutbury Industrial Unit or Warehouse](#)
- [Horninglow Industrial Unit or Warehouse](#)
- [Stretton Staffordshire Industrial Unit or Warehouse](#)

Dove Valley Park

113,051 SF of 4-Star Industrial Space Available in Derby DE65 5BY

[Dove Valley Park, Derby DBY](#)

[Plot 2 Dove Valley Park, Derby DBY](#)

[Dove Vly Unit 1b, Derby DBY](#)

[Dove Vly, Derby](#)

[Hay Ln, Derby DBY](#)

[Woodyard Ln, Derby DBY](#)

[Long Ln, Ashbourne DBY](#)

[Lowman Way, Derby DBY](#)

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DOVE VALLEY PARK

FOSTON, DERBYSHIRE, DE65 5BG
A50 | M1-M6 LINK

High Specification
Industrial & Distribution Units

22,937 to 124,000 sqft

TO LET or **FOR SALE**

Fast track construction solutions



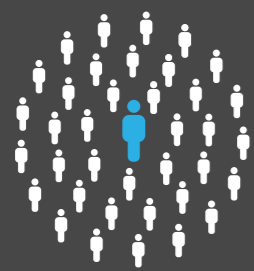
What3Words
///onwards.wisdom.cadet



DOVE VALLEY PARK

Dove Valley Park is a major 200 acre industrial/distribution development at the centre of one of the country's most important manufacturing areas.

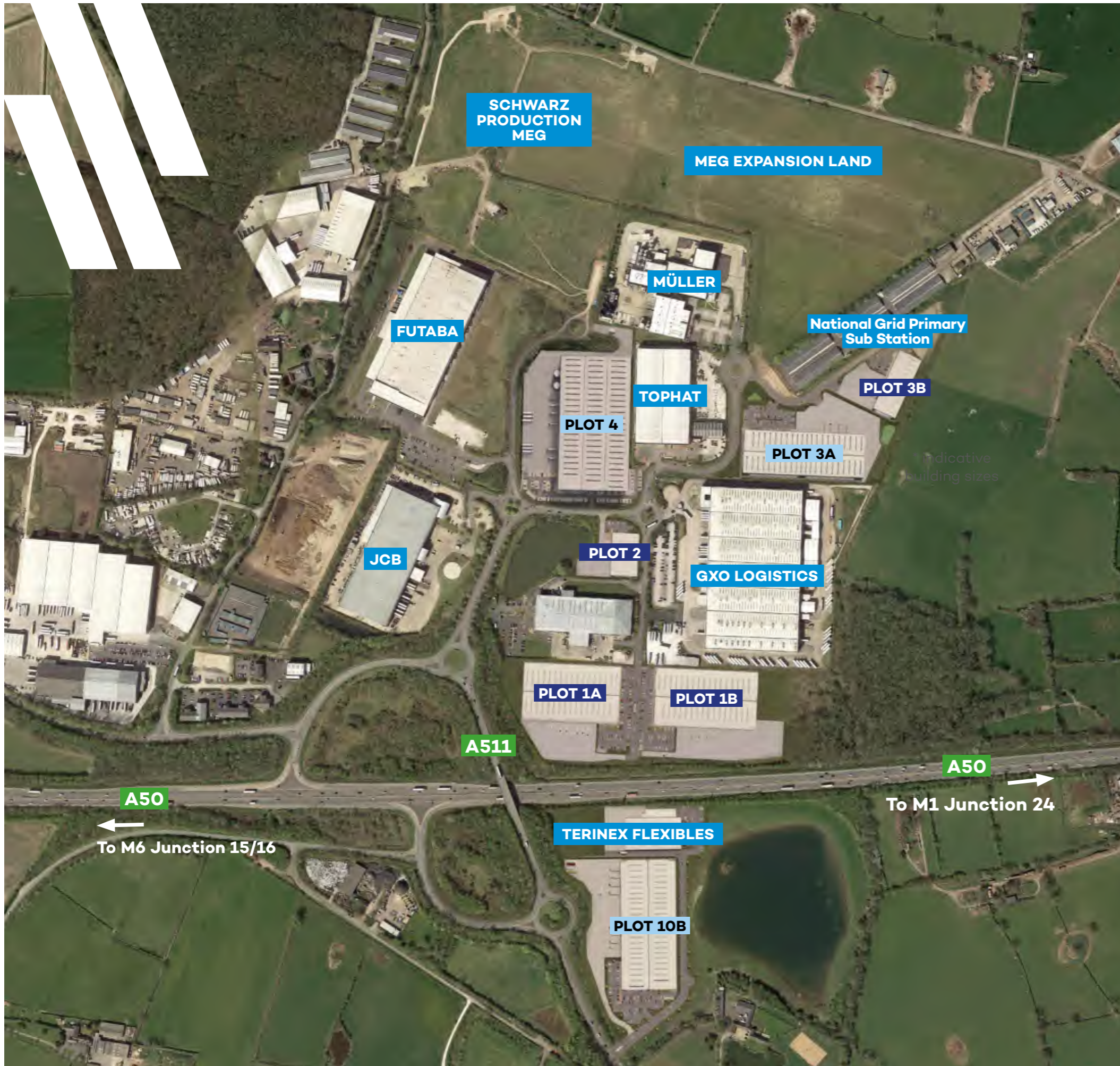
Current occupiers include:



48 million people within a 4 hour drive time



Opportunities at DOVE VALLEY PARK



Accommodation

Plot No.	Sq Ft	Tenure
Plot 1A	116,523	To Let/For Sale
Plot 1B	124,000	To Let/For Sale
Plot 2	22,937	To Let/For Sale
Plot 3A	To Let via Hines	
Plot 3B	32,130	To Let/For Sale
Plot 4	To Let via Hines	
Plot 10B	To Let via Hines	

**22,937 TO
124,000 SQ FT
LAST PLOTS AVAILABLE**

- On site **infrastructure** and all mains **services installed**
- **Logistical flexibility** via M1/M6, A50 and A38
- Centre of one of the Country's **most important manufacturing areas**
- **Excellent support** from Local Authority

Typical Specification



Warehouse



8-15m to underside of haunch



Floor loading 50kn per sq m



Targeted EPC rating of 'A'



BREEAM 'Excellent'



PV Ready

Office



Raised floors



Suspended ceilings



Fully carpeted



Disabled WC's



Comfort cooling

External



Good car parking



Self contained service yards



Security lighting

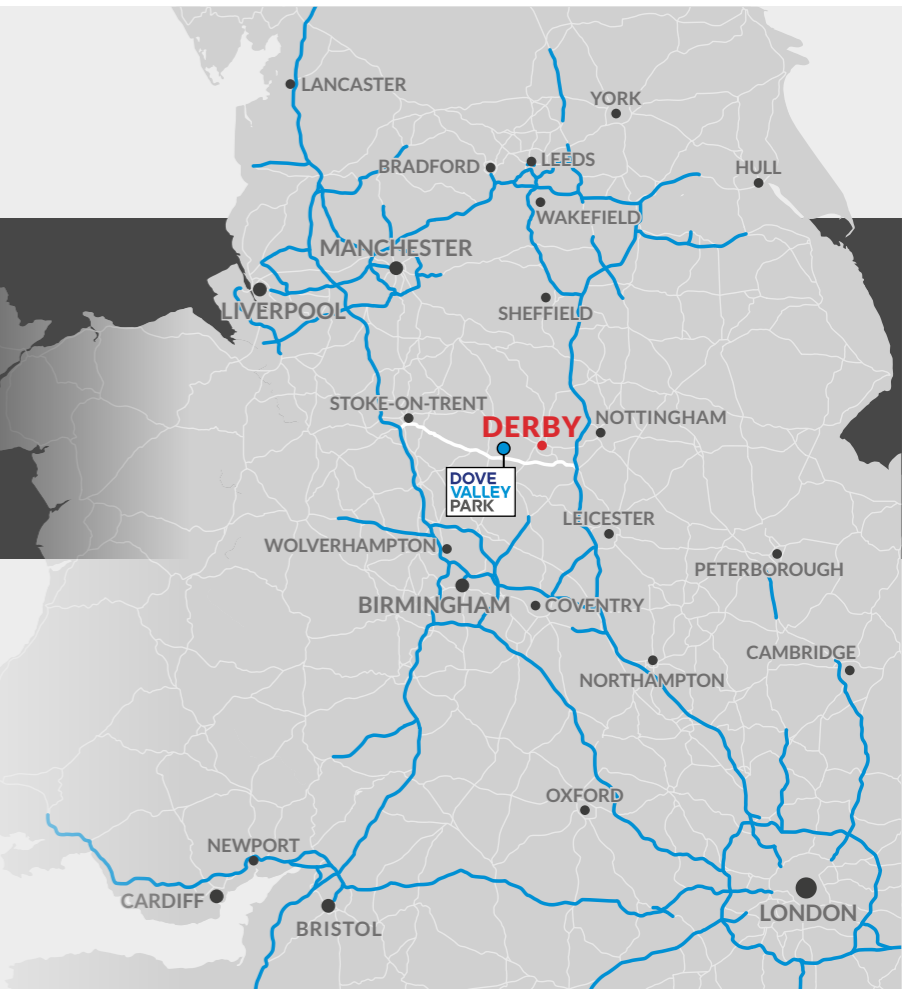
Location



Click here to view in Google Maps



What3Words
///onwards.wisdom.cadet



Dove Valley Park is located on the junction of a high grade dual carriageway Toll Free A50 M1/M6 link. This important Trunk Road runs from Junction 24/24a of the M1 to the A500 serving Junctions 15 and 16 of the M6, opening up access to the nation's motorway system. Major seaports and airports along with 48 million people within a 4 hour drive.



Airports	Distance	Destination	Distance
East Midlands	22 miles	M1	18 miles
Birmingham	42 miles	Derby	12 miles
Manchester	55 miles	Stoke on Trent	23 miles
Heathrow	137 miles	M6	25 miles
Seaports	Distance	Nottingham	31 miles
Liverpool	86 miles	Leicester	39 miles
Hull	106 miles	Birmingham	41 miles
Felixstowe	183 miles	Sheffield	58 miles
Southampton	196 miles	Manchester	61 miles



DOVE VALLEY PARK

FOSTON, DERBYSHIRE, DE65 5BG
A50 | M1-M6 LINK



Further Information

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Misrepresentation While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time. October 2023. carve-design.co.uk 14326/22



Site 40

PROLOGIS PARK

MIDPOINT

BIRMINGHAM | DC6

DC6 | MIDPOINT WAY | B76 9EH | ///SOLVED.RACKS.RAPID

164,103 SQ FT
INDUSTRIAL / DISTRIBUTION UNIT TO LET

AVAILABLE
NOW

LOCATION

LOCATION IS EVERYTHING WHEN IT COMES TO LOGISTICS, AND IT DOESN'T GET ANY BETTER THAN THIS.

DRIVE TIME GUIDE

Location	Miles	Time
Birmingham	7	14 mins
Coventry	19	24 mins
Manchester	89	1hr 26m
Leeds	109	1hr 37m
London	115	1hr 48m
M6 J5	3	6 mins
M6 J6	5	12 mins
M42 J9	2	4 mins
M6 Toll T1	2	4 mins
JLR Castle Bromwich Facility	3	5 mins
Hams Hall Rail Freight Terminal	4	9 mins



AVAILABLE NOW

The unit is **ready for occupation now**, meaning you can be up and running in no-time.



MOTORWAY ACCESS

Strategically located within **5 miles of 11 motorway junctions** making Midpoint perfect for serving the UK.



IN GOOD COMPANY

Established industrial and logistics park with occupiers such as **Jaguar Land Rover, Europa, Kuehne+Nagel** to name a few.



ACCESS TO POPULATION

Over **1.4m people** work within a 30-minute drive time.

BEST IN CLASS SPECIFICATION

SUSTAINABILITY AS STANDARD



BREEAM
Excellent



EPC
A+ Rating



Solar PV
Roof Array



10 EV Charging
Spaces



15m Clear Internal
Height



16 Dock
Doors



3 Level
Access Doors



127 Car
Spaces



37 HGV
Spaces



Secure
Gatehouse



Power
1MVA



50m Yard
Depth



Outdoor
Amenity Space



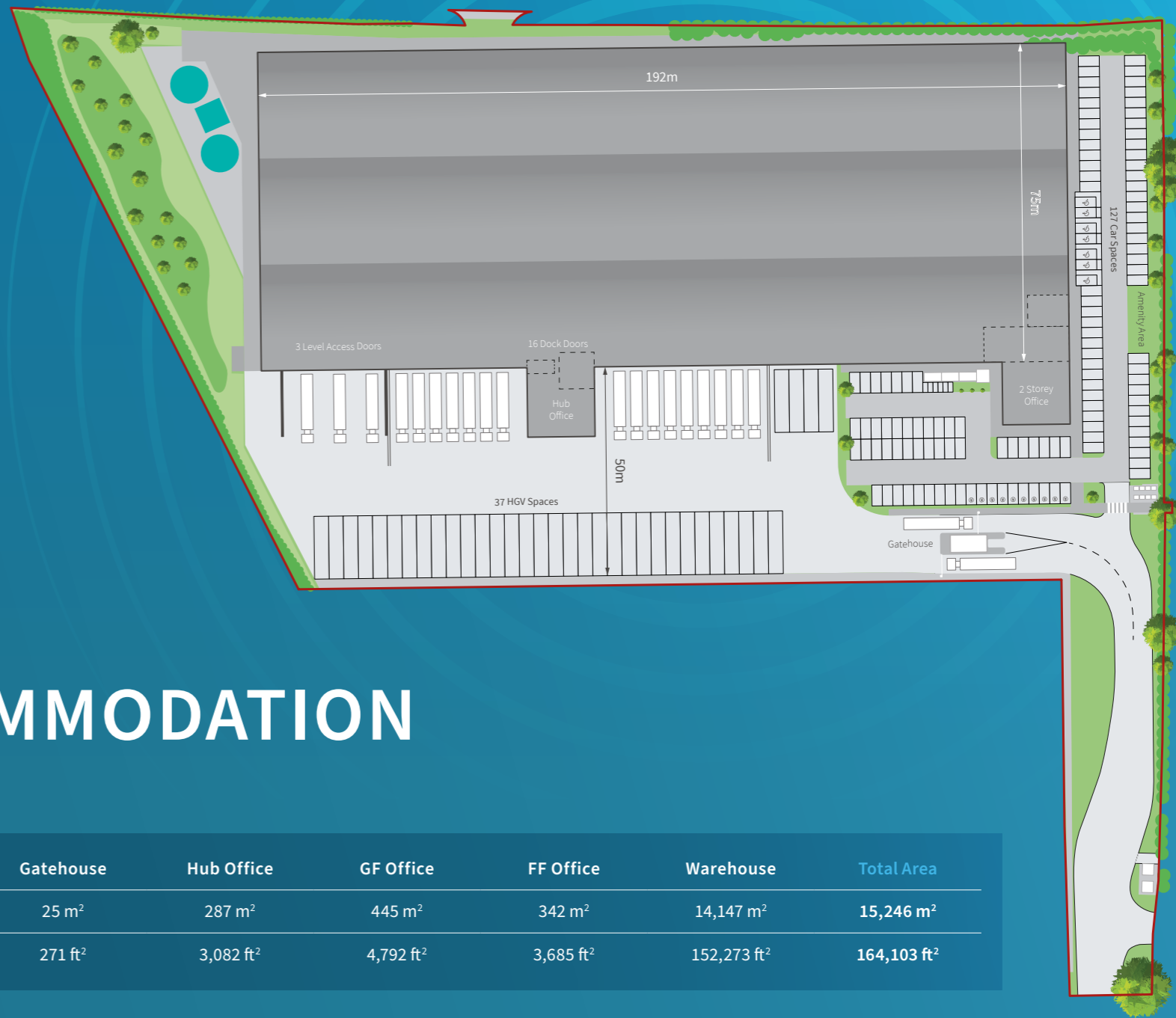
Planning
Use



25,614
WA Pallet Spaces



36,360
VNA Pallet Spaces



ACCOMMODATION

GIA

	Gatehouse	Hub Office	GF Office	FF Office	Warehouse	Total Area
SQ M	25 m ²	287 m ²	445 m ²	342 m ²	14,147 m ²	15,246 m ²
SQ FT	271 ft ²	3,082 ft ²	4,792 ft ²	3,685 ft ²	152,273 ft ²	164,103 ft ²

Prologis Essentials

For easy set up and smooth operations

When it comes to getting your warehouse up and running, we've got you covered.

Prologis Essentials is the first complete warehouse solutions platform that lets you run, optimise and grow your business; how, when and wherever you want.

It conveniently brings you all the set-up and operational equipment needed for a cost-effective, quick and care-free start. It is your source for replacements, upgrades or temporary solutions as well – making life easier and giving you back valuable time.



FORKLIFTS

An easy and cost-effective solution for preconfigured forklifts, reach and pallet trucks, from our world-class partners.



RACKING

The right racking system to suit your needs – a fast and easy service that makes arranging racking simple.



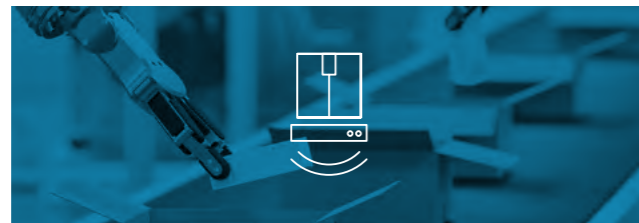
SOLARSMART

Harness green energy and benefit from onsite power while reducing your carbon footprint.



LED LIGHTING

Efficient and reliable upgrade to 'smart' lighting with movement and daylight controls at an incredibly low price.



WAREHOUSE ROBOTS

Transform your fulfilment and order picking with efficient, multi-bot systems to suit all needs.



SAFETY

Durable protective gear to help look after people, materials, fittings and equipment in any warehouse environment.



DANNY BOSTOCK
ESSENTIALS SOLUTIONS
MANAGER

Leasing a logistics facility with Prologis is just the start of the journey.

Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!

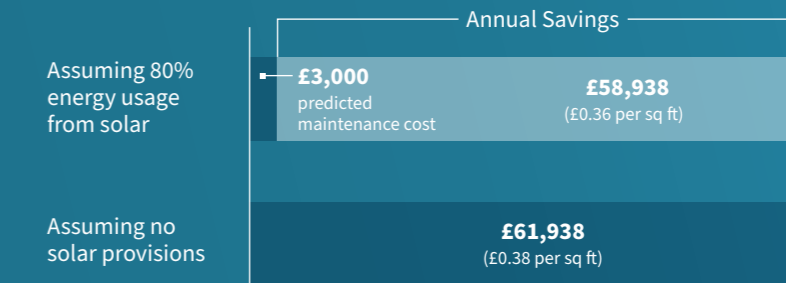


SOLARSMART

Not having solar PV installed could cost you up to £589,380 over a 10 year lease*

Solar panels on your building means you can make your building work as hard as you. You can power your operations sustainably and cost effectively with clean, green energy, straight from your warehouse roof. With no upfront costs, you can start enjoying lower bills right away.

Energy Costs to Customer with solar provision (per annum)*



*Based on a solar array of 279 kWp. Based on a customer using 80% of the 279 kWp. Assuming no energy price inflation.

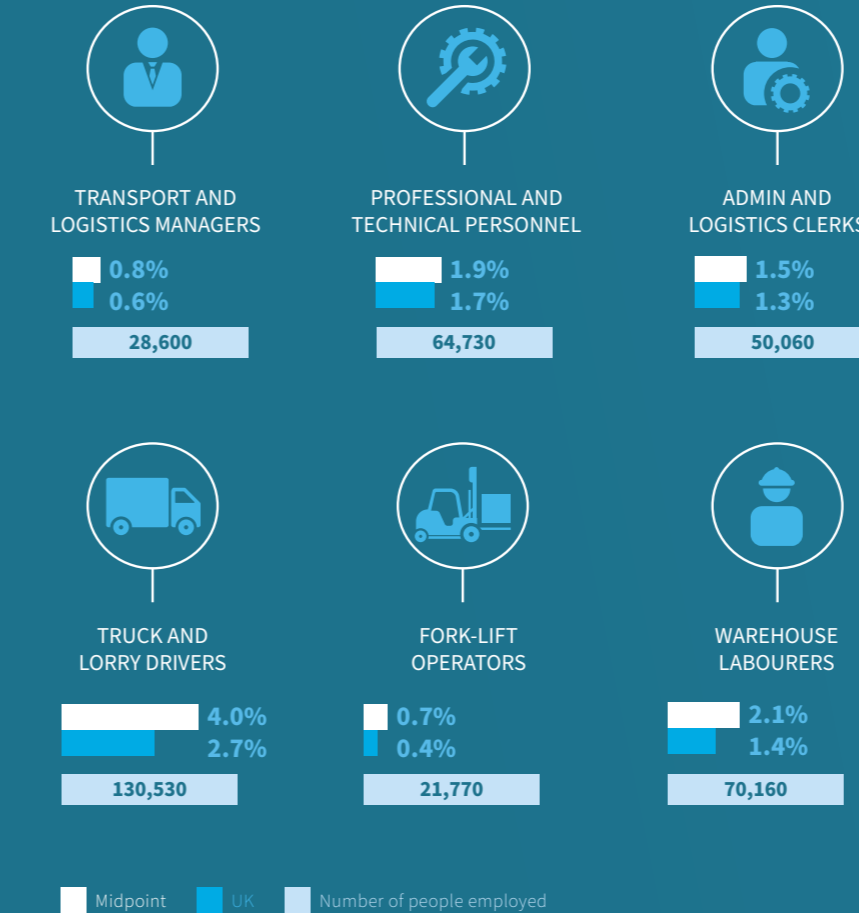
YOUR PERSONNEL PRIORITISED

We know that people make your business what it is and that attracting and retaining those people is important.

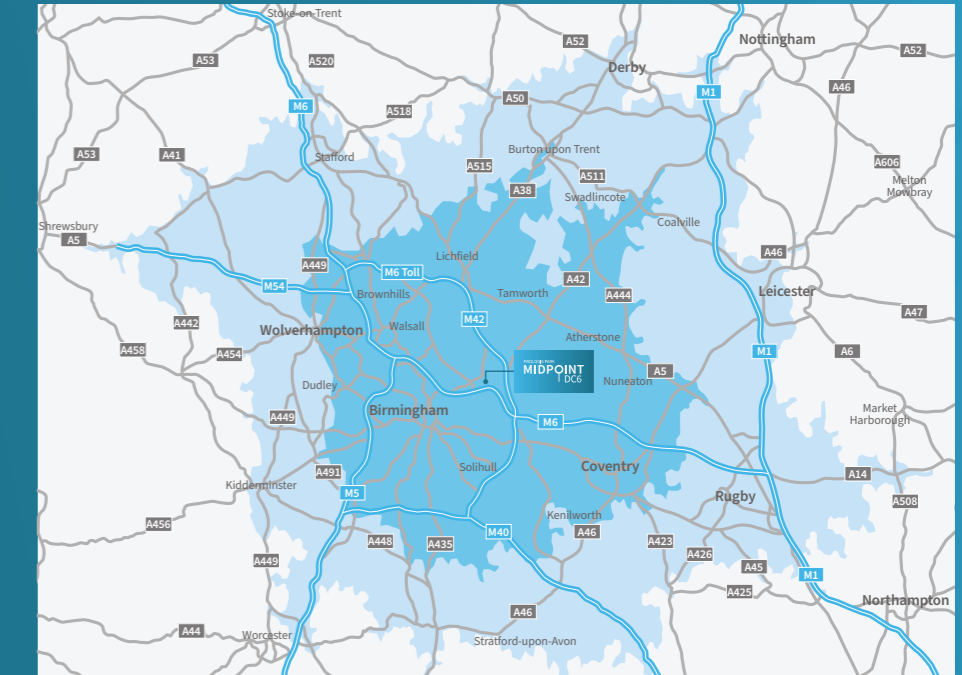
Prologis Park Midpoint is located in an area that has fantastic access to a labour pool ideally suited to the industrial and logistics sector.



OCCUPATIONAL REPRESENTATION IN COMMUTE AREA (2022) – MIDPOINT VS UK AVERAGE



30-45 MINUTE COMMUTE AREA



30 MINUTE COMMUTE AREA (dark blue) | 45 MINUTE COMMUTE AREA (light blue)

TOTAL POPULATION IN THE 30 MINUTE COMMUTE AREA (2022)



TOTAL POPULATION IN THE 45 MINUTE COMMUTE AREA (2022)



PARKlife™

Why Choose Prologis?

When you choose a Prologis building, you choose a building that gives you an operational advantage. That's because, over the past twenty years, we've been leading the way in developing innovative, sustainable buildings, designed with the operational needs of your business in mind. This unit has a target BREEAM Excellent and EPC target of A+. Solar PV and LED lighting are available at request.

For more information on our services and how you, your business and your employees can benefit, please speak to Liz Allister.



On-Site Security



Bus Services



Park Signage



On-Site Parking Controls



Green Travel Plan



Maintained Park Drainage



Maintained Landscaping



Customer Estate Meetings



Maintained Private Roads



Shared External Building Clean



Litter Picking



Snow Clearance / Road Gritting



Community Liaison



LIZ ALLISTER
REAL ESTATE & CUSTOMER
EXPERIENCE MANAGER

I will be your main point of contact.

I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers' needs and helping them grow within our network. Because we retain ownership of the buildings we develop, our dedicated team of in-house specialists can build long-term relationships with our customers, adding real value and delivering much appreciated continuity.



About Prologis

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver high quality buildings that help businesses run as efficiently as possible.

Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.

For more information please visit prologis.co.uk



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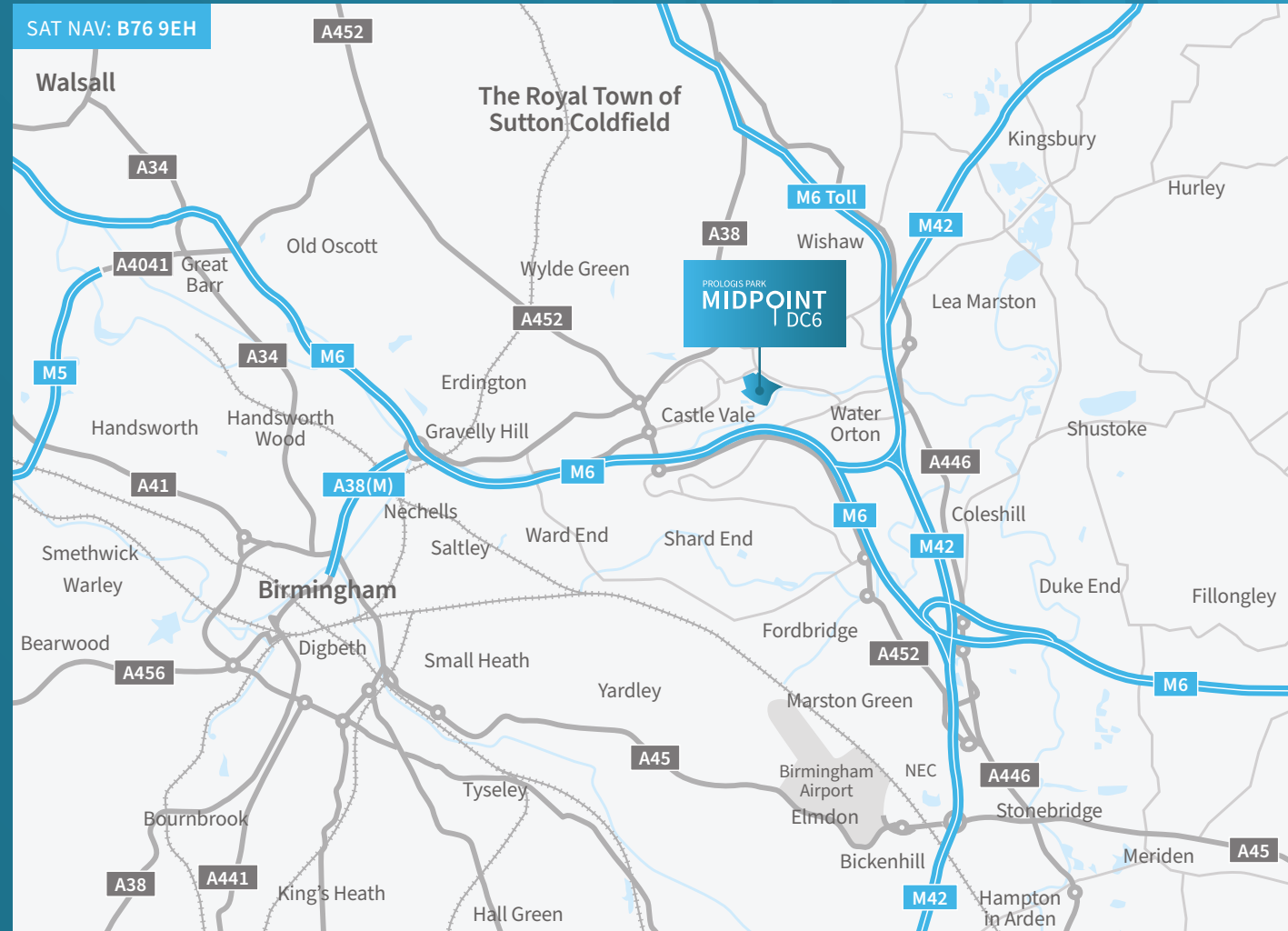
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Site 40 Prologis Minworth



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