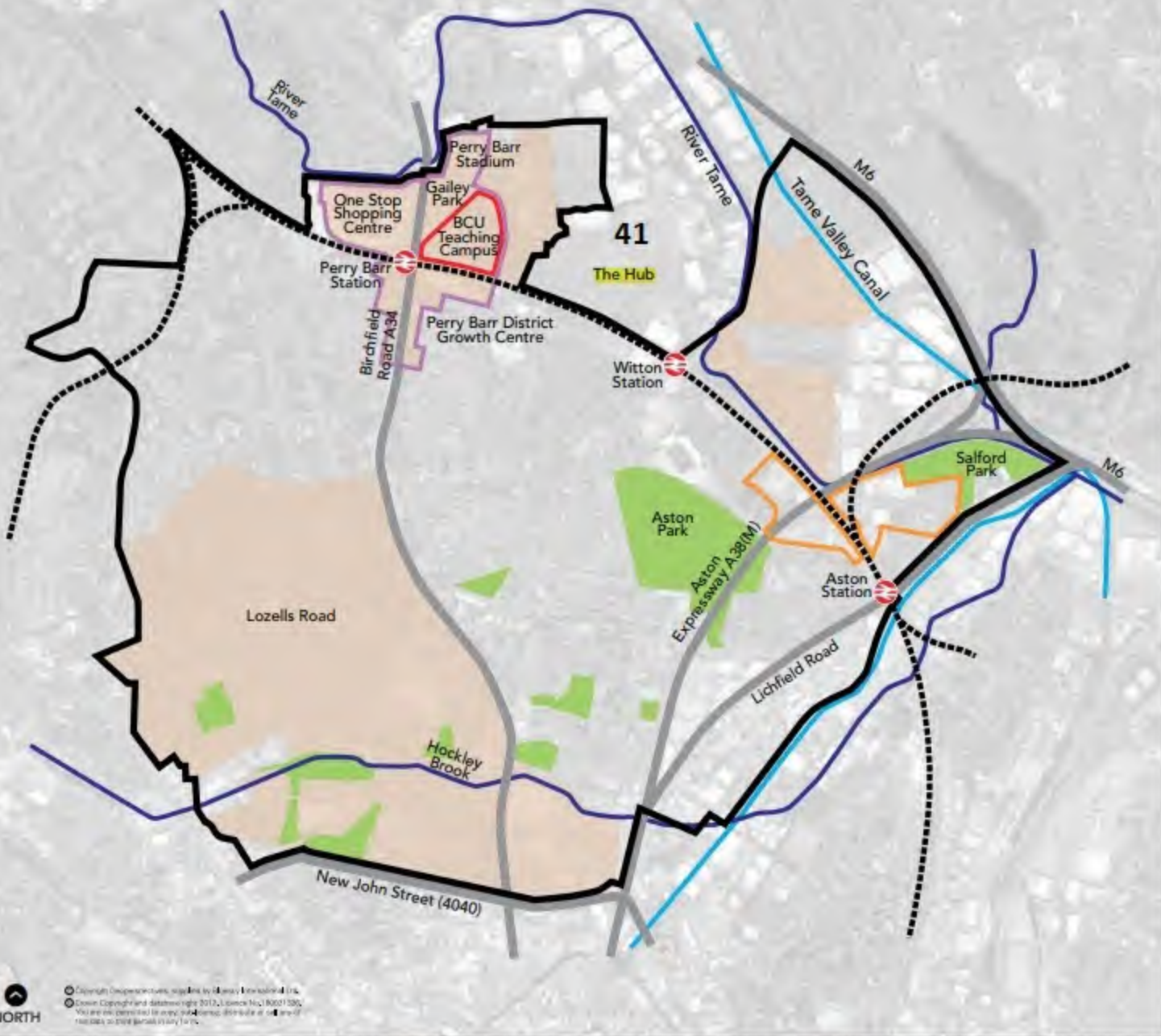


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# Site 41 - The Hub, Witton



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KEY			
	Growth Area boundary		Rail station
	Development sites		Canal
	Wider areas of change		Watercourse
	Public open space		Major highways
			Rail line
			Aston Regional Investment Site
			District centre



Site 41

2 SPECULATIVE BUILD UNITS  
AVAILABLE NOW



22,142 FT  
**HUB 22**

30,168 SQ FT  
**HUB 30**  
*LET*

UP TO  
**3.9 MVA**  
OF ADDITIONAL  
POWER AVAILABLE





### HUB 22

	SQ FT	SQ M
Warehouse	20,153	1,872
Offices (first floor)	1,989	185
<b>Total</b>	<b>22,142</b>	<b>2,057</b>

#### Office

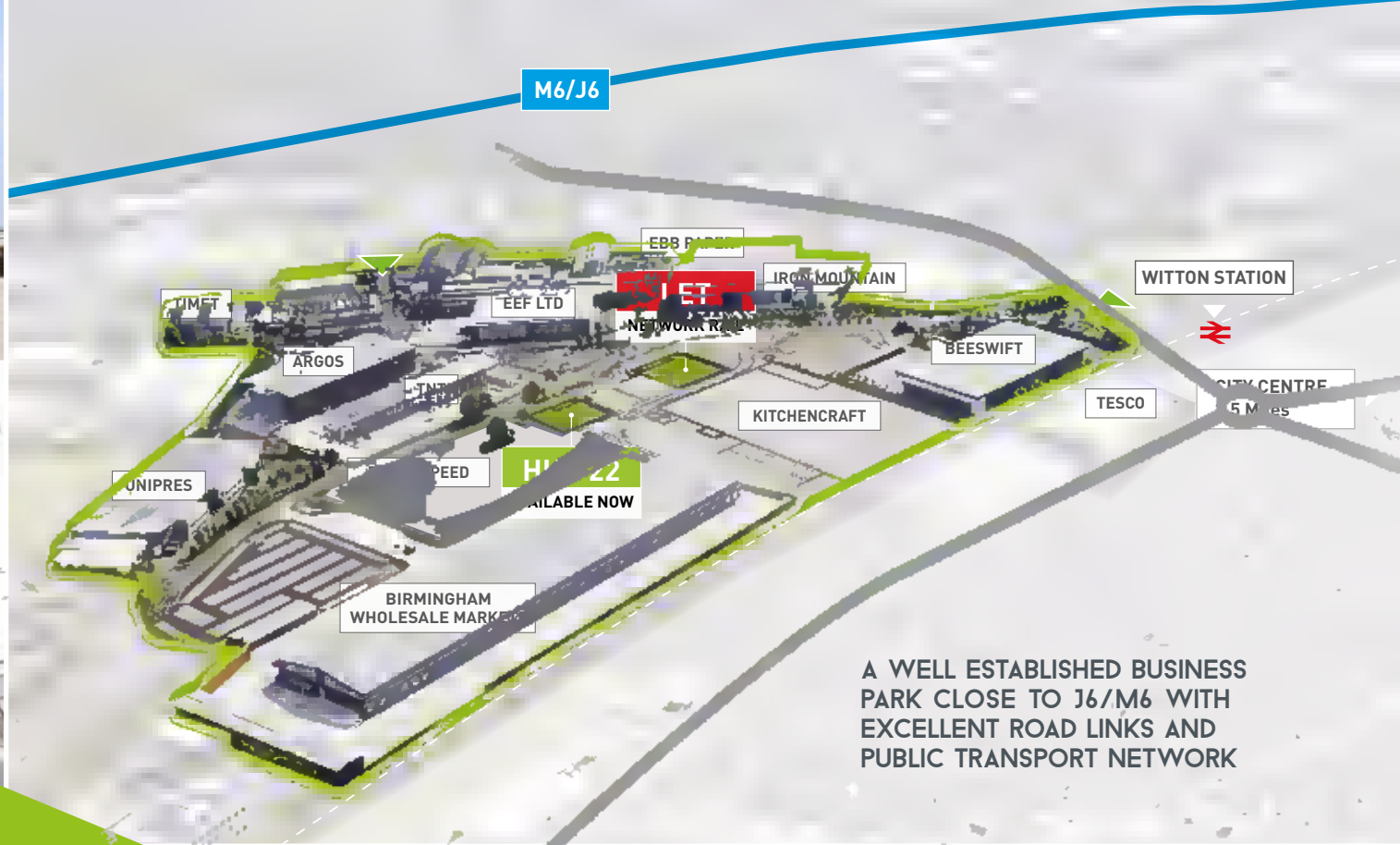
- Raised floors
- Suspended ceilings
- Fully carpeted
- Male, female and disabled WCs
- Comfort cooling

#### Warehouse

- 3 level access doors
- 10m haunch height
- 200 KVA power per unit
- Up to 3.9 MVA of additional power available
- EPC Rating of 'A'
- 24 hr security on estate
- Secure yard
- 2 electric car charging points

### HUB 30

	SQ FT	SQ M
Warehouse	27,148	2,522
Offices (first floor)	3,020	281
<b>Total</b>	<b>30,168</b>	<b>2,803</b>



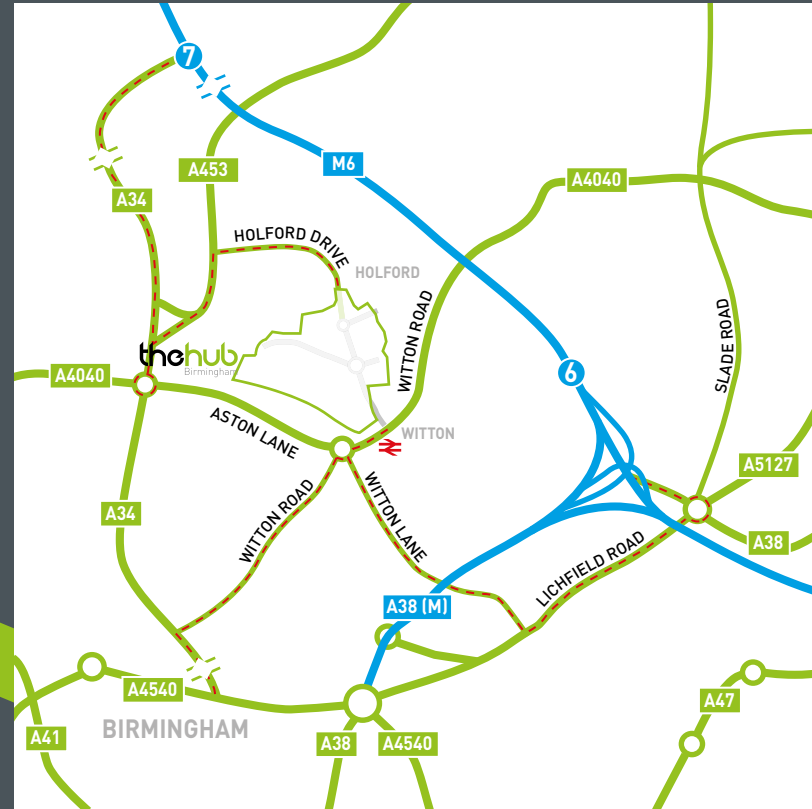
A WELL ESTABLISHED BUSINESS PARK CLOSE TO J6/M6 WITH EXCELLENT ROAD LINKS AND PUBLIC TRANSPORT NETWORK

### LOCATION

The Hub is situated within easy access of the A34, A38 Aston Expressway and M6 Motorway and is less than 3 miles North of Birmingham City Centre.

It is a well established business location due to its easy road links and excellent public transport network.

Witton train station is immediately opposite the park and provides a direct link to Birmingham New Street in 10 minutes. The site is also 12 miles from Birmingham Airport.



**POSTCODE: B6 7EU**

**ABOUT IM PROPERTIES**

IM Properties is one of the UK's largest privately owned property companies with an investment and development portfolio of circa £900m across the UK and the USA. Spanning the industrial, retail, office sectors and residential sectors, IM Properties portfolio boasts a range of high quality global occupiers including Sainsbury's, Tesco, Next, House of Fraser, UPS, Volkswagen, BT, JP Morgan, Morgan Stanley and BMW.



**DISTANCES (by road)**

Witton Station:	0.2 miles	Tamworth:	16 miles
Birmingham:	2.5 miles	Redditch:	17.5 miles
Sutton Coldfield:	6.0 miles	Stoke-on-Trent:	44.5 miles
Walsall:	7.5 miles	Manchester:	86 miles
Solihull:	11 miles		
Lichfield:	13 miles		
Wolverhampton:	15 miles		

**RAIL (from Witton Station)**

New Street:	10 minutes
-------------	------------

Sources: Google Maps / thetrainline.com

For further information contact the joint agents:

**CBRE**  
0121 616 5555  
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melissa.wase-rogers@cbre.com  
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katie.monks@savills.com  
rsgill@savills.com

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Site 41

**€50K**  
FIT OUT COST  
INCLUDED



100,529 SQ FT

**HUB 100**

AVAILABLE NOW

UP TO  
**3.9 MVA**  
OF ADDITIONAL  
POWER AVAILABLE





A WELL ESTABLISHED BUSINESS PARK CLOSE TO J6/M6 WITH EXCELLENT ROAD LINKS AND PUBLIC TRANSPORT NETWORK



## HIGH SPECIFICATION 100,529 SQ FT UNIT

### Office

- Raised floors
- Suspended ceilings
- Fully carpeted
- Comfort cooling
- Male, female and disabled WCs

### Warehouse

- 8 dock loading doors
- 2 level access doors
- 12.5m haunch height
- 500 KVA power
- Up to 3.9 MVA of additional power available
- EPC Rating of 'A'

### External

- 37 HGV parking spaces
- 97 car parking spaces
- 2 electric car charging points
- 50m secure yard
- 24 hr security on estate

## HUB 100

	SQ FT	SQ M
Warehouse	94,274	8,758
Core (ground floor)	644	60
Offices (first floor)	5,611	521
<b>Total</b>	<b>100,529</b>	<b>9,339</b>









**POSTCODE: B6 7EU**

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Darby Keye  
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0121 647 3541

james.darby@darbykeye.co.uk  
chris.keye@darbykeye.co.uk

### 50% FIT OUT COST OFFER - T&Cs APPLY

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Site 41

thehub  
Birmingham



**TO LET**

PRIME INDUSTRIAL/DISTRIBUTION UNIT

**HUB 120**

119,499 sq ft  
(11,102 sq m)

HUB 120  
NOBEL WAY  
BIRMINGHAM  
B6 7EU

[thehubbirmingham.co.uk](http://thehubbirmingham.co.uk)



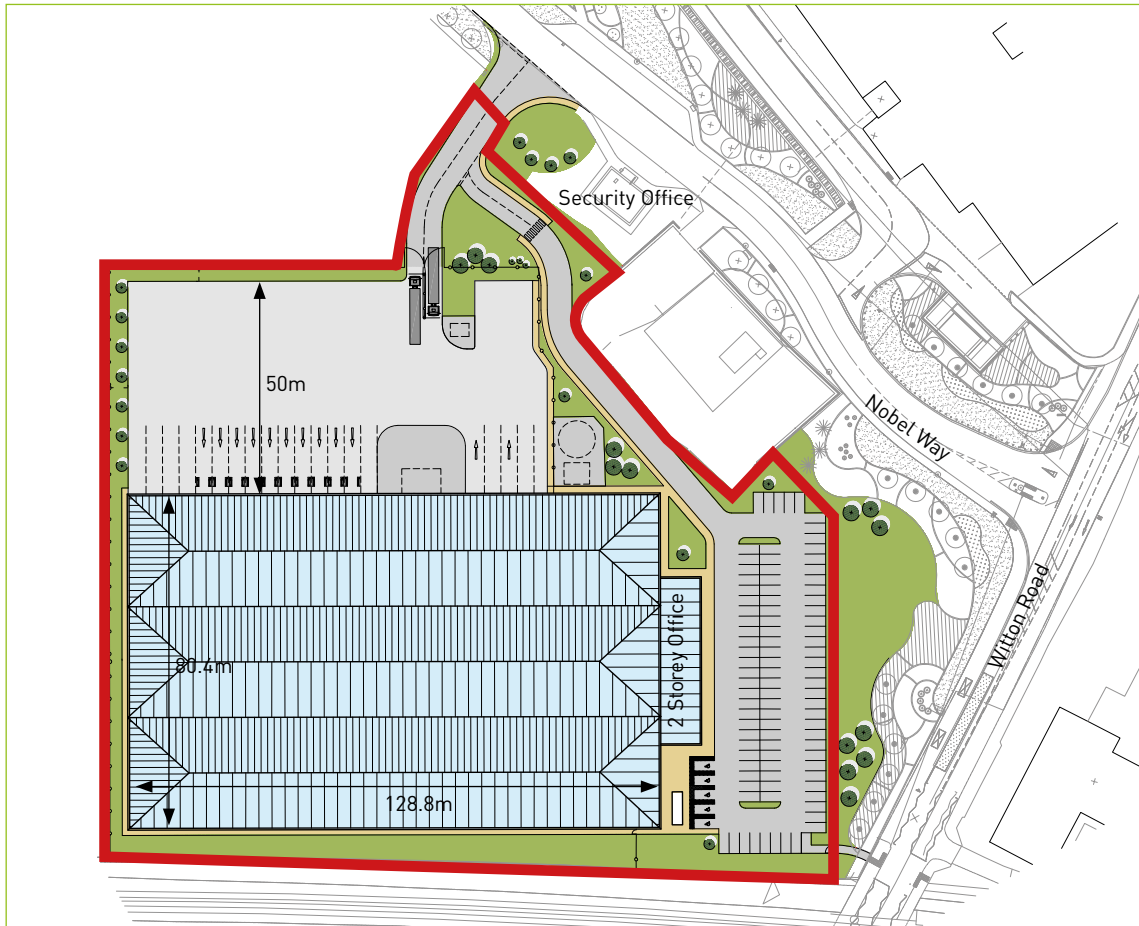
**The Hub Birmingham is a 90 acre, secure landscaped business environment only a few minutes from the city centre.**

- Well connected with excellent road links
- Ideal manufacturing/distribution location
- Home to occupiers including Iron Mountain, Timet, EEF Ltd, Unipres and the Birmingham Wholesale Market
- 24 hour security





# HUB 120 119,499 SQ FT (11,102 SQ M)



## SCHEDULE OF ACCOMMODATION

	sq ft	sq m
Warehouse	110,659	10,280
Offices (ground floor)	4,471	415
Offices (first floor)	4,369	406
<b>Total</b>	<b>119,499</b>	<b>11,102</b>
Plot Area		6.41 acres

## SPECIFICATION

- 10 Loading Docks
- 2 Level Access
- 12m Haunch Height
- 50m Secure Yard
- 99 Car Parking Spaces



# TO LET



BIRMINGHAM WHOLESALE MARKETS

UNIPRES

TIMET

TIMET

HOLFORD INDUSTRIAL ESTATE

TIMET

EEF LTD

IRON MOUNTAIN

EEB

TESCO

**DISTANCES** (By road)

Witton Station:	0.2 miles
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Manchester:	86 miles

**RAIL** (From Witton Station)

New Street:	10 minutes
-------------	------------

Source: thetrainline.com



The Hub has been identified as an Economic Zone within the Birmingham Big City Plan.  
 Download the Big City Plan at:  
<http://bigcityplan.birmingham.gov.uk/>

ROUTE TO CITY CENTRE  
 2.5 Miles, 8 Mins

ACCESS TO M6  
 NORTH AND SOUTH

WITTON TRAIN STATION



## LOCATION

Hub 120 is situated within easy access of the A34, A38 Aston Expressway and M6 Motorway and is less than 3 miles North of Birmingham City Centre.

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**THEHUBBIRMINGHAM.CO.UK**      **POSTCODE: B6 7EU**

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Solihull:	11 miles	<b>RAIL (From Witton Station)</b>	
Lichfield:	13 miles	New Street:	10 minutes
Wolverhampton:	15 miles	Source: thetrainline.com	



For further information contact the joint agents:



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melissa.wase-rogers@cbre.com



jon.ryan-gill@knightfrank.com  
charles.binks@knightfrank.com



kaitchison@savills.com  
rsgill@savills.com

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thehub  
Birmingham



**TO LET**

**PRIME INDUSTRIAL/DISTRIBUTION UNIT**

**HUB 120**

**119,499 sq ft  
(11,102 sq m)**

**HUB 120  
NOBEL WAY  
BIRMINGHAM  
B6 7EU**

[thehubbirmingham.co.uk](http://thehubbirmingham.co.uk)

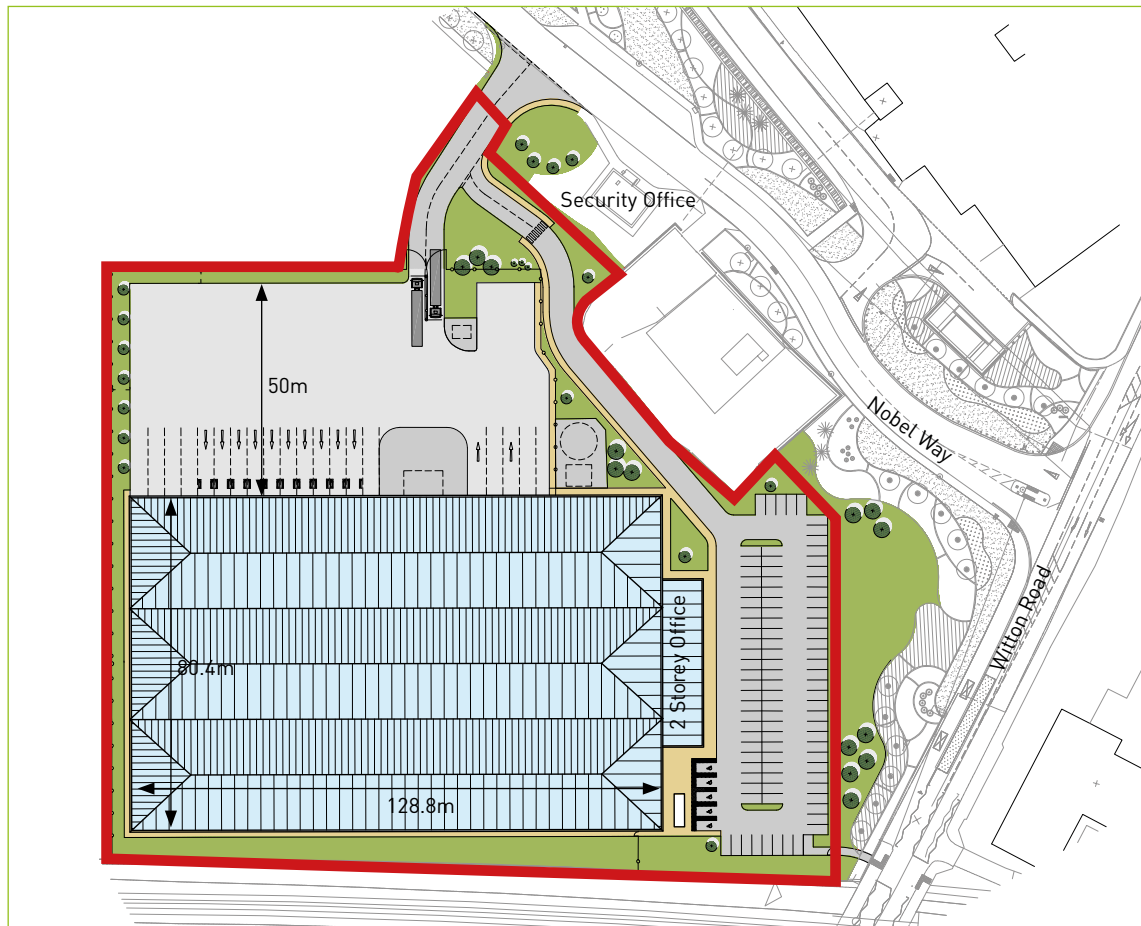


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# TO LET

## Site 41



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Walsall:	7.5 miles
Solihull:	11 miles
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Tamworth:	16 miles
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Manchester:	86 miles

RAIL (From Witton Station)	
New Street:	10 minutes

Source: thetrainline.com

**BIRMINGHAM BIG CITY PLAN**

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2.5 Miles, 8 Mins

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NORTH AND SOUTH

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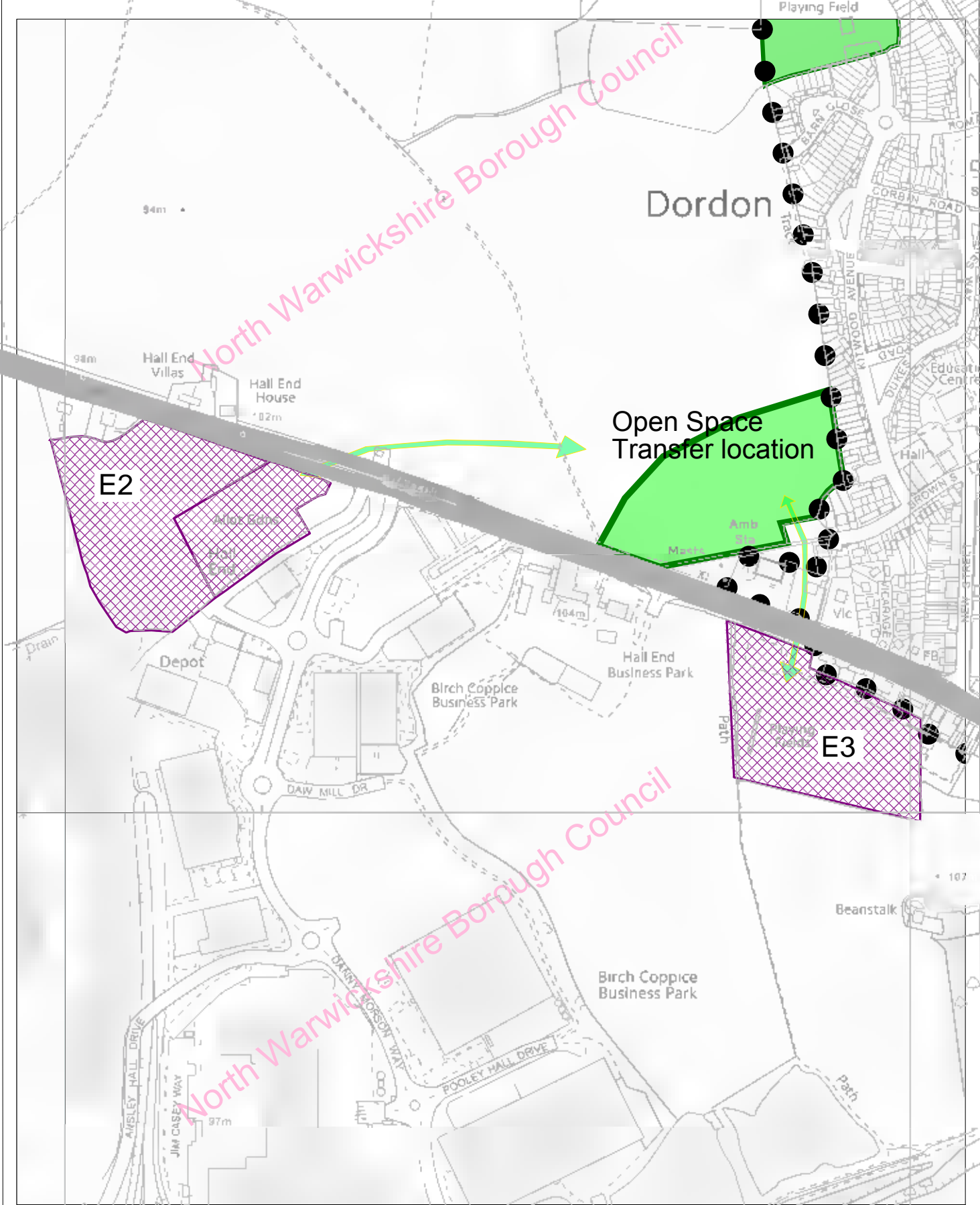


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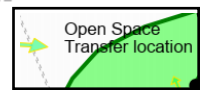
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Policy LP39 & LP20 - Dordon - Employment Site Allocations & Open Space Transfer



North Warwickshire Local Plan  
 Adopted September 2021  
 Employment Site Allocations E2 & E3

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 Ordnance Survey 100017910



- Proposed transfer of existing recreational open space to new location





## *Employment*

14.43 Birch Coppice is one of the major distribution sites in North Warwickshire. It also has a rail freight interchange depot. Directly adjacent to this site is an area fronting on to the A5. It includes an area of some 1.5 hectares currently used as allotments. These will need to be replaced subject to further consultation with alternative provision being provided at a more accessible location close to existing residential areas. The existing allotments must be replaced and relocated to the alternative location to the north of the A5, prior to any redevelopment proposal being granted. In association with employment proposals E2 and E3 land north of the A5 off Browns Lane's is considered a potential suitable location and is identified for their replacement and identified on the Policies Map as OS2.

### **E2 Land to the west of Birch Coppice, Dordon**

Approximately 5.1 hectares are allocated for employment purposes on land to the immediate west of Birch Coppice south of the A5 at Dordon. Landscaping will be required along the A5 and to the residential properties on the A5. The allotments with appropriate services and associated infrastructure, must be replaced and relocated to the alternative location to the north of the A5, identified as site OS1 on the policies map, prior to the start of construction.

Identify a Site opportunity for accommodating open space/recreation uses involving re- location from land south of A5 to land north of A5, to facilitate improved recreational provision and facilitating employment and/or mixed development opportunities.

14.44 The allocation of the playing fields south of the A5 at Dordon reflects an opportunity to relocate the current recreational use (Birch Coppice Football club ground) to a site closer to existing residential areas and help rationalise accesses onto the A5. The site, if redeveloped, can utilise access from the adjoining allocated employment site allowing closure of the current access onto the A5.

### **E3 Land including site of playing fields south of A5 Dordon, adjacent to Core 42 and Birch Coppice**

Site of playing fields south of the A5 at Dordon (3.45 hectares), adjoining Core 42 and Birch Coppice is allocated as an employment site, for uses, appropriate to the location reflecting the proximity with existing leisure and residential development and accessed off the adjoining employment site. The existing recreation use will be replaced and relocated to an alternative location north of the A5, identified as site OS1 on the policies map. It will be made available for use prior to the start of construction of the employment site

## **Category 2: Settlements adjoining the outer boundary of the Borough**

## *Employment*

14.45 In the Core Strategy and the Draft Site Allocations the Borough Council was not keen to identify any sites for dealing with a particular need identified by neighbouring local authorities. It is important to the Borough Council that residents and businesses are seen as being part of North Warwickshire. This is the stance that Borough Council would like to continue in the main in this Local Plan. However, it recognises that this cannot always be the case. There are some sites that are clearly, due to their road layouts in particular, seen as being part of the neighbouring local authority. This in some ways makes the distinction

 **PROSPERO**  
ANSTY PARK  
COVENTRY - CV7 9JU

A LOCATION  
BUILT FOR INDUSTRY &  
MANUFACTURING

Build-to-suit Logistics and Manufacturing Developments  
available up to 150,533 sq ft.



Coventry City Centre

Sainsbury's



Coventry Airport



Crosspoint Park



A46

Plot 7

Plot 6

HOLST

Plot 5

HOLST

Plot 3

MEGGITT



90% OF THE UK POPULATION LOCATED WITHIN A FOUR HOUR REACH

ESTABLISHED LINKS TO TRANSPORT ACROSS AIR, LAND AND SEA

FREEHOLD TURNKEY SOLUTIONS

INSTANT ACCESS TO THE MOTORWAY NETWORK VIA J2/ M6 AND J1/M69

A BUSINESS PARK SPANNING 196 ACRES · 1.7M SQ FT OF PREMIUM BUSINESS SPACE





# THE EPICENTRE OF BUSINESS

At the centre of the UK's manufacturing heartland, Prospero Ansty Park is an award-winning industrial site, in a location that market leaders gravitate towards.

Set across 196 acres of land and offering up to 1.7 Million sq ft of highly-specified, build-to-suit logistics accommodation, Prospero Ansty is one of the most significant business parks the UK has to offer.

 **PROSPERO**  
**ANSTY PARK**  
COVENTRY · CV7 9JU



30 AUTOMOTIVE  
ORIGINAL EQUIPMENT  
MANUFACTURER  
VEHICLE BRANDS WITH  
HEADQUARTERS IN  
THE AREA

25% OF THE UK  
AEROSPACE INDUSTRY  
LOCATED IN THE  
MIDLANDS

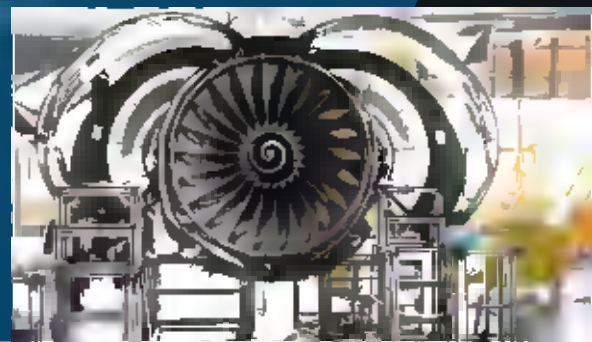
400,000 PEOPLE  
EMPLOYED IN  
ADVANCED  
MANUFACTURING  
IN COVENTRY &  
WARWICKSHIRE

✦ PROSPERO

# BUILT ON INNOVATION

The region surrounding Prospero Ansty Park is renowned for its deep roots in aerospace, manufacturing and engineering. Attracting international attention, this strong, local expertise is recognised by both the British and overseas companies that take residence and drive forward innovation in the region.

Prospero Ansty Park puts businesses at the heart of the industry, offering a base from which they can take the market further through adaptability, power and scale.





Indicative schedule of accommodation as of January 2023:

PLOT	SQ FT	SQ M
------	-------	------

### APOLLO I

Total	69,481	6,455
-------	--------	-------

### APOLLO II

Total	105,260	9,779
-------	---------	-------

### APOLLO III

Total	67,371	6,259
-------	--------	-------

### HOLST - PLOT 3

Total	171,372	15,912
-------	---------	--------

PLOT	SQ FT	SQ M
------	-------	------

### PLOT 4

AVAILABLE Q4 2024

Total	150,533	13,985
-------	---------	--------

### HOLST - PLOT 5

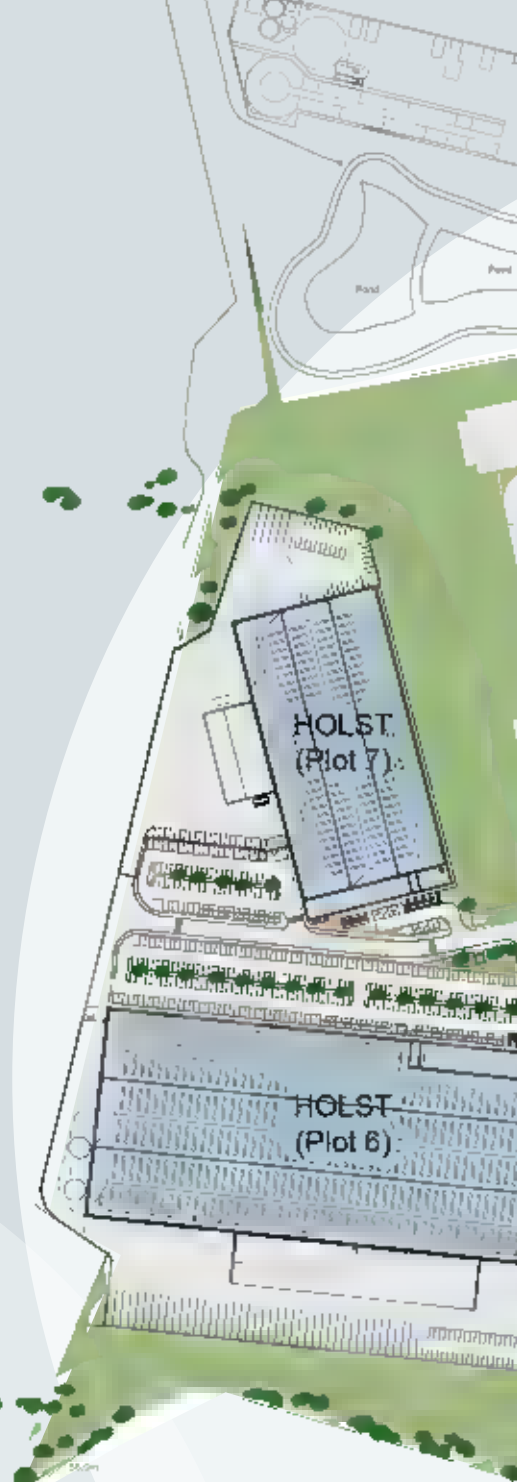
Total	300,033	27,874
-------	---------	--------

### HOLST - PLOT 6

Total	268,366	24,392
-------	---------	--------

### HOLST - PLOT 7

Total	117,315	10,806
-------	---------	--------



 PROSPERO

# THE HEART OF YOUR OPERATIONS







FREEHOLD  
TURNKEY  
SOLUTIONS

✦ PROSPERO

# SPACES FOR THE FUTURE

Developed with the future in mind, Prospero Ansty' Park's infrastructure looks to maximise efficiency by reducing waste and water consumption, monitoring energy usage, and offering renewable power provisions.

The Park is built upon sustainable thinking to optimise output and reduce running costs, whilst minimising carbon emissions and protecting the natural environment for generations to come. Flexible design features can be adapted to suit changing business and market needs, with capabilities for additional Photovoltaic arrays and electric vehicle charging bays.



TARGET EPC "A"  
RATING



50KN/M<sup>2</sup>  
FLOOR LOADING



50 - 54M SERVICE  
YARDS



LED LIGHTING  
WITH PIR



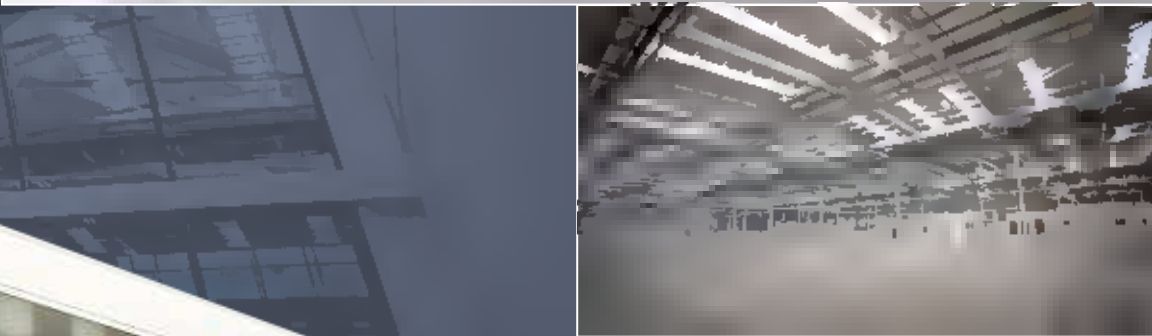
12.5M CLEAR  
HEIGHT



TARGET BREEAM  
EXCELLENT







## General Specification

### INDUSTRIAL

- Min 12.5m - 15m industrial clear height
- 50kN/m<sup>2</sup> Floor Loading
- 10% roof lights
- Dock and level access doors

### OFFICES

- Three-storey offices
- LED lighting with PIR system
- VRF heating/cooling system
- Raised floors

### POWER

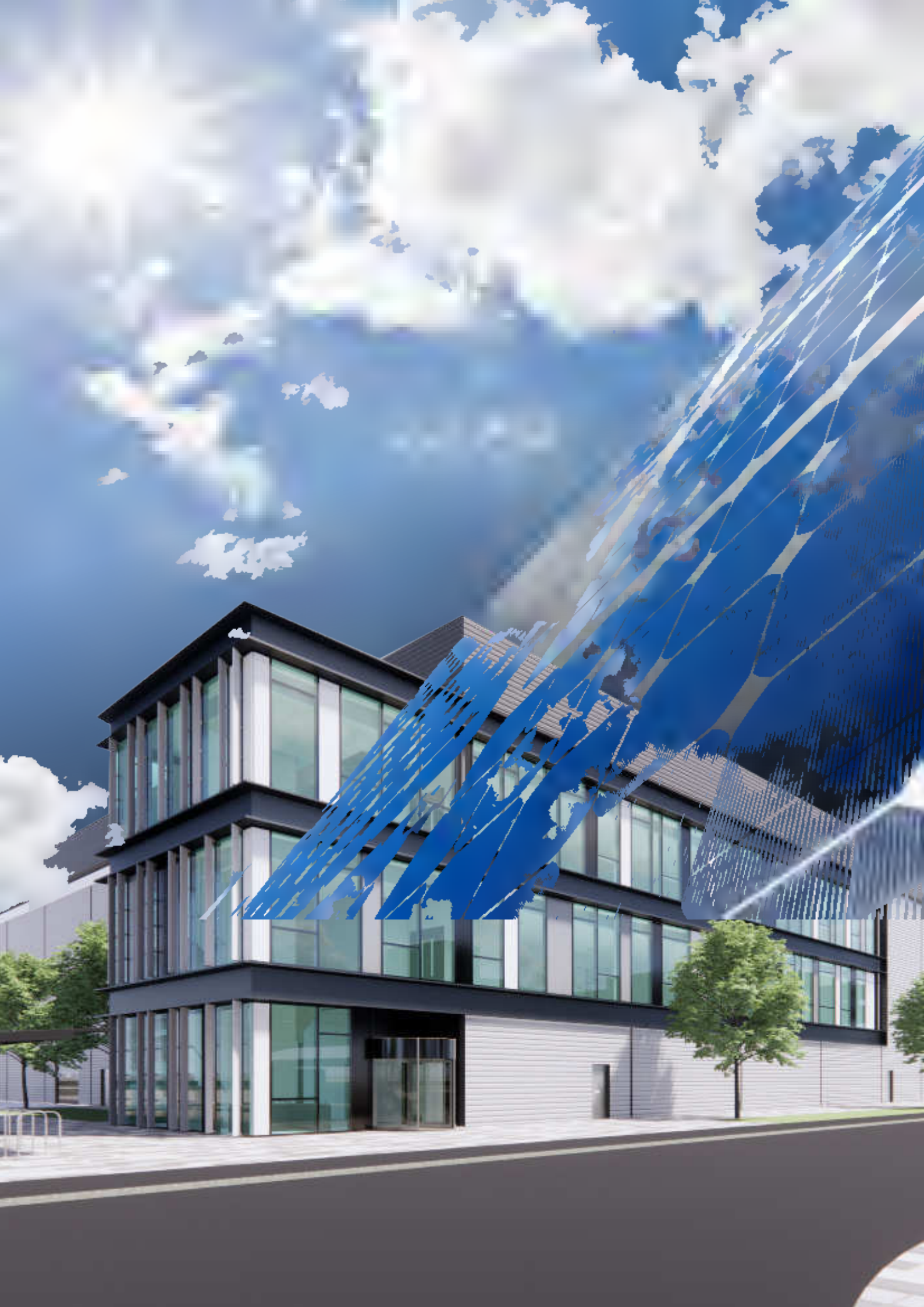
- Power supply available to suit individual requirements

### EXTERNAL

- Secured service yards
- LED security lighting
- Up to 54m service yards
- HGV parking spaces
- Car and EV charging spaces

### ENVIRONMENTAL

- Target BREEM Excellent
- Target EPC "A" rating
- Energy monitoring 'smart meter' system





# BUILDING SUSTAINABLE MOMENTUM

Green solutions are embedded into every facet of Prospero's city parks design. We're pioneering change for the future through smart thinking, sustainable infrastructure and renewable energy solutions.

## PROTECT A ENERGY SAVING

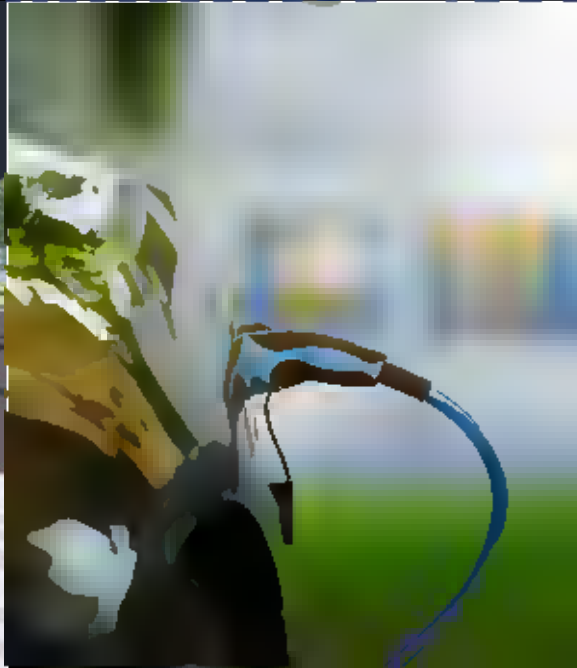
With PV, maximizing solar volume, solar shading, and more.

## REDUCE COST

Using Earth hanging water system grey water for all 100,000 gallons of water harvesting.

## PROTECTING NATURE

With enhanced design, and extensive landscaping for the natural environment to thrive.



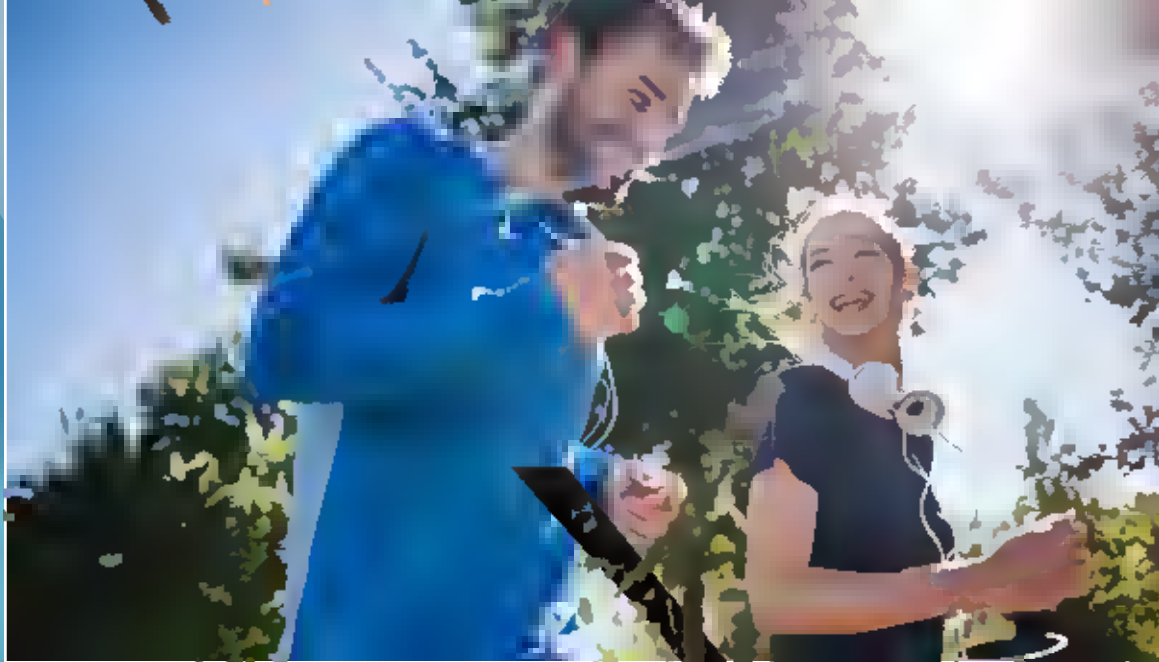




✦ PROSPERO

# CREATING THE PERFECT BALANCE

A highly-skilled local workforce lies on Prospero Ansty Park's doorstep, providing access to a wealth of talent, expertise and innovation.



400,000  
LOCAL PEOPLE  
EMPLOYED IN  
ADVANCED  
MANUFACTURING

10% OF THE UK'S  
AUTOMOTIVE  
WORKERS LIVE  
IN COVENTRY &  
WARWICKSHIRE

80,000 LOCAL  
PEOPLE WORK  
WITHIN THE  
BUSINESS,  
FINANCIAL AND  
PROFESSIONAL  
SERVICE



We understand that ambitious people drive businesses forward and that creating a positive working lifestyle can put you on the right path to attracting and retaining the best talent.

Prospero Ansty Park offers a considerate design, with a working environment that allows employees to thrive.

An abundance of natural light, green landscaping and modern working facilities promote a healthy work-life balance to boost productivity and wellbeing.

- Minimise time on the road: Excellent public transport and road links make the daily commute for local employees straightforward and stress-free.
- Embrace the outdoors: Green walkways and cycle paths promote a healthier journey into work, while an impressive running track, outdoor gym and nature trail mean colleagues can enjoy a spot of lunchtime exercise or a relaxed meeting in the fresh air.
- Let productivity flourish: A modern, state-of-the-art infrastructure makes this an attractive place to work, with vast natural lighting, excellent amenities, and a highly-specified design.

[prospero-ansty.com](http://prospero-ansty.com)

## A PERFECT PARTNERSHIP

### SPECIALLY ENGINEERED FOR MEGGITT PLC

Meggitt PLC is a global leader in the aerospace industry, making high-performance components and sub-systems for critical applications in aerospace, defence, energy and other specialist markets.

### THE LARGEST ADVANCED MANUFACTURING DEVELOPMENT IN A DECADE

A highly bespoke building delivered a state-of-the-art headquarters and innovation centre at the heart of the UK's manufacturing industry.

Working closely with Meggitt, and driving the project forward at pace to completion within 12 months, Manse Opus created a new 'super-facility' at Prospero Ansty Park, totalling 490,000 sq ft of accommodation for up to 1,000 people initially, with potential to double that capability.

Meggitt's site includes a manufacturing hall in excess of 300,000 sq ft, and a connected two-storey office building to provide up to 100,000 sq ft of accommodation for various Meggitt divisions, including its

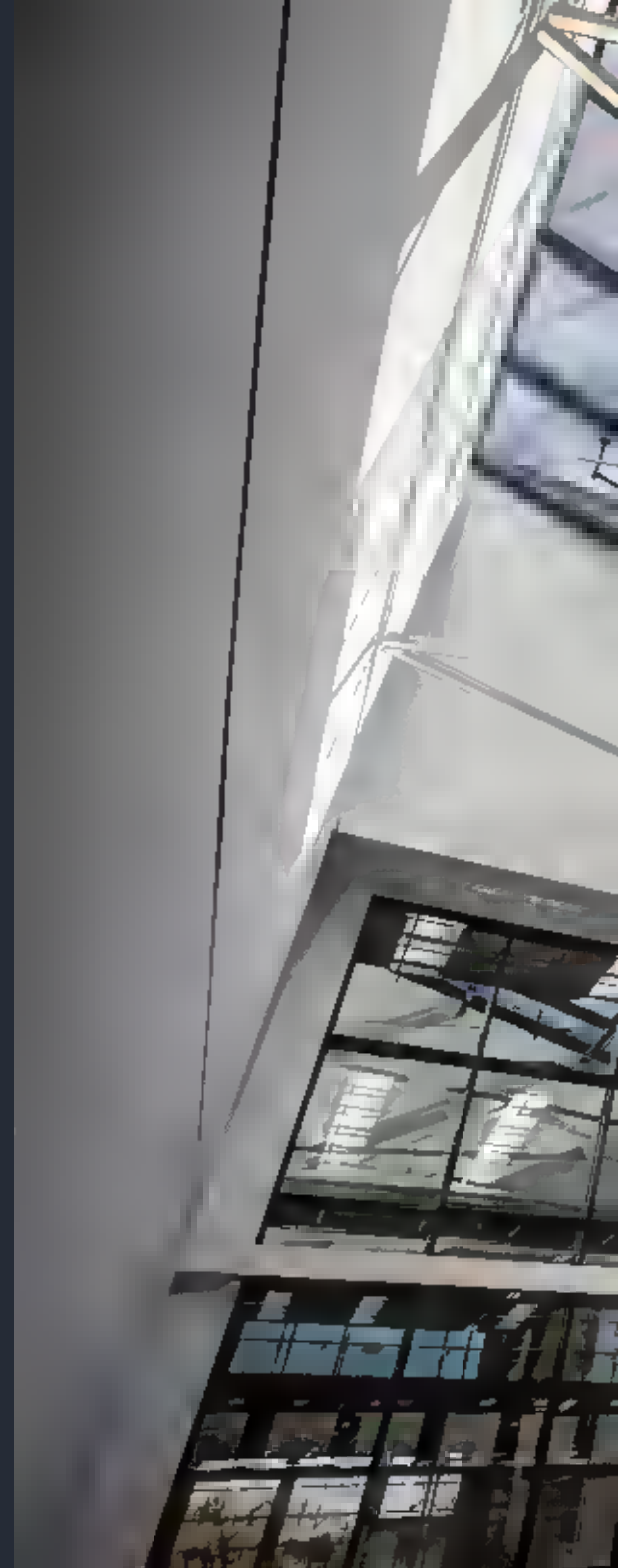
new Head Office. Further ancillary buildings on site are being provided for storage and other facilities of various materials.

The development includes spacious lorry parking and turning areas, a 750 space car park and sympathetic landscaping, all combining to create a landmark building in a sophisticated business park environment.

### EXPERTS WITH EXPERIENCE

"With a single point of contact for a very complex and multifaceted building project, Manse Opus had an expert team, who quickly built our trust and gave us confidence that the necessary actions were taking place at the right time. Manse Opus actively ensured that the programme was robustly protected, whilst bringing innovative solutions to the table where others might have hit an impasse. The Manse Opus team's sense of professional pride and energy was the single most contributing factor to the success of the project."

Jonathan Jones, Group Property Director, Meggitt



## A LOCATION BUILT FOR GROWTH







## **mtc** ✦ PROSPERO

Since its inception, MTC has been incredibly successful and in the intervening few years, the organisation has grown exponentially at its home on Prospero Ansty Park; now boasting over 100 companies as members of the MTC and employing over 500 staff.

Their aim is clear, to inspire British manufacturing on a global scale and to provide manufacturing innovation

and solutions across an array of sectors including; automotive, aerospace, rail informatics, food and drink, construction / civil engineering, electronics, oil & gas and defence.

MTC offers a unique membership model and, combined with the services they provide, is a key reason why businesses choose to locate to Prospero Ansty Park. Members include some of the biggest

brands in the world, such as Rolls-Royce, BAE Systems, Siemens and Meggitt PLC. Membership allows companies to engage with other organisations at the MTC to identify opportunities where ideas can be shared and proven technology can be replicated in completely different markets. Through membership fees, companies can also engage in their Core Research Programme which allows access to an annual £2m+ collaborative research scheme.

Drive Times

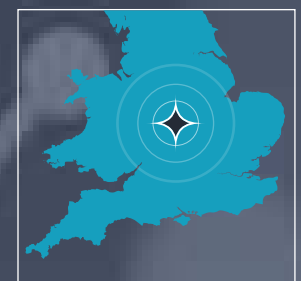
M6	3 mins
M69	4 mins
M1	14 mins
M40	20 mins
Birmingham	35 mins
London	1hr 40 mins

Airports

Coventry Airport	14 mins
East Midlands Airport	40 mins

Ports

Port of London	2hrs 11 mins
Port of Felixstowe	2hrs 27 mins



SAT NAV: CV7 9JU

Instant access to the motorway network via J2/M6 and J1/M69.

To find out more, contact the sales agent:



Carl Durran  
E carl.durran@jll.com  
T +44(0) 7971 403509  
  
Richard James Moore  
E richard.james-moore@jll.com  
T +44(0) 7469 403509

A development by

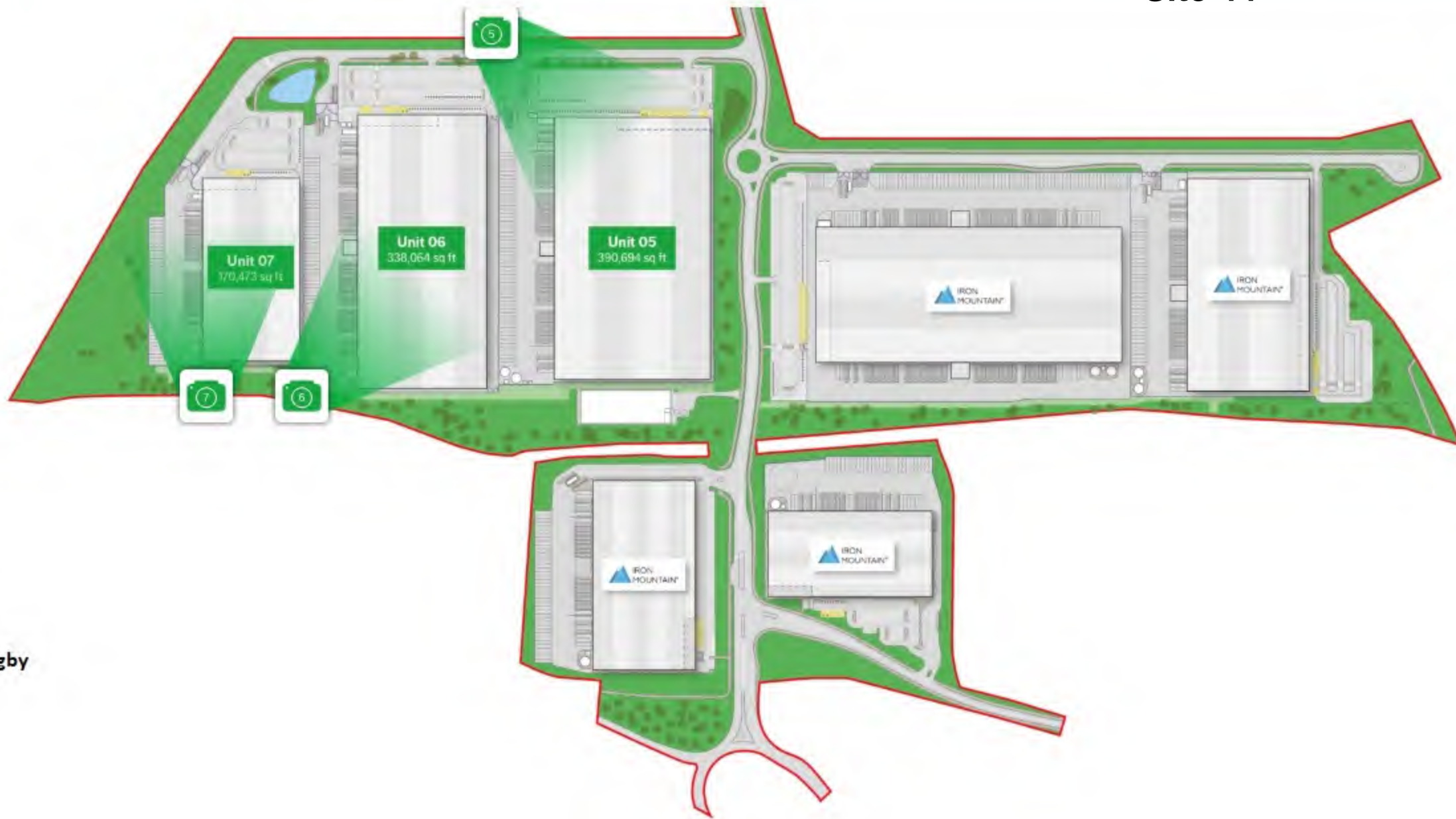


Victoria Turnbull  
E victoria.turnbull@opusland.co.uk  
T +44 (0) 1564 794008  
  
Richard Smith  
E richard.smith@opusland.co.uk  
T +44 (0) 1564 794008

[prospero-ansty.com](http://prospero-ansty.com)

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# Site 44



Symmetry Park, Rugby



# NEW INDUSTRIAL / DISTRIBUTION WAREHOUSE BUILDINGS

170,000, 338,000 & 391,000 SQ FT

READY TO OCCUPY Q3 2024

Site 44

## ▲ SYMMETRY PARK **RUGBY**

A45 / M45 | CV23 9JR

UNDER  
CONSTRUCTION



Indicative image

[tritaxsymmetry.com/rugby](https://tritaxsymmetry.com/rugby)

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Net Zero Carbon  
in Construction

BREEM<sup>®</sup>  
EXCELLENT





Indicative layout

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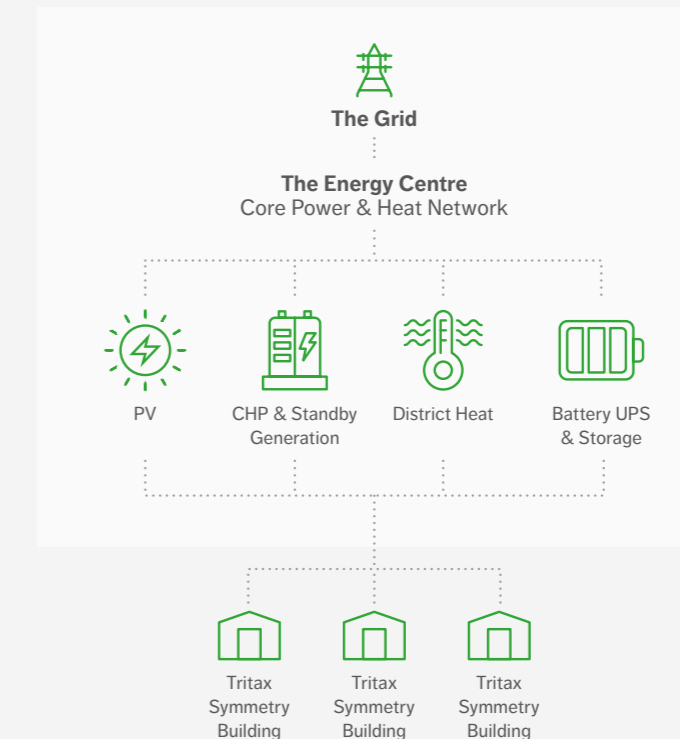
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The heart of the logistics

# Golden Triangle



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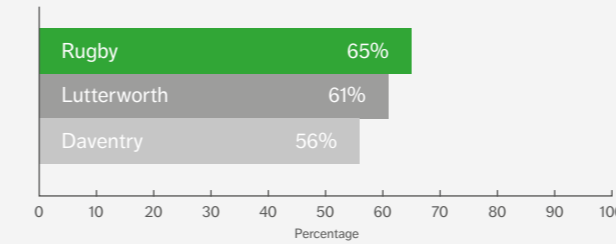
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# Greater

## Labour

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## Average weekly salary

The average weekly salary for a full time warehouse operative in Rugby is £437.

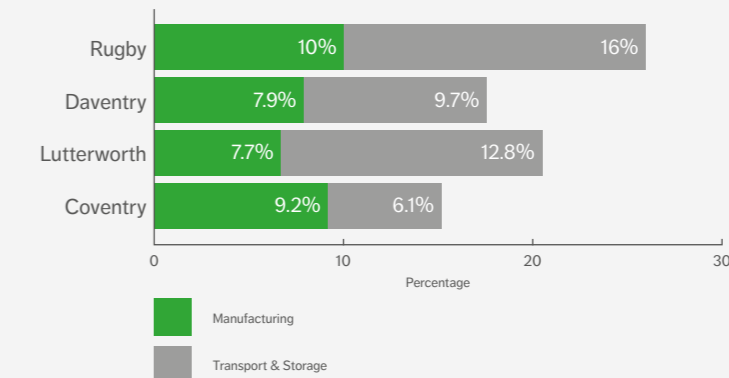


## Drive time

85% of the UK population live within a 4.5 hour HGV drive time (56.5 million people)



## Residents employed in relevant occupations



## Local Occupiers

Rugby is home to a number of prominent occupiers including:





# 3 Unit masterplan

## Sustainability

- BREEM rating min. 'Excellent'
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- Electric vehicle charging points
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- High quality external elevation materials
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- Grade A offices with air conditioning
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**Social Zone:** Seating facilities



**Trail Zone:** Dedicated areas for casual walkers and runners incorporating natural surroundings

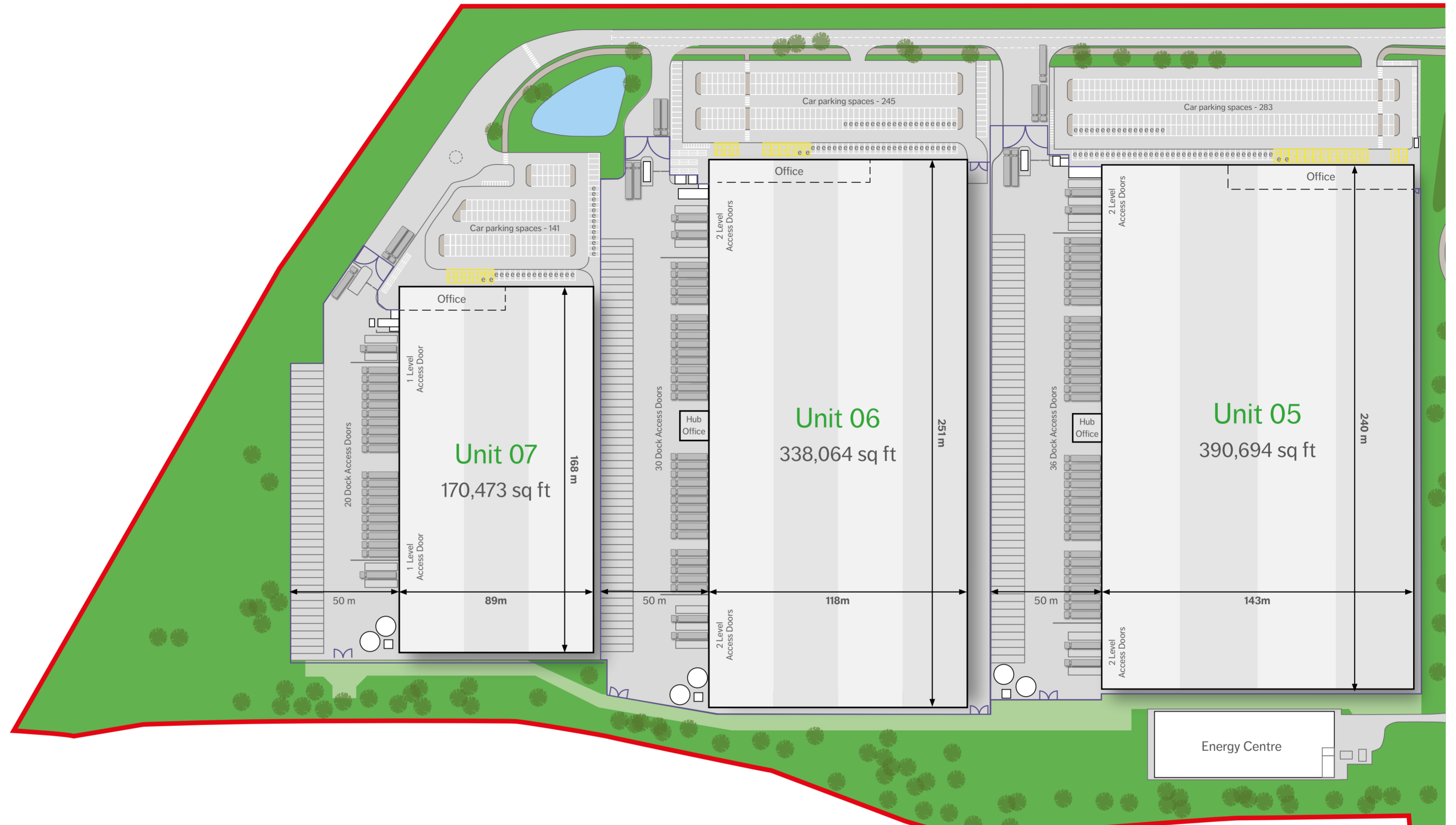


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**ZERO IS HERE**



## Accommodation

### Unit 07

Warehouse	160,543 sq ft	14,915 sq m
Main Office	9,660 sq ft	897 sq m
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<b>Total</b>	<b>170,473 sq ft</b>	<b>15,838 sq m</b>
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No. of Level Access Doors	2	
Yard Depth	50	
HGV Parking	38	
Floor Loading	50kN/m <sup>2</sup>	
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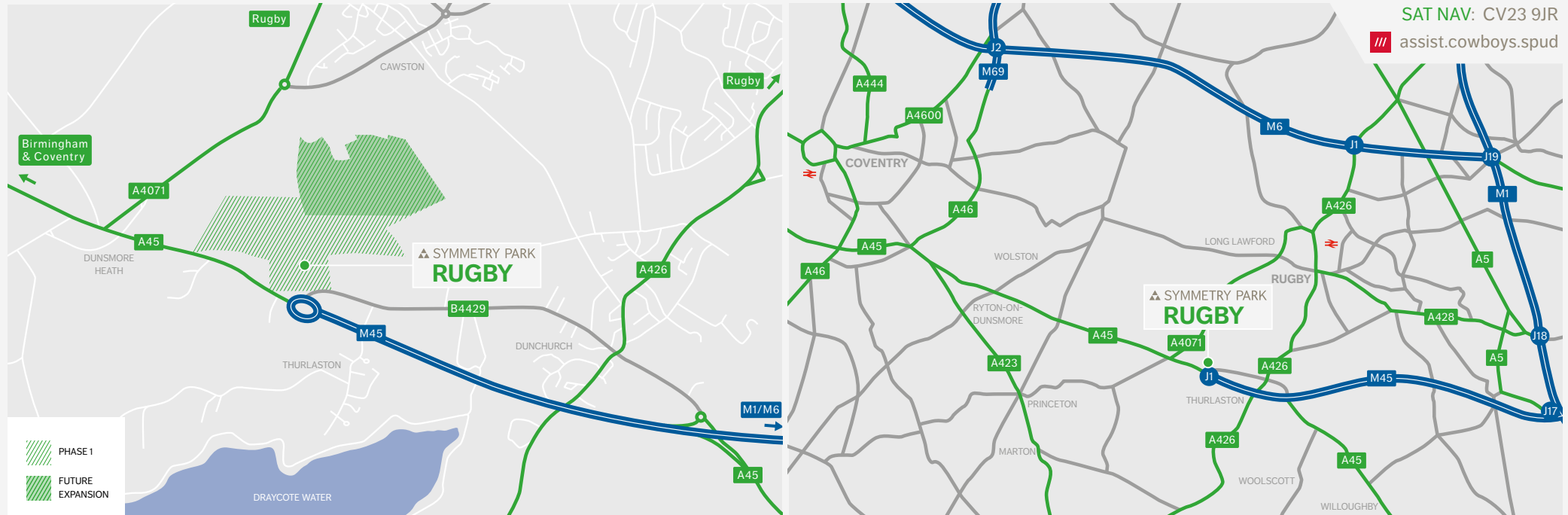
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### Unit 05

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**Further information**

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07880 788345

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170,000, 338,000 & 391,000 SQ FT

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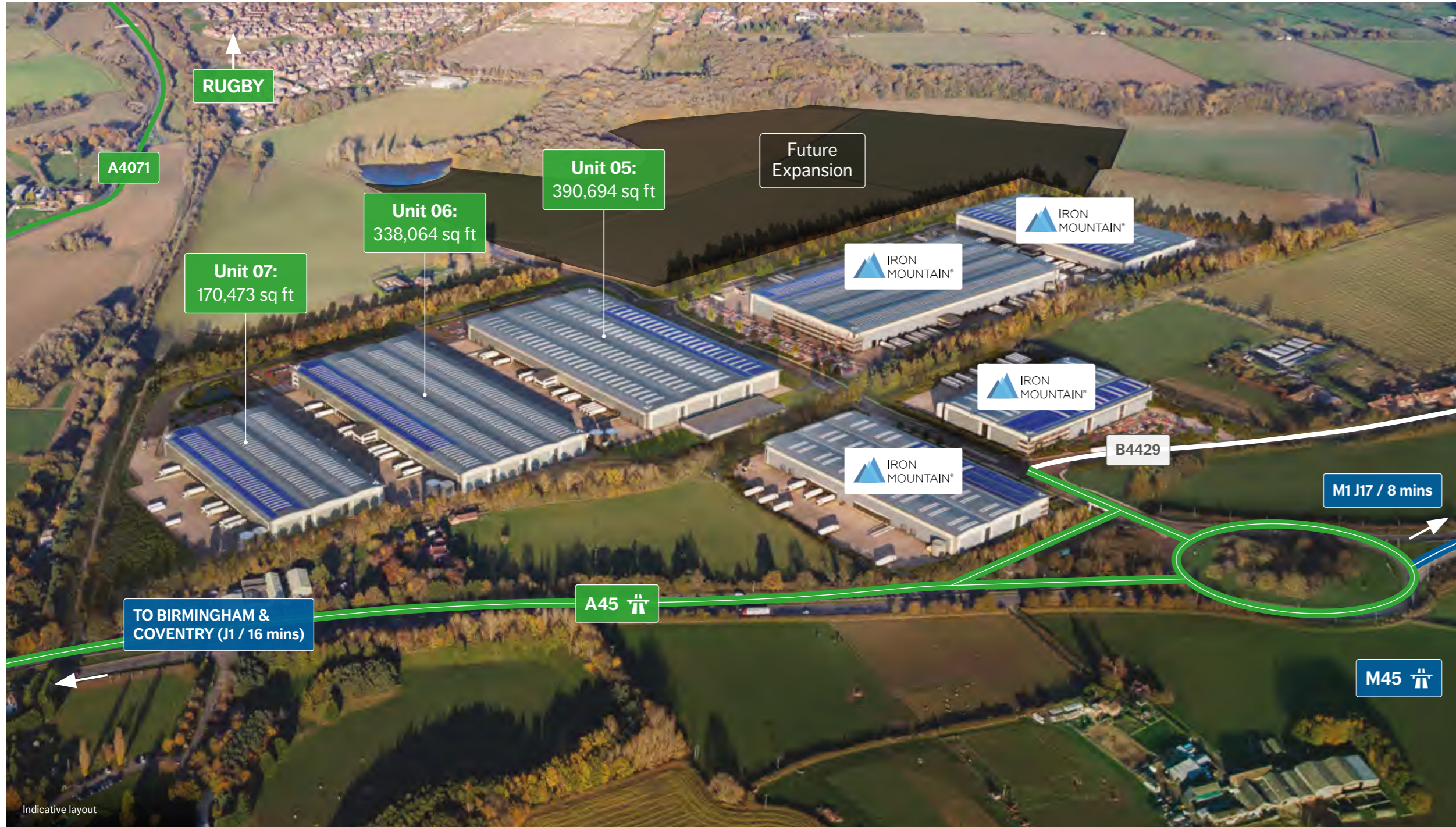


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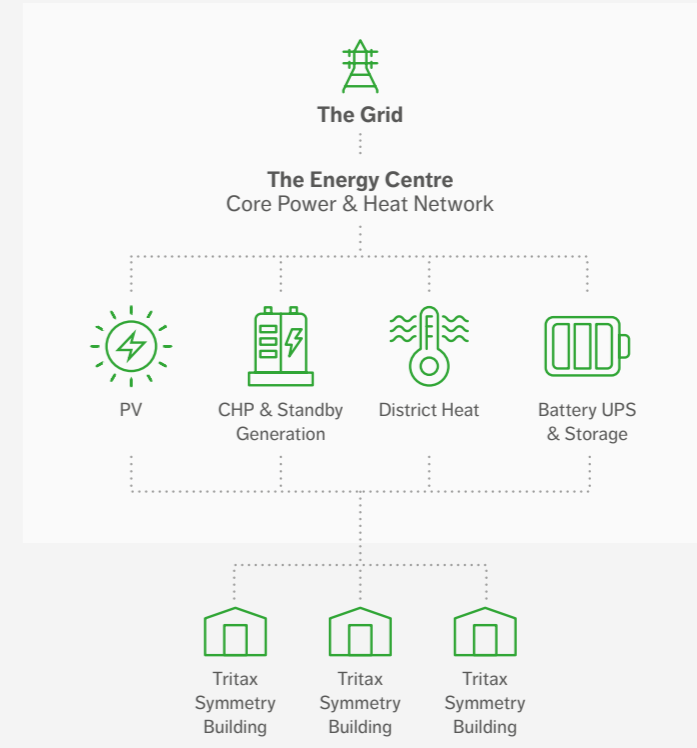
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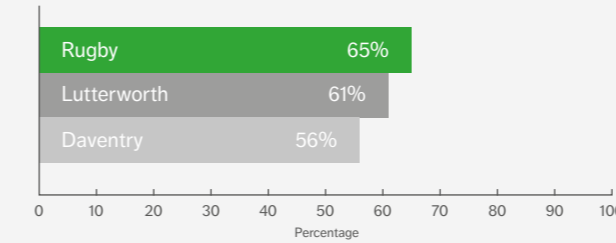
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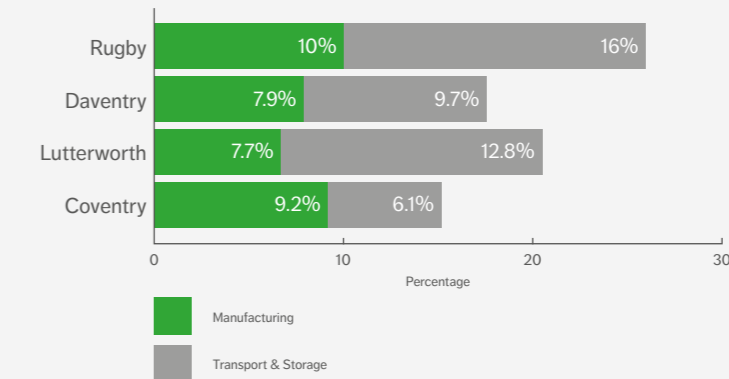


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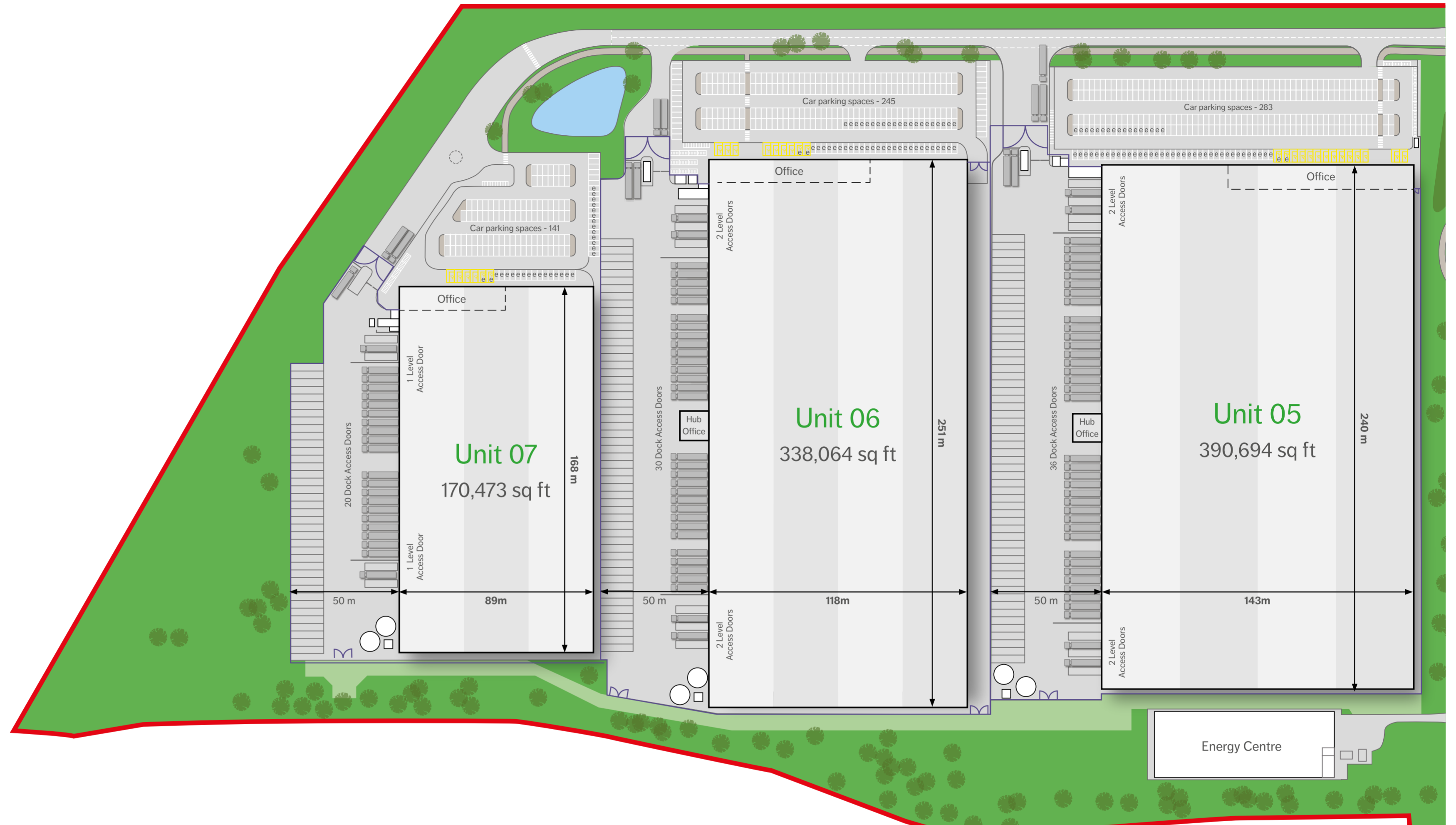


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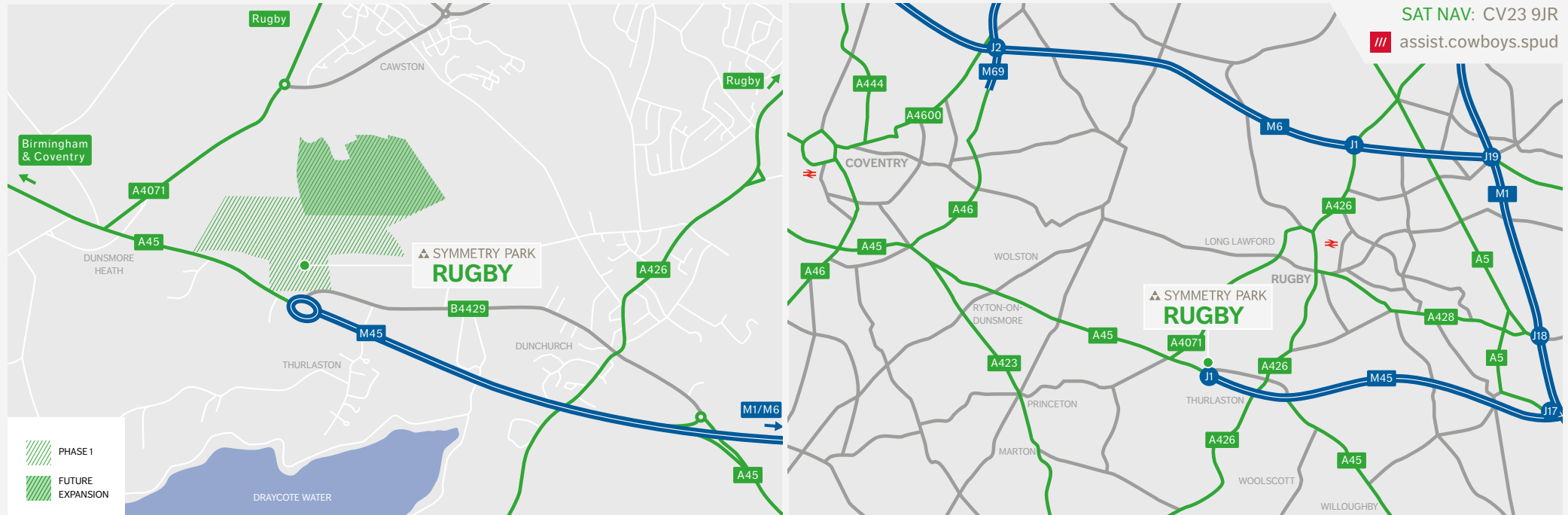
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**0121 726 0001**  
ilpp.co.uk

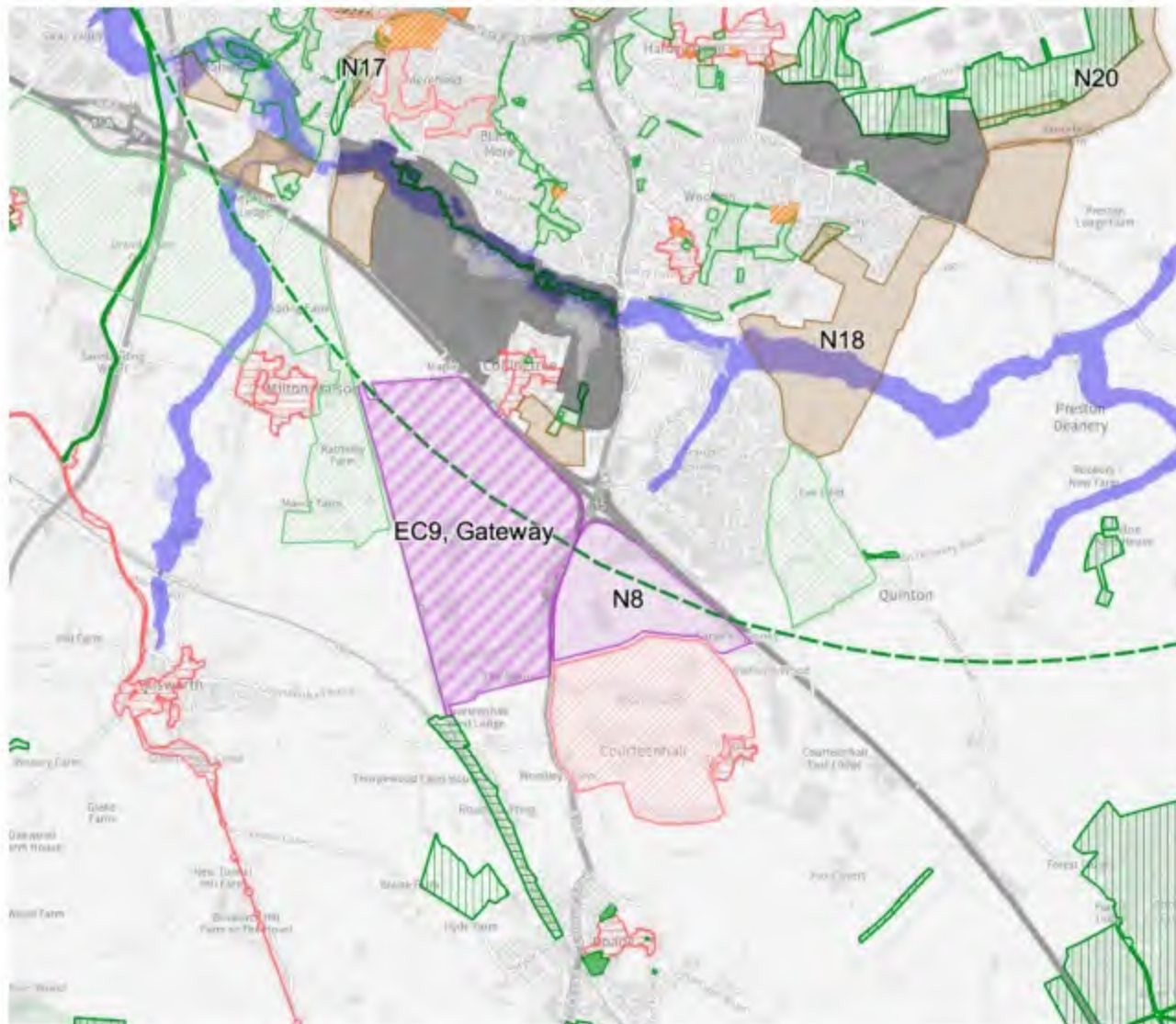
Richard Ludlow  
rludlow@ilpp.co.uk  
07836 766167

Myles Wilcox-Smith  
mwilcox-smith@ilpp.co.uk  
07880 788345

[tritaxsymmetry.com/rugby](http://tritaxsymmetry.com/rugby)

Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through Colliers International and M1 Agency, October 2023.

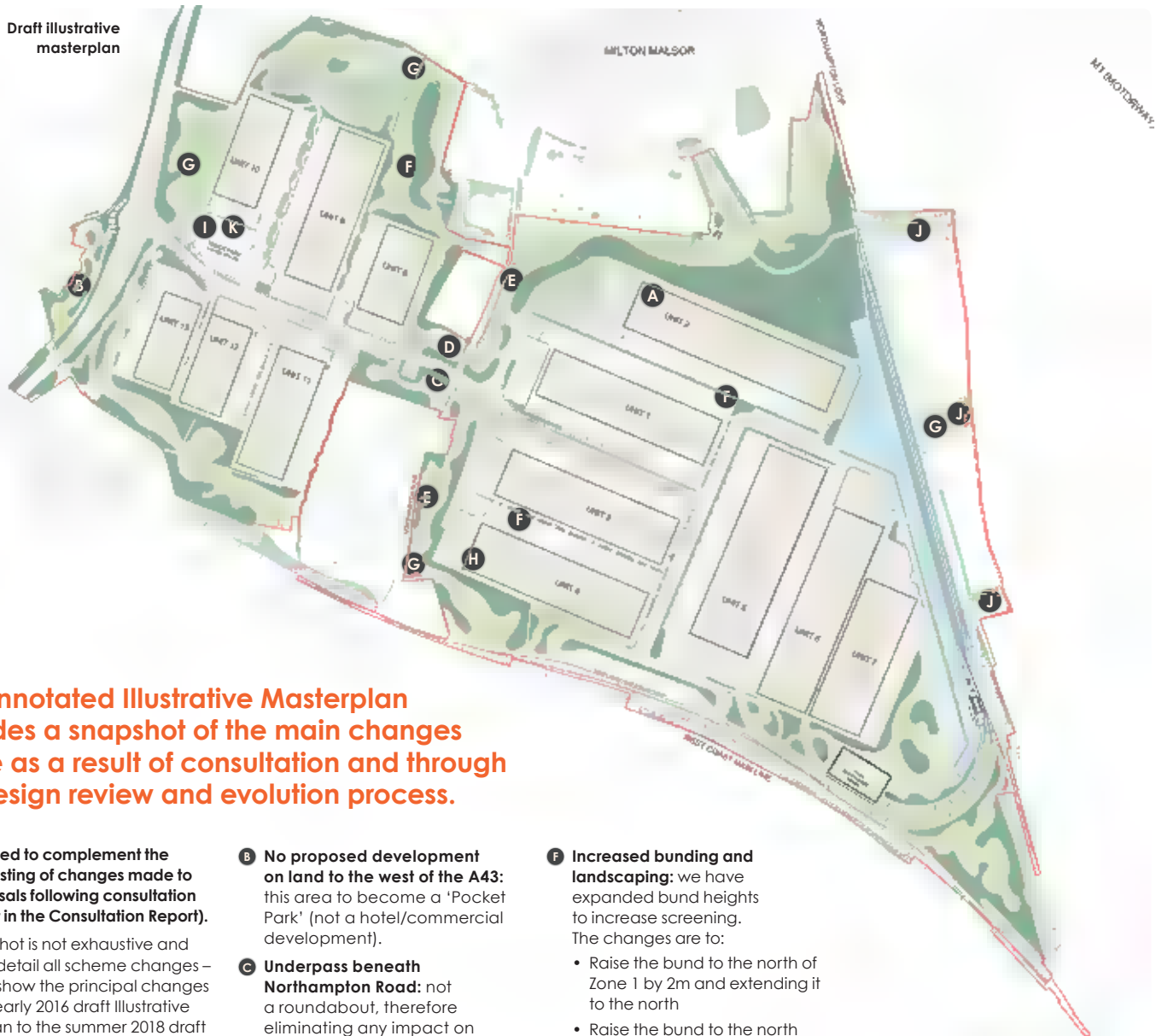
# Site 45 - Policy EC9 - Rail, Central SFRI - Reg 18 Local plan allocation





# Snapshot of main scheme changes and evolution

Draft illustrative masterplan



**This annotated Illustrative Masterplan provides a snapshot of the main changes made as a result of consultation and through the design review and evolution process.**

It is intended to complement the detailed listing of changes made to the proposals following consultation (as set out in the Consultation Report).

This snapshot is not exhaustive and does not detail all scheme changes – it aims to show the principal changes from the early 2016 draft Illustrative Masterplan to the summer 2018 draft Illustrative Masterplan, as submitted with the DCO application.

Overall, we have reduced the total commercial floorspace proposed from an initial approx. 8 million sq ft to approx. 7.4 million sq ft in response to feedback and to reduce visual impact.

Planting and screening has also been substantially reinforced to create stronger and more substantial landscaping buffers between the development and its setting.

Please refer to the key which highlights changes in relation to specific locations and areas of the illustrative masterplan:

**A Building heights on northern area nearer to Milton Malsor:** we have lowered and capped proposed building heights in Zone 3a (as per the Parameters Plan) from 18.5m to 15m. This is in direct response to concerns raised at Stage Two Consultation regarding visual impact.

**B No proposed development on land to the west of the A43:** this area to become a 'Pocket Park' (not a hotel/commercial development).

**C Underpass beneath Northampton Road:** not a roundabout, therefore eliminating any impact on Northampton Road and enabling site vehicles to move freely between the eastern and western parts of the site.

**D Emergency only vehicle access off Northampton Road:** staff/visitors and HGVs will not be able to access the site from Northampton Road and will all use the proposed new junction on the A43. There will be pedestrian/cycle access and when required emergency access from Northampton Road (controlled via gates by the emergency services).

**E Northampton Road 'Greenway':** establishing a clearer 'green corridor' parallel to Northampton Road to create a landscape and walking route linking the villages of Blisworth and Milton Malsor. The proposed buildings have also been set back from the existing road to provide an expanded landscape buffer.

**F Increased bunding and landscaping:** we have expanded bund heights to increase screening. The changes are to:

- Raise the bund to the north of Zone 1 by 2m and extending it to the north
- Raise the bund to the north of Zone 3a by 2m, excluding at the northern tip where it remains as before
- Reduce the ground levels in Zone 3a and 3b by 0.5m, and in Zone 4 by 0.35m

**G Enhanced public rights of way and connectivity:** better defined public rights of way (PROW) and footpaths through, around and alongside the site, including new routes to ensure that circular routes are maintained, especially along the eastern side of the Northampton Loop to link the existing footpath route back into Milton Malsor.

**H Reorientation and reduction of selected warehouse buildings:** to reduce the visual impact on Railway Cottages and Northampton Road, the distance between the closest buildings (Units 3 and 4) has been increased. Unit 4, which is closest to the Railway Cottages, has also been reduced in size.

**I Increased lorry park capacity:** we have increased capacity of the lorry park to the south of Unit 10 to further alleviate concerns over HGVs potentially parking on local roads.

**J Additional woodland planting to the east of the Northampton Loop Line:** we are proposing woodland blocks to the east of the Northampton Loop in keeping with the wider landscape character.

**K Occupational health:** we have added on-site occupational health facilities within the planned lorry park amenities.

*We are grateful to everyone who participated in the consultation. Feedback has been carried into the scheme design process and addressed resulting in a number of substantial scheme refinements and improvements.*

the University of Northampton.

- 11.8.4. It is important that the strategic B8 warehousing and logistics uses are supported in DIRFT, alongside ancillary uses which support the role and function of the area (to include hotels, food and drink, convenience retail, nurseries and gyms).

## **Junction 15 Segro Logistics Park Northampton Gateway (NG)**

- 11.8.5. The SEGRO Logistics Park Northampton Gateway (NG) facility is a large-scale logistics park located adjacent to J15 of the M1 with a Strategic Rail Freight Interchange (SRFI) that has been designated as a Nationally Significant Infrastructure Project (NSIP) and has a Development Consent Order (DCO) permitting development of up to 464,515 sq.m (5 million sq ft) of distribution buildings. It consists of a 182 ha (450 acre) state-of-the-art multi-modal logistics development, which will accommodate around five million square feet of modern sustainable warehouse space and logistics facilities.

- 11.8.6. The project aims to create in excess of 7,450 jobs and includes:

- A 14 ha (35 acres) Strategic Rail Freight Interchange
- An intermodal freight terminal capable of handling trains up to 775m in length
- Up to 5 million sq ft of distribution buildings
- New road infrastructure and improvements on the A508, A45 and M1 J15
- A508 Bypass of Roade village
- Numerous junction improvements on the surrounding road network
- Extensive landscaping, including new footways and cycleways
- Planting of 60,000 trees and 30,000 shrubs
- Over 32 ha (80 acres) of parkland and amenity grassland

## **Policy EC9 - Daventry International Rail Freight Terminal (DIRFT) and Northampton Gateway**

- A. The Council will support high quality sustainable development for strategic B8 and logistics at DIRFT and Northampton Gateway
- B. Alternative uses which are ancillary to the main employment use will be supported as long as it can be evidenced that these uses are required to support the role of DIRFT and its employees.
- C. Development proposals will be required to:
- i. Maximise and capitalise on the use of renewable energy in design and construction;
  - ii. Integrate green energy principles into their designs, materials and construction process;
  - iii. Offer good quality training as part of the construction process and recruitment drive;



- iv. Ensure that transport connectivity and accessibility form a vital part of the development design process to include provision for public transport and cyclists. In the case of Northampton Gateway, particular attention needs to be given to improved and sustained connectivity with Northampton town and Roade village; and
- v. Include details on the maintenance and management of the natural environment (parkland, trees etc) to ensure that they continue to thrive.

**WNLPA objectives:** 14, 15

## Silverstone

- 11.8.7. Silverstone is a sport, business, education, tourism and leisure destination, and accommodates:
- 11.8.8. Silverstone straddles the boundary between West Northamptonshire and Buckinghamshire, and plays a pivotal role in both the sport and tourism industry. Hotel accommodation, conference facilities and spa, for example, Whittlebury Hall, capitalises on Silverstone not just during the racing season but throughout the year.

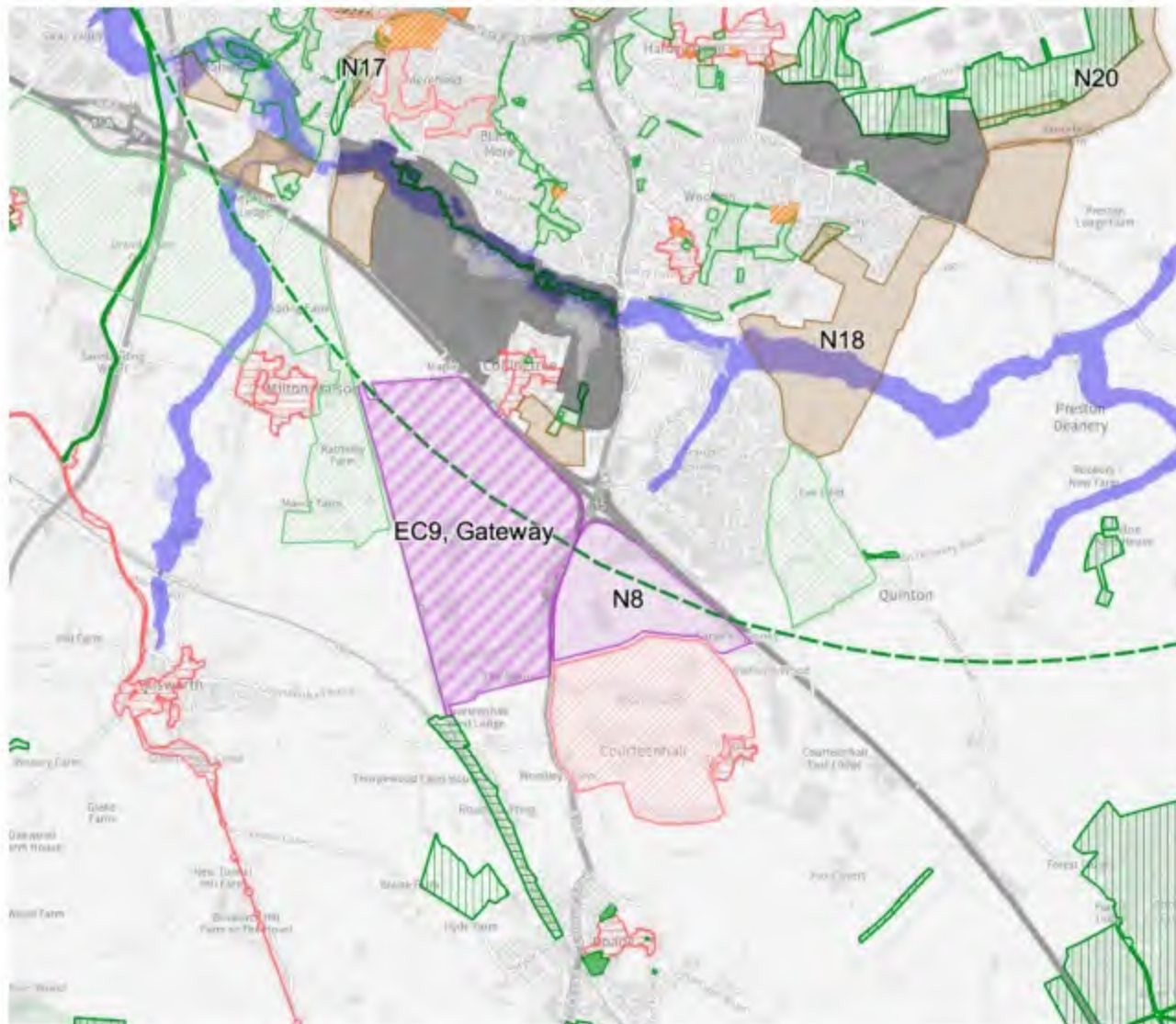
## Policy EC10 - Silverstone

A. The Council will continue to support Silverstone in its role as an international venue for motorsport as well as providing education, business opportunities and research and development.

B. Proposals will need to ensure that they comply with key placemaking, design and sustainable development policies contained in this Plan. In addition, all proposals will need to demonstrate that they will provide functional links to Towcester and Brackley, which offer sustainable transport links.

**WNLPA objectives:** 10, 14, 15, 17

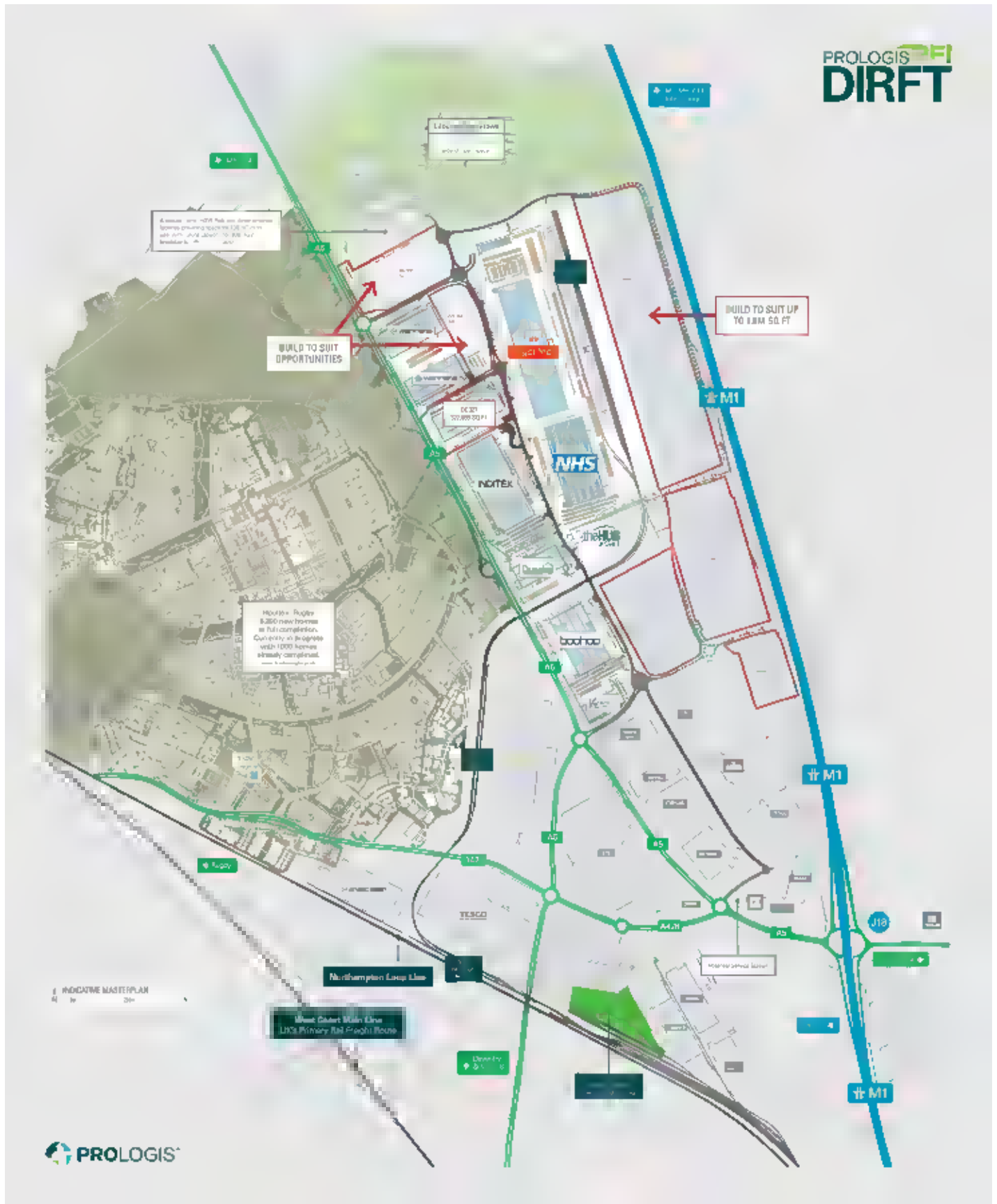
# Site 45 - Policy EC9 - Rail, Central SFRI - Reg 18 Local plan allocation





AVAILABLE NOW

DIRFT, DC VARIOUS



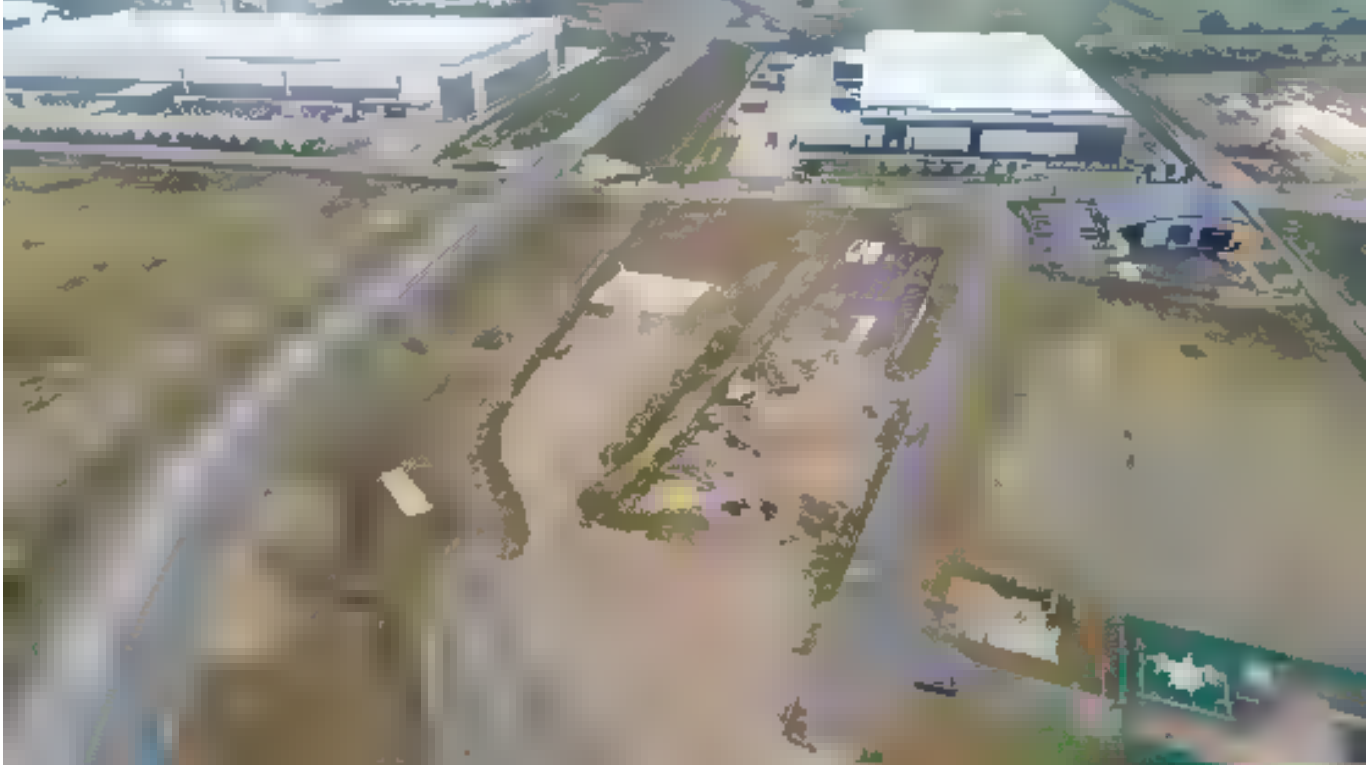














US Customary  
Metric

#### **TOTAL AREA**

40 AC 16.188 HA 16.188 HA

#### **BUILDABLE AREA**

1,600,000 SF 148,644.797 SQM 44,965.07 tsu

#### **ADDRESS**

PROLOGIS RFI DIRFT

DANES WAY

NORTHAMPTON

NN6 7FT

United Kingdom

#### **PROPERTY DETAILS**

Updated: October 31, 2023

Prologis RFI is recognised as the most successful intermodal (Rail/Road) logistics park in the UK because of its proximity to the M1 motorway and West Coast Mainline.

Infrastructure/Service is installed and planning (under a Development Consent Order) is in place. The success of Prologis RFI DIRFT is primarily due to its optimum location for warehousing and logistics in the centre of Britain, with strategic road connections to the M1 (adj to J18) and M6/A14 interchange (within 4 miles). The newest plots at DIRFT allow for new logistics / distribution units on a build to suit basis. The plots are capable of accommodating anywhere between 100,000 and 1.6m sq ft on a layout to suit your needs. We know our customers need the ability to move goods quickly across the UK. DIRFT is at the heart of the UK domestic intermodal sector, enabling occupiers to respond quickly to changing demand and reduce carbon emission throughout their operations and supply chain. Thanks to its proximity to the M1 and the West Coast Main Line, DIRFT is already an important and growing part of the logistics supply chain for customers like Sainsbury's, Tesco and Eddie Stobart.

#### **FEATURES**

The plots are capable of accommodating anywhere between 100,000 and 1.6 million sq ft on a layout to suit your needs.

DCO (Development Consent Order) in place reducing planning timeframe to 8 weeks

A world class park, home to world class brands

The UK's leading rail served logistics park

Best in class sustainability

Prologis PARKlife services

## **CONTACT US**

Get in touch with a team member to schedule a time to see this property.

## **PROPERTY CONTACTS**

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VP, Leasing Officer

Prologis

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[\*\*CONTACT\*\*](#)

**Tom Price**

Director, Capital Deployment & Leasing

Prologis

[+44 121 224 8753](tel:+441212248753)

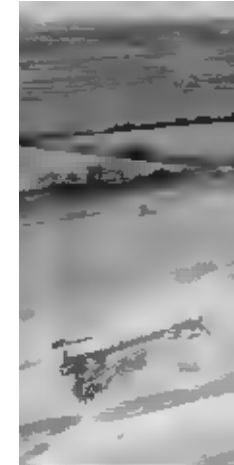
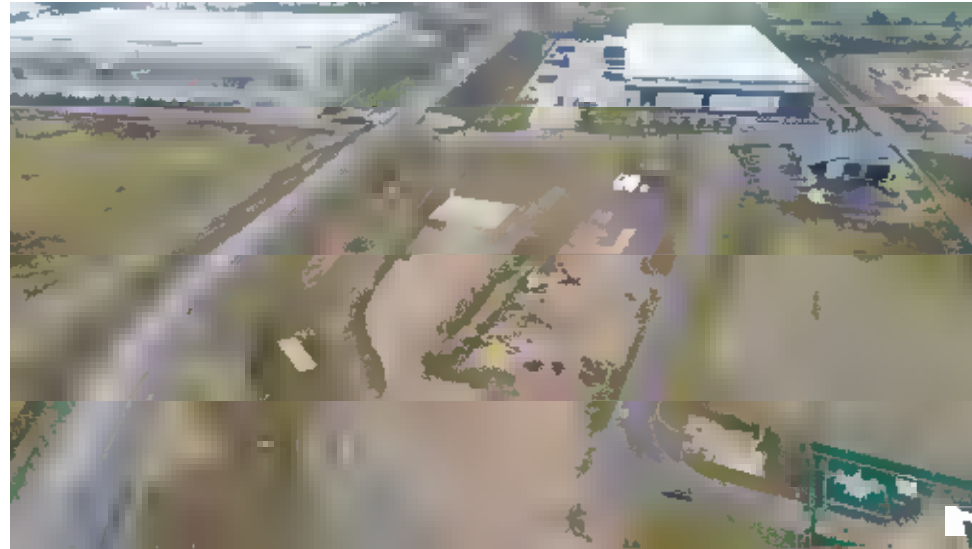
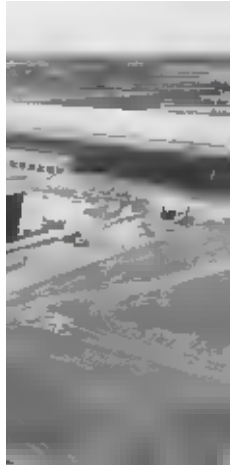
[\*\*CONTACT\*\*](#)



AVAILABLE NOW

# DIRFT, DC VARIOUS

## Site 46



1 of 6



GALLERY

MAP

VIEW MORE

TOTAL AREA

ADDRESS

Compare

US Customary

Metric

40 AC

**BUILDABLE AREA**

1,600,000 SF

PROLOGIS RFI DIRFT  
DANES WAY  
NORTHAMPTON  
NN6 7FT  
United Kingdom

**PROPERTY DETAILS**

Updated: October 31, 2023

Prologis RFI is recognised as the most successful intermodal (Rail/Road) logistics park in the UK because of its proximity to the M1 motorway and West Coast Mainline. Infrastructure/Servicing is installed and planning (under a Development Consent Order) is in place. The success of Prologis RFI DIRFT is primarily due to its optimum location for warehousing and logistics in the centre of Britain, with strategic road connections to the M1 (adj to J18) and M6/A14 interchange (within 4 miles). The newest plots at DIRFT allow for new logistics / distribution units on a build to suit basis. The plots are capable of accommodating anywhere between 100,000 and 1.6m sq ft on a layout to suit your needs. We know our customers need the ability to move goods quickly across the UK. DIRFT is at the heart of the UK domestic intermodal sector, enabling occupiers to respond quickly to changing demand and reduce carbon emission throughout their operations and supply chain. Thanks to its proximity to the M1 and the West Coast Main Line, DIRFT is already an important and growing part of the logistics supply chain for customers like Sainsbury's, Tesco and Eddie Stobart.

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8644





**DC327**  
**AVAILABLE NOW**  
327,689 SQ FT (30,443 SQ M)

THE UK'S LEADING RAIL-SERVED  
LOGISTICS PARK  
**NN6 7GZ**

[PROLOGIS.CO.UK/DIRFT](https://www.prologis.co.uk/dirft)

# YOU DEMAND WE SUPPLY

DC327 at DIRFT is a new logistics / distribution facility situated at the heart of the UK's road and rail network, making it a best in class logistics park.

## A WORLD CLASS PARK, HOME TO WORLD CLASS BRANDS

**Sainsbury's**

**Kinaxia Limited**

**TESCO**

**DHL**

**MALCOLM GROUP**

**Royal Mail**

**halfords**

**boohoo**

**GXO**

**NHS**

**OPTIMA Logistics Ltd**

**culina**

**INGRAM MICRO**

**M&S  
EST. 1884**

**Dunelm**



### MEETING YOUR NEEDS

**18m clear internal height**

**50m yard**

**Amenity area**

Dedicated external amenity area for employee wellbeing

**Training academy**

On-site training academy providing a potential workforce pipeline

**Power**

750 kVA

**Potential pallet spaces**

57,420 in wide aisle  
76,560 in narrow aisle

**Chill store ready**

Industry leading levels of air tightness



### DIRFT LOWERS YOUR OPERATIONAL COSTS

**Three on-site rail terminals**

Providing choice and supply chain resilience

**1 mile from J18 M1**

Fast access to motorway network

**Royal Mail parcel hub**

Home to the UK's largest parcel hub, helping reduce transport costs and optimising next day delivery cut-off times

**Private estate roads**

Allowing tugs to move containerised freight

**Lorry park**

130 dedicated lorry spaces and amenity building for DIRFT III occupiers



### BEST-IN-CLASS SUSTAINABILITY

**Net Zero Carbon**

Net Zero Carbon in Construction and Operation

**BREEAM**

BREEAM 'Excellent'

**EPC A+**

**Rooflights**

15% rooflights providing natural daylight

**Solar PV**

Solar PV installed as standard, providing potential annual savings of £94,000\*

\*based on £0.30 electric unit cost





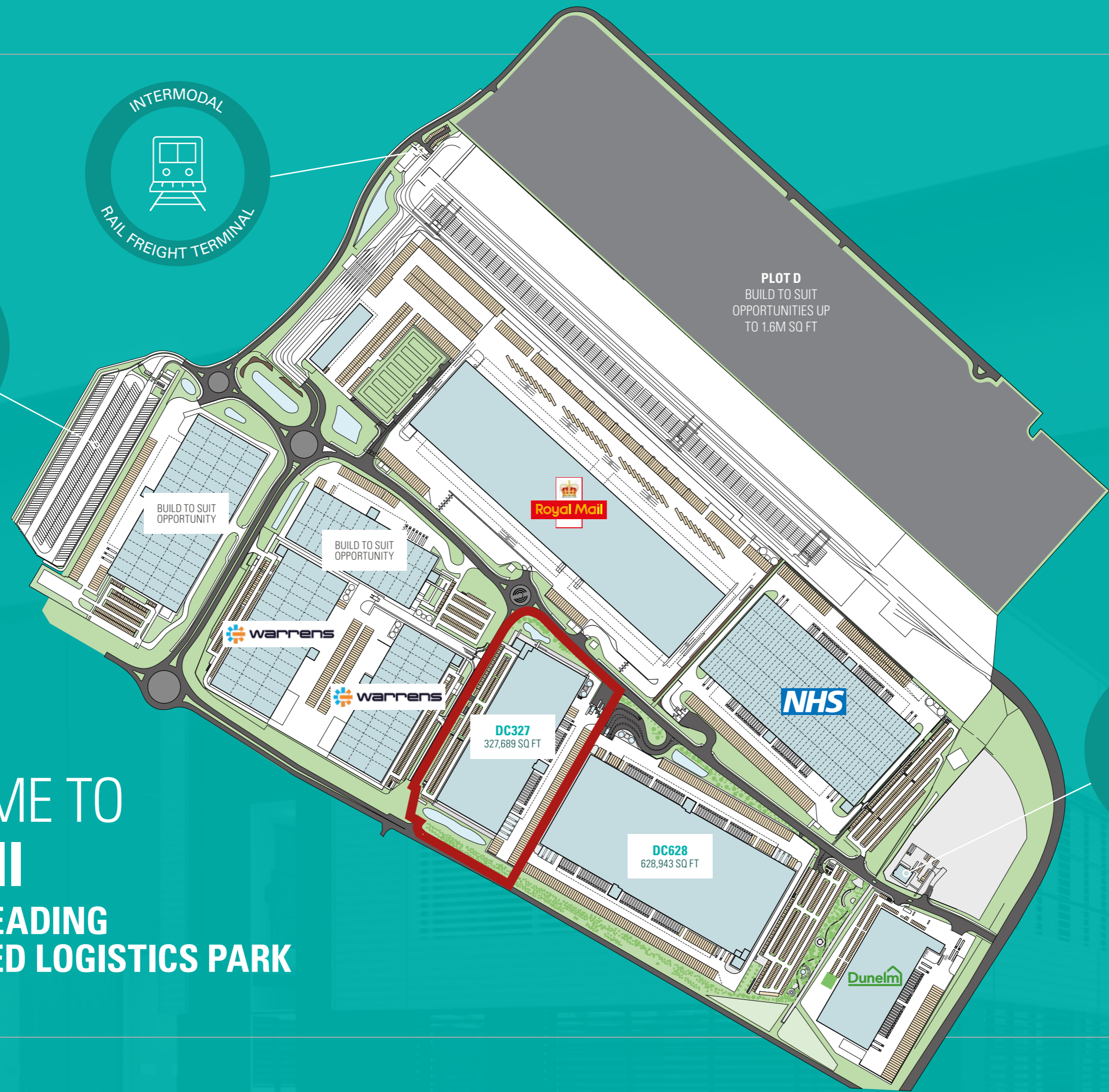
INTERMODAL

RAIL FREIGHT TERMINAL



DIRFT III

LORRY PARK



WELCOME TO  
**DIRFT III**  
THE UK'S LEADING  
RAIL-SERVED LOGISTICS PARK



# IT'S ALL IN THE DETAILS

DC327 | 327,689 SQ FT



32 DOCK ACCESS DOORS



5 LEVEL ACCESS DOORS



79 HGV PARKING SPACES



253 CAR PARKING SPACES



CLEAR INTERNAL HEIGHT



50M YARD



GATEHOUSE



750 kVA AVAILABLE



AMENITY AREA



SOLAR PV INSTALLED



10 EV CHARGING SPACES



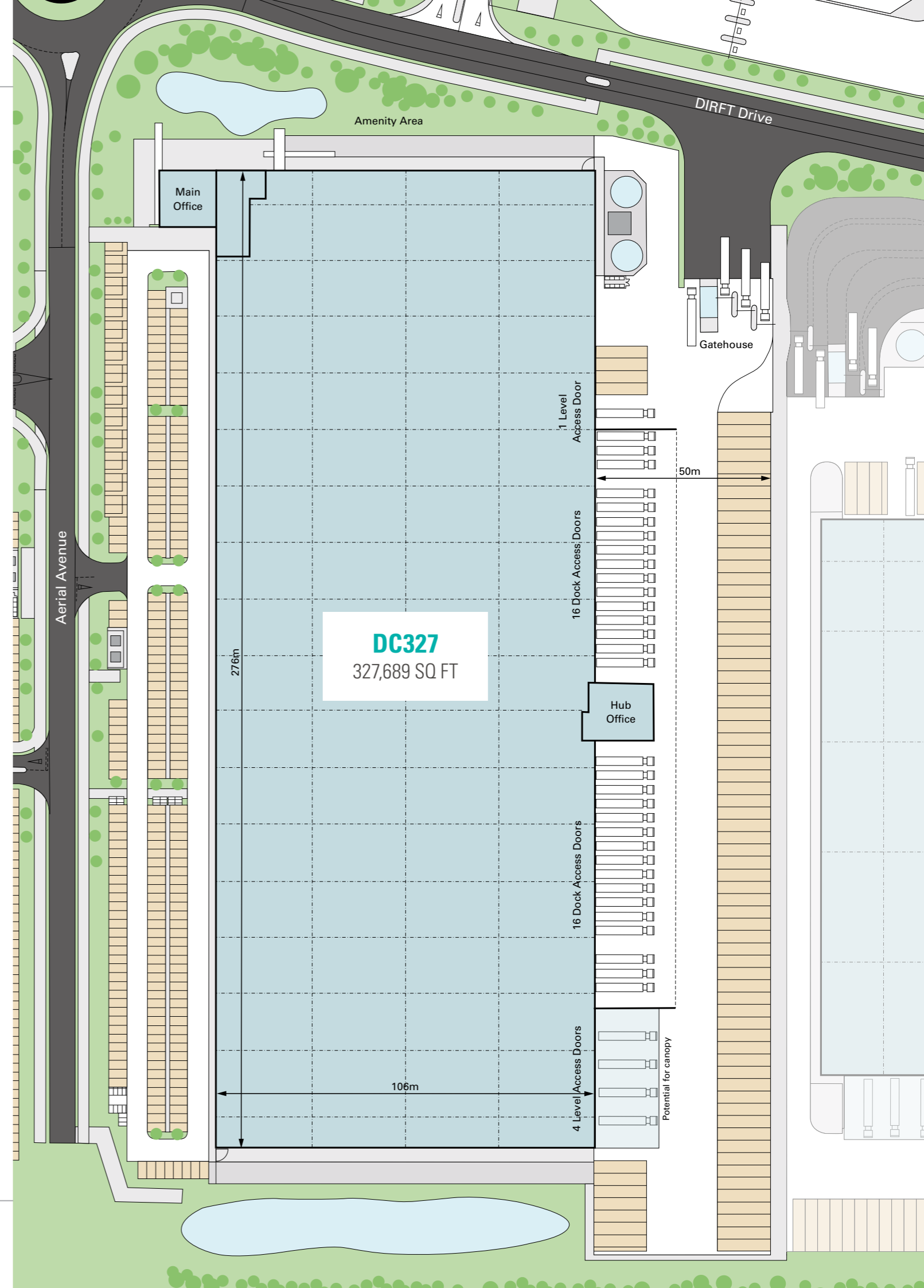
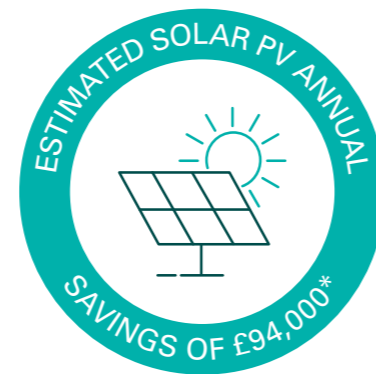
50 kN/M<sup>2</sup> FLOOR LOADING

## ACCOMMODATION (GIA)

Warehouse	312,366 sq ft	29,020 sq m
2 Storey Office	9,108 sq ft	846 sq m
2 Storey Hub	5,945 sq ft	552 sq m
Gatehouse	270 sq ft	25 sq m
<b>Total</b>	<b>327,689 sq ft</b>	<b>30,443 sq m</b>

## POTENTIAL PALLET SPACES

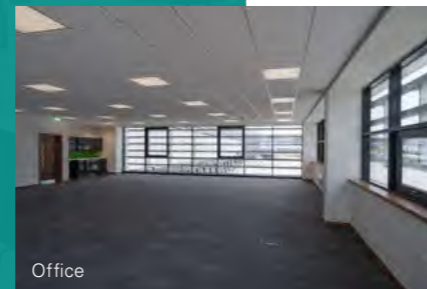
Wide aisle	57,420
Very narrow aisle	76,560



\*Correct as of June 2023

# FIT FOR EMPLOYEES' NEEDS

The health and wellbeing of future employees is at the heart of creating a great place to work; a place that reflects your brand values and helps you build a sense of community. We can work with you to provide the welfare offer that you require for your employees.



## 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 carefree 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.



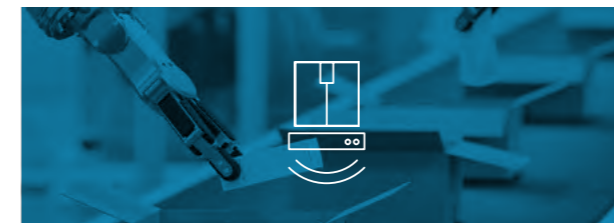
### SOLARSMART

Ability to increase on the standard provision to meet your power needs.



### 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.



For more information, please visit [prologis.co.uk/Essentials](https://prologis.co.uk/Essentials)



# ALL THE PERKS

When you move your business to a Prologis Park, we give you access to our dedicated Property Management Team and a range of Park Services designed to make life easier for you. From Park security and maintenance through to gritting the estate roads and helping you get employees to and from work, our team will help you take care of business and maintain your competitive advantage.



On-site security



Dedicated PCSO route



Secure lorry park



Bus services



Dedicated CCTV



Amenity space



Country park



Maintained landscaping



Maintained park drainage



Litter picking



Customer estate meetings



Shared external building clean



Snow clearance / road gritting



Community liaison



Green travel plan



## LORRY PARK

As well as restrooms, washrooms, and cooking facilities, secure HGV parking for 130 vehicles will be available for delivery drivers serving customers on Prologis DIRFT.

**PARK**life™



**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.



# KEEPING YOU ON TRACK

As companies look to meet ambitious targets around net zero carbon, rail freight is gaining popularity in the race to build cleaner, greener supply chains. Prologis RFI DIRFT is the UK's leading rail-served logistics park with three terminals, and is perfectly placed to deliver a cleaner, greener future for everyone.

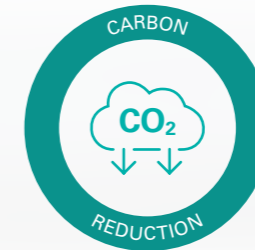


## DIRFT INTERMODAL FREIGHT TERMINALS

- 1 New terminal | 2 Sainsbury's | 3 Tesco



Reach 47 million customers in under 4.5 hours (HGV drive time)  
Source: Mercator Geosystems



Rail gives you the competitive edge with rapid access to the UK's ports with a 75% carbon reduction, compared to road



You have the opportunity to share trains with other occupiers



Each freight train at DIRFT removes up to 76 HGVs from UK roads



A choice of three rail freight terminals allows for greater flexibility and competitive pricing



Rail freight produces up to 15 times less nitrogen dioxide emissions than HGVs for the equivalent journey

## RAIL



DIRFT has direct access to the West Coast Main Line, the UK's primary rail freight route. Three on-site rail freight terminals provide supply chain resilience.

Destinations include (north to south):

Seaforth/Liverpool	5 hrs
Felixstowe	5 hrs
London Gateway	4 hrs
Channel Tunnel	5 hrs
Southampton	4 hrs

## ROAD



The M1 provides direct access to the M25 / London to the south and Leeds / Scotland to the north. It also links to the M6 which serves Birmingham and the north west of the UK. The A14 provides access to the East Coast ports.

M1 J18	1 mile
M1 / M6 / A14 Interchange	5 miles
East Midlands Airport	37 miles
M25 J21	60 miles
London Heathrow	81 miles
London Gateway	107 miles
Southampton	117 miles
Felixstowe	134 miles



# NEW AT DIRFT



## THE HUB

The Hub at DIRFT is dedicated to logistics skills training and will be available to customers seeking additional space to host training sessions or meetings. It's also home to the park management and security, ensuring that all your needs are provided from the Hub.



## UK'S LARGEST PARCEL HUB

Royal Mail has chosen DIRFT as the location for its largest UK parcel hub, providing operational efficiencies for e-commerce customers.



## UNLOCKING JOBS AND CAREER OPPORTUNITIES

### PROLOGIS WAREHOUSE AND LOGISTICS TRAINING PROGRAMME

Launched in 2021, and based at the Hub, the programme is helping to upskill the next generation of logistics workers by aiding young and unemployed people in the Northamptonshire and wider SEMLEP area gain the skills, knowledge, and competencies to build a career in logistics.

[PWLTP.COM](http://PWLTP.COM)



# PROLOGIS RFI DIRFT

## DC327

SAT NAV: NN6 7GZ

///hockey.shirts.adverbs



### 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 the high quality buildings that help our customers run their businesses 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](http://prologis.co.uk)

### TERMS

Available on leasehold terms, on a full repairing and insuring basis.



Visit the website

Ed Cole  
07872 677 751  
ed.cole@eu.jll.com

Carl Durrant  
07971 404 655  
carl.durrant@eu.jll.com

Richard James-Moore  
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richard.james-moore@eu.jll.com

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07870 555 716  
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[PROLOGIS.CO.UK/DIRFT](http://PROLOGIS.CO.UK/DIRFT)



#### Conditions under which particulars are issued:

JLL and Savills for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of JLL or Savills has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate. June 2023.



# DC218



## BUILD TO SUIT OPPORTUNITY

217,785 SQ FT (20,233 SQ M)

DETAILED PLANNING CONSENT GRANTED  
FAST TRACK DELIVERY OF 34 WEEKS



Indicative Computer Generated  
Image of DIRFT DC218

THE UK'S LEADING RAIL-SERVED  
LOGISTICS PARK

**NN6 7GZ**

[PROLOGIS.CO.UK/DIRFT](http://PROLOGIS.CO.UK/DIRFT)



# YOU DEMAND WE SUPPLY

DC218 is a new build to suit opportunity for a logistics / distribution facility at DIRFT.

Detailed planning consent has been granted allowing for a fast track delivery of 34 weeks.

## A WORLD CLASS PARK, HOME TO WORLD CLASS BRANDS

Sainsbury's

Kinaxia Limited

TESCO

DHL

MALCOLM GROUP

Royal Mail

halfords

boohoo

GXO

NHS

OPTIMA Logistics Ltd

culina

INGRAM MICRO

M&S  
EST. 1884

Dunelm

INDITEX



### MEETING YOUR NEEDS

#### Clear height

Up to 18m clear internal height

#### 50m yard

#### Amenity area

Dedicated external amenity area for employee wellbeing

#### Training academy

On-site training academy providing a potential workforce pipeline

#### Power

500 kVA

#### Chill store ready

Industry leading levels of air tightness



### DIRFT LOWERS YOUR OPERATIONAL COSTS

#### Three on-site rail terminals

Providing choice and supply chain resilience

#### 1 mile from J18 M1

Fast access to motorway network

#### Royal Mail parcel hub

Home to the UK's largest parcel hub, helping reduce transport costs and optimising next day delivery cut-off times

#### Private estate roads

Allowing tugs to move containerised freight

#### Lorry park

130 dedicated lorry spaces and amenity building for DIRFT III occupiers



### BEST-IN-CLASS SUSTAINABILITY

#### Net Zero Carbon

Net Zero Carbon in Construction and Operation

#### BREEAM

Target BREEAM 'Excellent'

#### EPC

Target EPC A with ability to be A+

#### Rooflights

15% rooflights providing natural daylight

#### Solar PV

Solar PV ready roof

#### EV Charging

Car park fully ducted for installation of electric vehicle charging points





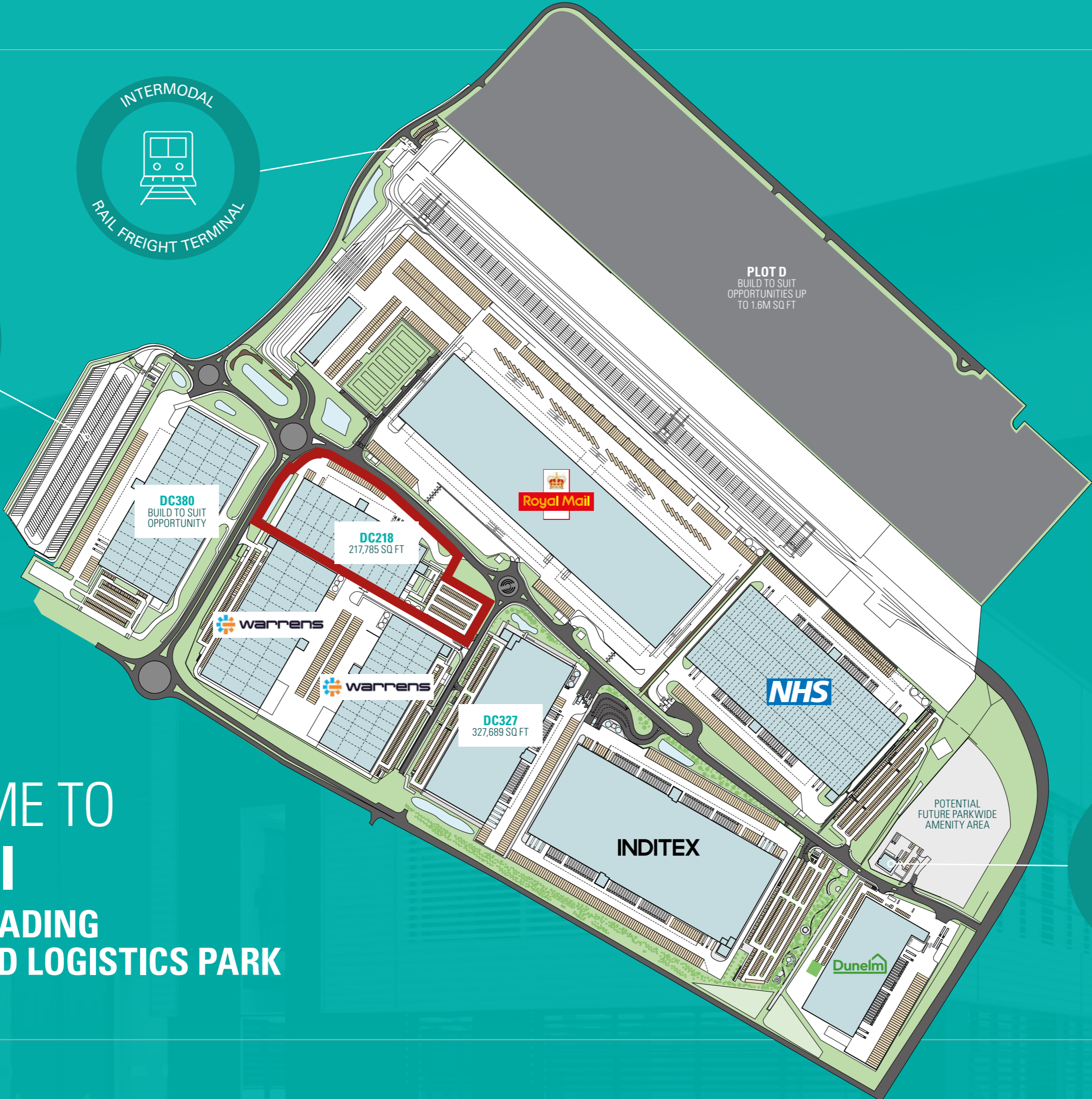
INTERMODAL

RAIL FREIGHT TERMINAL



DIRFT III

LORRY PARK









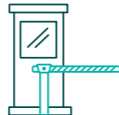





WELCOME TO  
**DIRFT III**  
THE UK'S LEADING  
RAIL-SERVED LOGISTICS PARK





# IT'S ALL IN THE DETAILS

Like all new Prologis developments, DC218 would be 'net zero carbon in construction' and we would be targeting a minimum EPC A and BREEAM Excellent rating.

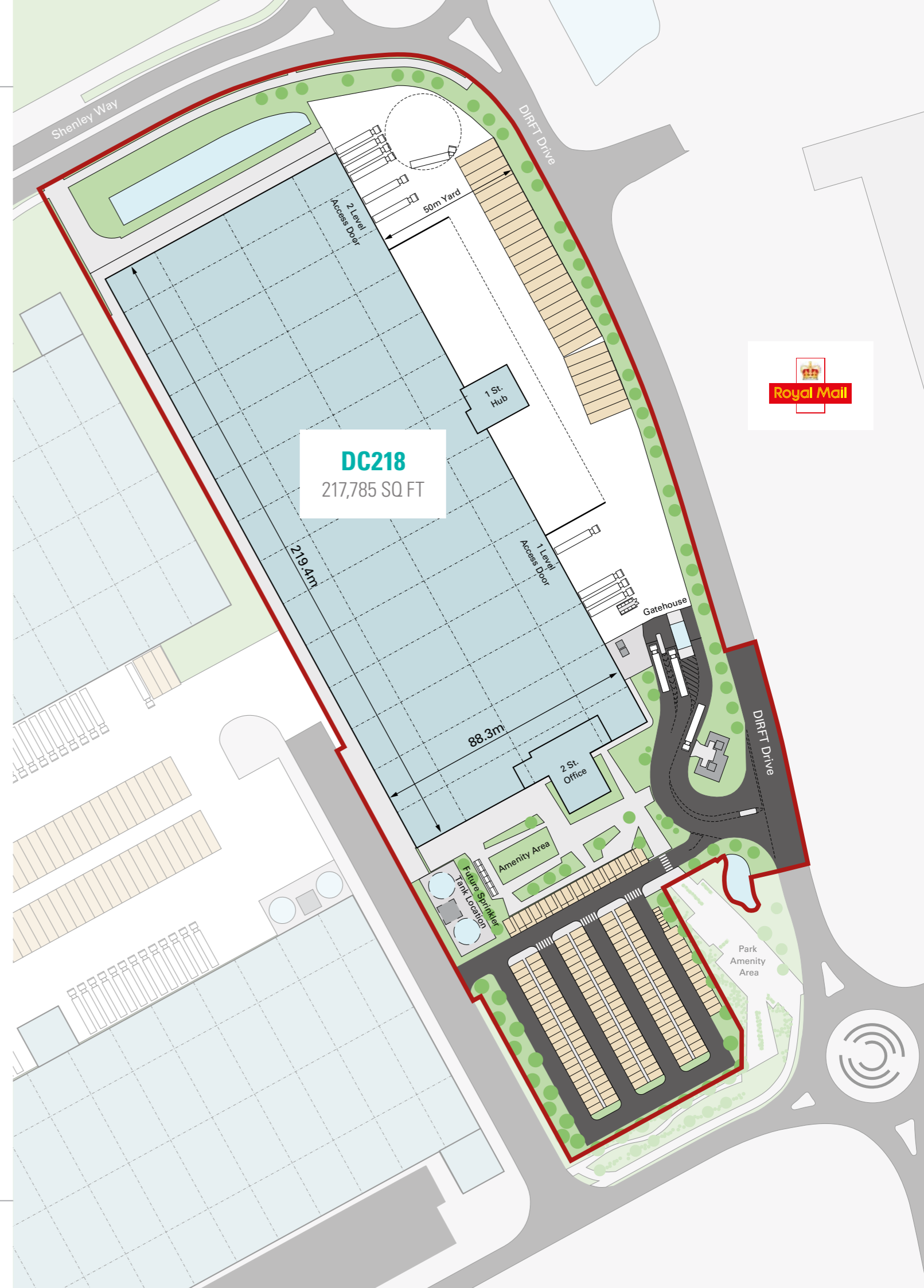
 <b>x21</b> 21 DOCK ACCESS DOORS	 <b>x3</b> 3 LEVEL ACCESS DOORS	 <b>x39</b> 39 HGV PARKING SPACES	 <b>x168</b> 168 CAR PARKING SPACES
 <b>18m</b> UP TO 18M CLEAR INTERNAL HEIGHT	 <b>50m</b> 50M YARD	 GATEHOUSE	 500 kVA AVAILABLE
 AMENITY AREA	 SOLAR PV READY	 18 EV CHARGING SPACES	 50 kN/M <sup>2</sup> FLOOR LOADING

## READY FOR DELIVERY

- Planning consent granted,
- Plateaued site,
- Utilities secured,
- 34 week build programme

## ACCOMMODATION (GIA)

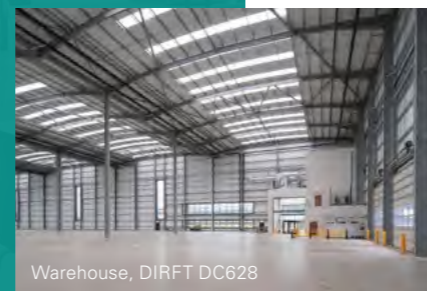
Warehouse	204,955 sq ft	19,041 sq m
Main office	9,616 sq ft	893 sq m
Hub office	2,956 sq ft	275 sq m
Gatehouse	258 sq ft	24 sq m
<b>Total</b>	<b>217,785 sq ft</b>	<b>(20,233 sq m)</b>





# FIT FOR EMPLOYEES' NEEDS

The health and wellbeing of future employees is at the heart of creating a great place to work; a place that reflects your brand values and helps you build a sense of community. We can work with you to provide the welfare offer that you require for your employees.



# LET US DO THE HEAVY LIFTING



Prologis Essentials is the first turnkey warehouse solutions platform for every phase of your journey, sustainably now and in the future.

With near limitless possibilities, it's about keeping it simple. Whether you're looking to increase energy efficiency, optimise fulfilment needs, or simply want to be fully up and running on day one (or at any time) – we've got you covered. We believe that the right location, with convenient end-to-end solutions in operations, energy, sustainability, mobility and workforce solutions gives your business lift and unparalleled strategic advantage.

Built exclusively around customer care, the Essentials platform applies scalable business value and a full-service approach to every warehouse, whether it's a Prologis building or not. Simply browse, choose and talk through with an expert.

## MEET YOUR 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!"



Danny Bostock



### Operations

A streamlined warehouse setup, from facility arrangement and material logistics to intelligent warehouse management.



### Mobility

Designed to transform fleets of all sizes with speed, simplicity, and scale. Our experts have your every vehicle covered.



### Energy + Sustainability

Access to continuous innovation to help you identify sustainable opportunities that lowers your business' carbon footprint.



### Workforce

Programmes that elevate recruitment, retention and productivity so your business can leverage top-tier talent that grows alongside you.

For more information, please visit [prologis.co.uk/Essentials](https://prologis.co.uk/Essentials)

# ALL THE PERKS

When you move your business to a Prologis Park, we give you access to our dedicated Property Management Team and a range of Park Services designed to make life easier for you. From Park security and maintenance through to gritting the estate roads and helping you get employees to and from work, our team will help you take care of business and maintain your competitive advantage.



On-site security



Dedicated PCSO route



Secure lorry park



Bus services



Dedicated CCTV



Amenity space



Country park



Maintained landscaping



Maintained park drainage



Litter picking



Customer estate meetings



Shared external building clean



Snow clearance / road gritting



Community liaison



Green travel plan



## LORRY PARK

As well as restrooms, washrooms, and cooking facilities, secure HGV parking for 130 vehicles is available for delivery drivers serving customers on Prologis DIRFT.

**PARK**life™



**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.



# KEEPING YOU ON TRACK

As companies look to meet ambitious targets around net zero carbon, rail freight is gaining popularity in the race to build cleaner, greener supply chains. Prologis RFI DIRFT is the UK's leading rail-served logistics park with three terminals, and is perfectly placed to deliver a cleaner, greener future for everyone.

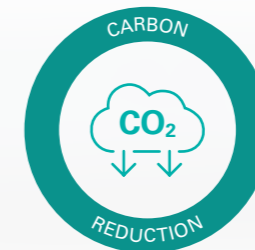


## DIRFT INTERMODAL FREIGHT TERMINALS

- 1 New terminal | 2 Sainsbury's | 3 Tesco



Reach 47 million customers in under 4.5 hours (HGV drive time)  
Source: Mercator Geosystems



Rail gives you the competitive edge with rapid access to the UK's ports with a 75% carbon reduction, compared to road



You have the opportunity to share trains with other occupiers



Each freight train at DIRFT removes up to 76 HGVs from UK roads



A choice of three rail freight terminals allows for greater flexibility and competitive pricing



Rail freight produces up to 15 times less nitrogen dioxide emissions than HGVs for the equivalent journey

## RAIL



DIRFT has direct access to the West Coast Main Line, the UK's primary rail freight route. Three on-site rail freight terminals provide supply chain resilience.

Destinations include (north to south):

Seaforth/Liverpool	5 hrs
Felixstowe	5 hrs
London Gateway	4 hrs
Channel Tunnel	5 hrs
Southampton	4 hrs

## ROAD



The M1 provides direct access to the M25 / London to the south and Leeds / Scotland to the north. It also links to the M6 which serves Birmingham and the north west of the UK. The A14 provides access to the East Coast ports.

M1 J18	1 mile
M1 / M6 / A14 Interchange	5 miles
East Midlands Airport	37 miles
M25 J21	60 miles
London Heathrow	81 miles
London Gateway	107 miles
Southampton	117 miles
Felixstowe	134 miles



# NEW AT DIRFT



## THE HUB

The Hub at DIRFT is dedicated to logistics skills training and will be available to customers seeking additional space to host training sessions or meetings. It's also home to the park management and security, ensuring that all your needs are provided from the Hub.



## UK'S LARGEST PARCEL HUB

Royal Mail has chosen DIRFT as the location for its largest UK parcel hub, providing operational efficiencies for e-commerce customers with later pick times for next day deliveries.



## UNLOCKING JOBS AND CAREER OPPORTUNITIES

### PROLOGIS WAREHOUSE AND LOGISTICS TRAINING PROGRAMME

Launched in 2021, and based at the Hub, the programme is helping to upskill the next generation of logistics workers by aiding young and unemployed people in the Northamptonshire and wider SEMLEP area gain the skills, knowledge, and competencies to build a career in logistics.

[PWLTP.COM](http://PWLTP.COM)





# PROLOGIS RFI DIRFT

## DC218

SAT NAV: NN6 7GZ

///loyal.impresses.carry



### 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 the high quality buildings that help our customers run their businesses 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](http://prologis.co.uk)

### TERMS

Available on leasehold terms, on a full repairing and insuring basis.



Visit the website

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[PROLOGIS.CO.UK/DIRFT](http://PROLOGIS.CO.UK/DIRFT)



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JLL and Savills for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of JLL or Savills has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate. February 2024.



Site 47



UK



For the latest portfolio news visit:  
[eu.glp.com](http://eu.glp.com)



# CURRENT AVAILABILITIES: UK

## The North

		Available Space	Build-to-suit or Speculative opportunity	Under construction	Available
01	G-Park Skelmersdale	UP TO 55,176 SQ M (593,910 SQ FT)	●		
02	G-Park Manchester Trafford Park	UP TO 20,078 SQ M (216,118 SQ FT)	○		

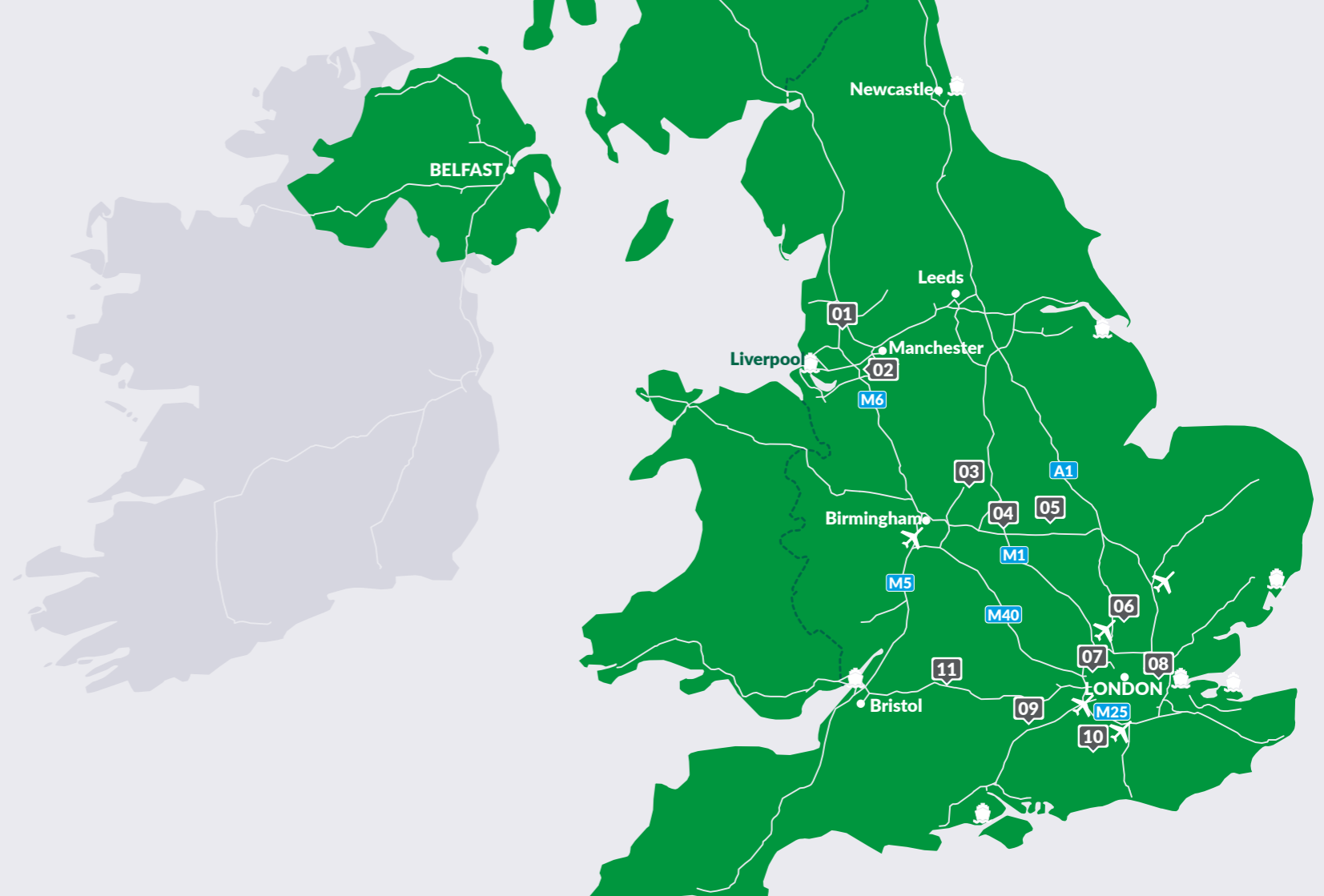
## The Midlands

03	G-Park Ashby	UP TO 70,000 SQ M (753,477 SQ FT)	●		
04	Magna Park North - Lutterworth	UP TO 189,184 SQ M (2,036,349 SQ FT)	●		
	Magna Park South - Lutterworth	UP TO 77,284 SQ M (831,882 SQ FT)			○
05	Magna Park Corby	UP TO 344,521 SQ M (3,708,388 SQ FT)	●		○

## The South

06	G-Park Stevenage	UP TO 9,227 SQ M (99,322 SQ FT)	○	○	
07	G-Park London Park Royal	UP TO 10,358 SQ M (111,492 SQ FT)	○		
08	International Business Park, Stratford - Unit 3	UP TO 4,993 SQ M (53,741 SQ FT)			○
	G-Park London Stratford	UP TO 14,586 SQ M (157,000 SQ FT)	●		
09	G-Park Basingstoke	UP TO 19,495 SQ M (209,461 SQ FT)		○	
10	G-Hub Crawley	UP TO 8,959 SQ M (96,442 SQ FT)			○
11	G-Park Swindon	UP TO 7,518 SQ M (80,927 SQ FT)	○		

● Build-to-suit ○ Speculative opportunity



# MAGNA PARK NORTH LUTTERWORTH

LE17 4XP

Site up to

**SQM** **SQFT**  
**189,184** **2,036,349**

Site overview

- Build-to-suit development opportunities up to 189,184 sq m
- Flexible unit sizes, from 9,290 to 111,483 sq m in a single building
- UK and Europe's premier logistics and distribution park. 85% of the UK population within a 4.5-hour drive



Computer generated image



Indicative build-to-suit development opportunities

**MPN5**  
 70,733 SQ M (761,361 SQ FT)

**MPN6**  
 80,212 SQ M (863,391 SQ FT)

**MPN7**  
 38,239 SQ M (411,597 SQ FT)

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**Emily Le Gallais**  
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Visit: eu.glp.com



Computer generated image



Indicative site plan



# MAGNA PARK SOUTH LUTTERWORTH

LE17 4XP

Site up to



77,284



831,882

Site overview

- Speculative development opportunities up to 77,284 sq m available
- Infrastructure in place, development ready
- Situated within the heart of the Midlands' 'Golden Triangle' of logistics – home to over 30 brands and leading occupiers

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Visit: eu.glp.com



Speculative development opportunities

**MPS5**  
 17,396 SQ M (187,253 SQ FT)

**MPS9**  
 36,088 SQ M (388,444 SQ FT)

**MPS10**  
 12,721 SQ M (136,933 SQ FT)

**MPS11**  
 11,079 SQ M (119,252 SQ FT)

Indicative site plan



# MAGNA PARK CORBY

NN18 8ET

Site up to

**SQM**  
**344,521**

**SQFT**  
**3,708,388**

## Site overview

- Speculative and build-to-suit opportunities
- One of the largest dedicated logistics and distribution parks in the UK
- Located 8 miles from the A14, with quick access to the M1, M6, M11 and the A1 (M)
- Situated in an established strategic location for logistics by virtue of its connectivity across the UK transportation network

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Visit: eu.glp.com



**SPECULATIVE OPPORTUNITY**

**AVAILABLE NOW**

**BUILD-TO-SUIT OPPORTUNITIES**

**Speculative development opportunity**

**MPC3**  
54,596 SQ M (587,662 SQ FT)

**Indicative build-to-suit development opportunities**

**MPC1**  
93,744 SQ M (1,009,052 SQ FT)

**MPC4**  
91,329 SQ M (983,057 SQ FT)

**MPC5**  
49,993 SQ M (538,120 SQ FT)

**MPC6**  
54,859 SQ M (590,497 SQ FT)



Indicative site plan



**Apollo**  
Ansty Park



**Coventry's Premier Logistics/  
Manufacturing Park**

**4 spec build units from  
116,000 - 300,000 sq ft**

**To Let**

**Available Q1 2024**

**[apolloanstypark.co.uk](http://apolloanstypark.co.uk)**



# Coventry's Premier Logistics Park

Apollo, Ansty Park, Coventry is a unique and established 52 acre development strategically positioned adjacent to M6 Junction 2 and M69 Junction 1, providing unrivalled access to the UK's motorway network.

Located at the centre of the logistics, manufacturing and aerospace sectors in the UK, 90% of the population are reachable within 4 hours. The M1 is easily accessible via the M6 and M69 in less than 20 minutes, providing excellent connectivity to London and the wider UK, whilst both Daventry International Rail Freight Terminal (DIRFT) and Hams Hall Rail Freight Terminal can be reached within a circa 20 minutes' drive time.

Providing 860,956 sq ft of space across four detached units, Apollo Phase 2 will offer highly specified accommodation to suit a range of occupier types.

**Apollo 4**  
172,407 sq ft

**Apollo 5**  
301,591 sq ft

**Apollo 6**  
269,882 sq ft

**Apollo 7**  
117,076 sq ft



## An established community

01 Sainsbury's

02 HTRC

03 FANUC

04 LEVC

05 AVL

06 I P G PHOTONICS

07 mtc Manufacturing Technology Centre

08 mtc LLOYDS BANK Advanced Manufacturing Training Centre

09 Cadent  
10 MEGGITT

11 ROLLS ROYCE

12 Polestar

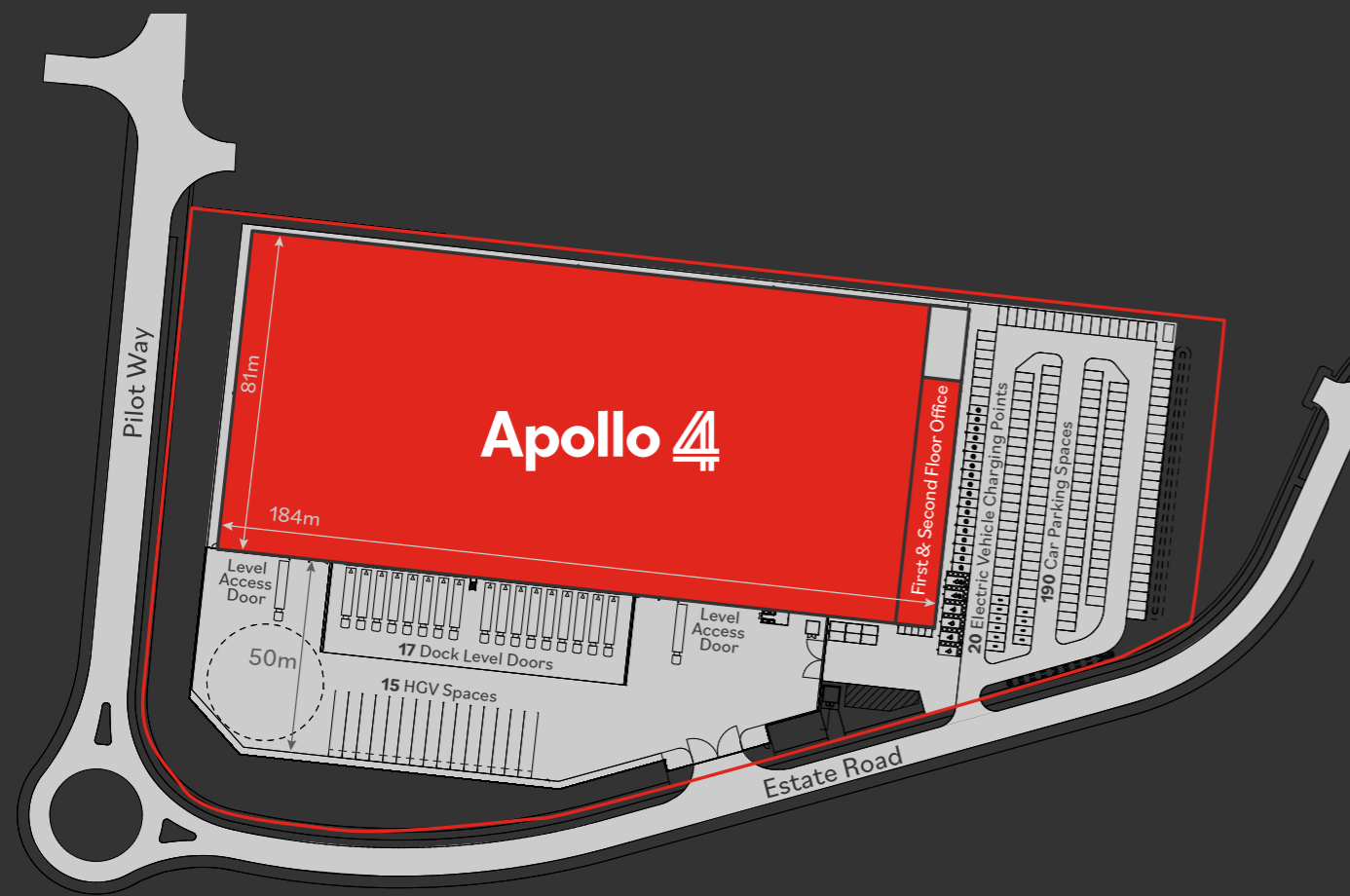
13 STAIRCRAFT Group



# Apollo 4

172,407 sq ft industrial/  
warehouse unit

Available February 2024



	Sq M	Sq Ft
Warehouse	14,787.8	159,174
Office	1,229.3	13,233
<b>Total</b>	<b>16,017.1</b>	<b>172,407</b>

Measurements in GIA. Plan for indicative purposes only. Not to scale.

## Specification

### Warehouse

- Clear Height to Haunch: **12m**
- Floor Loading: **50kN/sq m**
- 17** Dock Level Doors
- 2** Level Access Doors
- 1.25MVA** Power Supply

### External Areas

- 190** car parking spaces
- 20** Electric Vehicle Charging Points
- 50m** Yard Depth
- 15** HGV Spaces

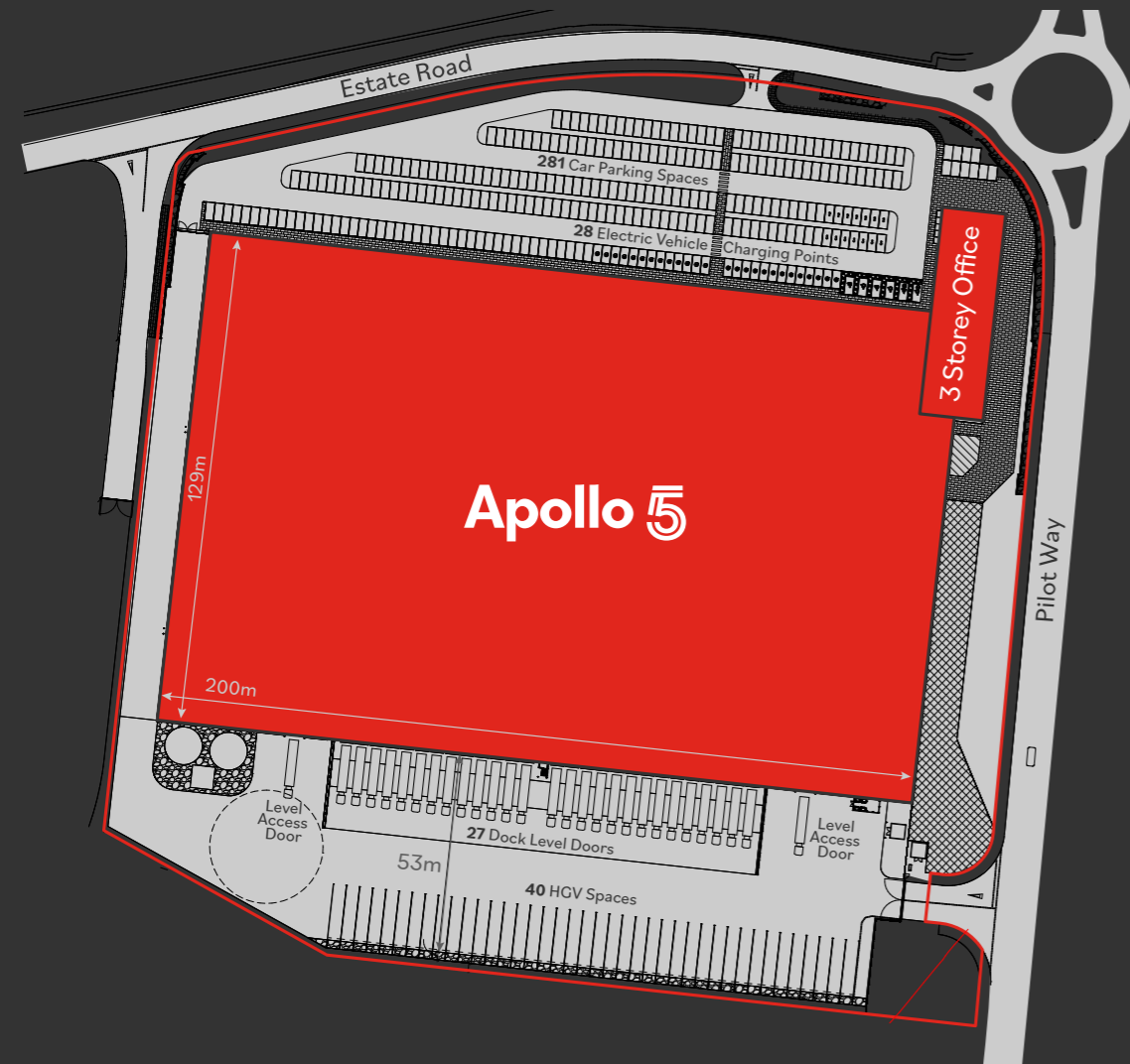
### Offices

- High quality WC & Shower Facilities
- 8 Person Passenger Lift
- PIR VRF Heating and Cooling
- Suspended Ceiling with Metal Tiles
- Motion Sensing LED Lighting
- Raised Access Floor
- Carpet Tiled Floor Finish
- Kitchenette Facilities

# Apollo 5

301,591 sq ft industrial/  
warehouse unit

Available March 2024



	Sq M	Sq Ft
Warehouse	25,579.7	275,337
Office	2,439	26,254
<b>Total</b>	<b>28,018.7</b>	<b>301,591</b>

Measurements in GIA. Plan for indicative purposes only. Not to scale.



## Specification

### Warehouse

- Clear Height to Haunch: **14m**
- Floor Loading: **50kN/sq m**
- 27** Dock Level Doors
- 2** Level Access Doors
- 1.5MVA** Power Supply

### External Areas

- 281** car parking spaces
- 28** Electric Vehicle Charging Points
- 53m** Yard Depth
- 40** HGV Spaces

### Offices

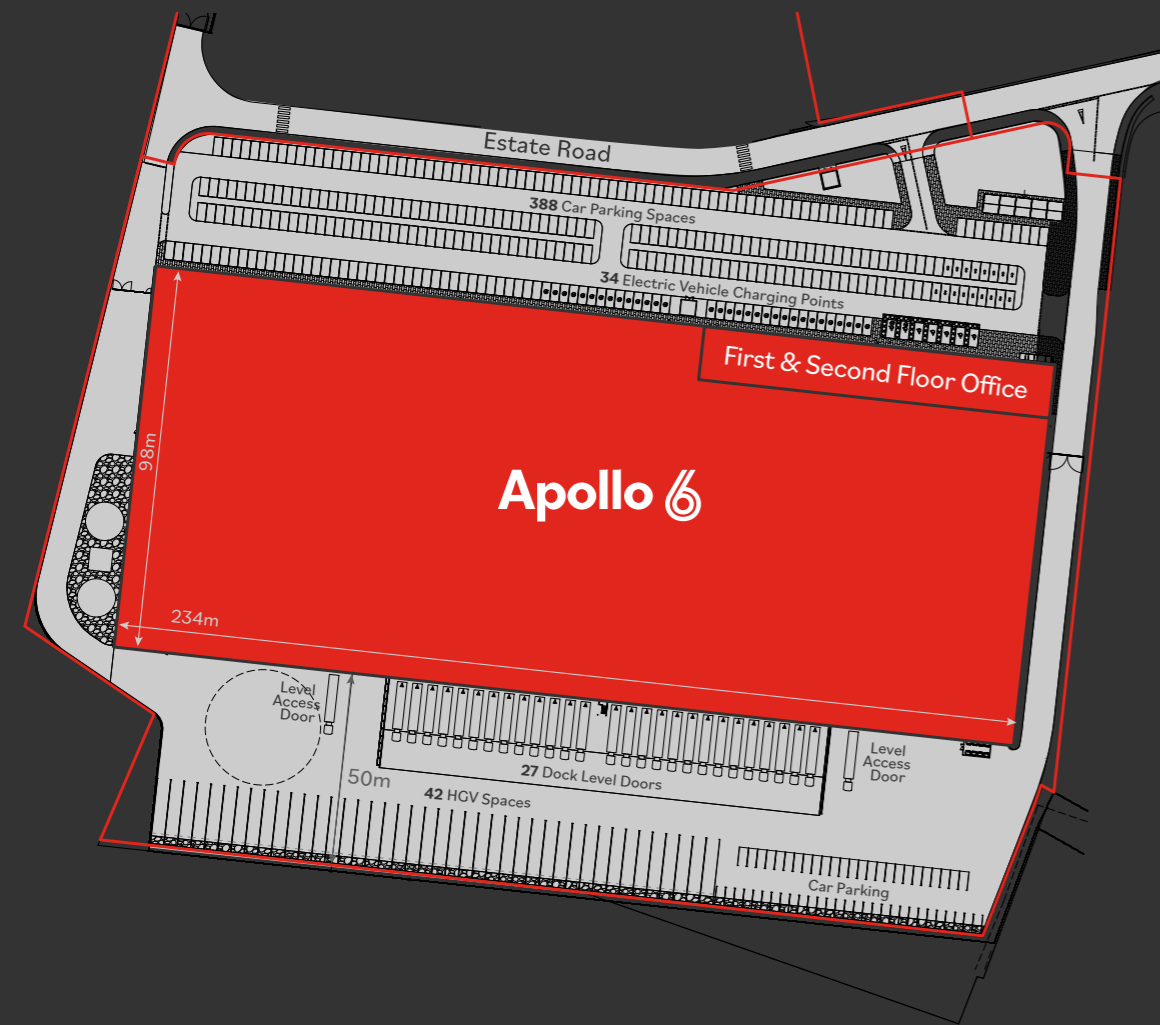
- High quality WC & Shower Facilities
- 8 Person Passenger Lift
- PIR VRF Heating and Cooling
- Suspended Ceiling with Metal Tiles
- Motion Sensing LED Lighting
- Raised Access Floor
- Carpet Tiled Floor Finish
- Kitchenette Facilities



# Apollo 6

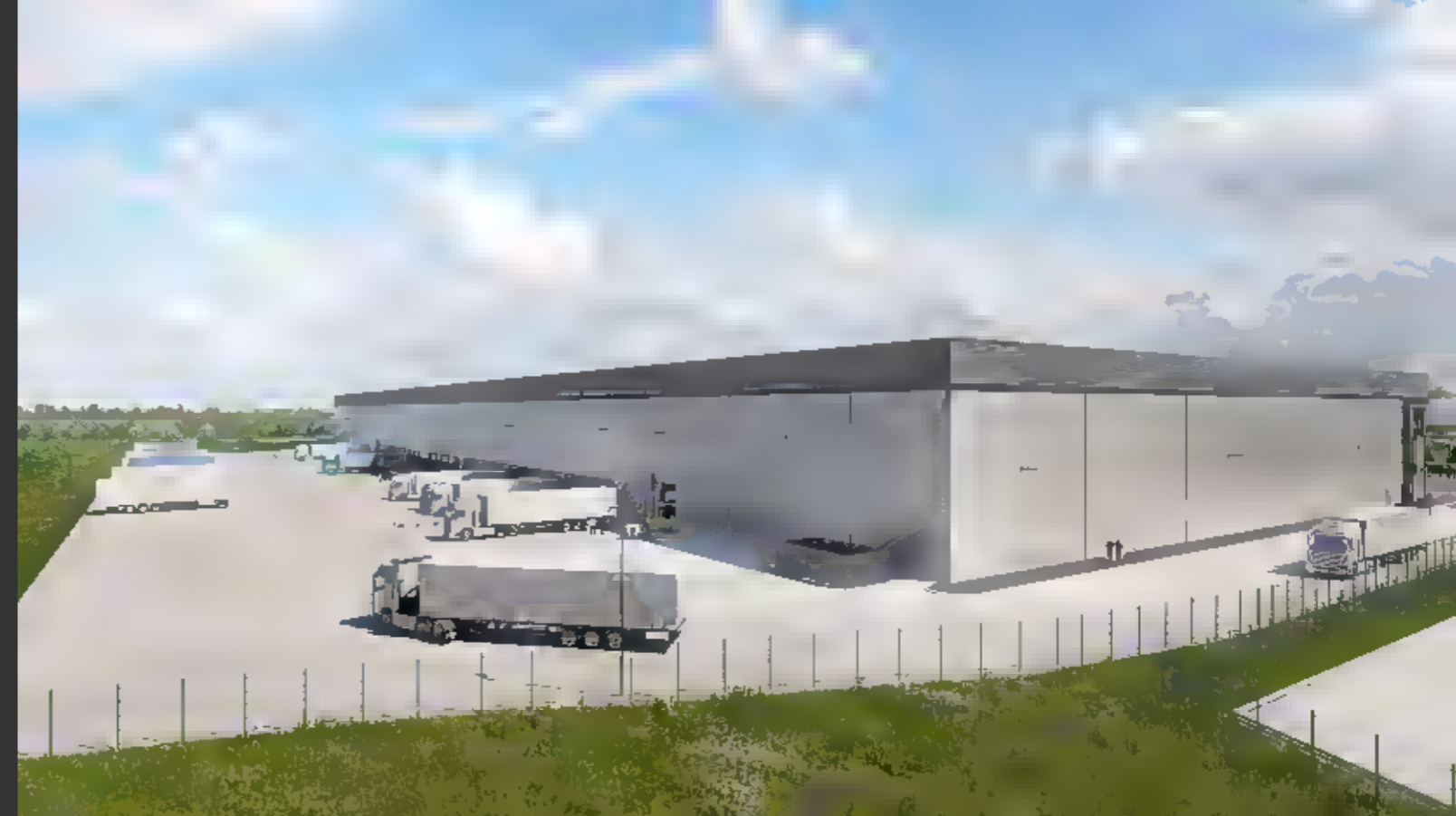
269,882 sq ft industrial/  
warehouse unit

Available March 2024



	Sq M	Sq Ft
Warehouse	22,948.5	247,015
Office	2,124.4	22,867
<b>Total</b>	<b>25,072.9</b>	<b>269,882</b>

Measurements in GIA. Plan for indicative purposes only. Not to scale.



## Specification

### Warehouse

- Clear Height to Haunch: **14m**
- Floor Loading: **50kN/sq m**
- 27** Dock Level Doors
- 2** Level Access Doors
- 1.5MVA** Power Supply

### External Areas

- 388** car parking spaces
- 34** Electric Vehicle Charging Points
- 50m** Yard Depth
- 42** HGV Spaces

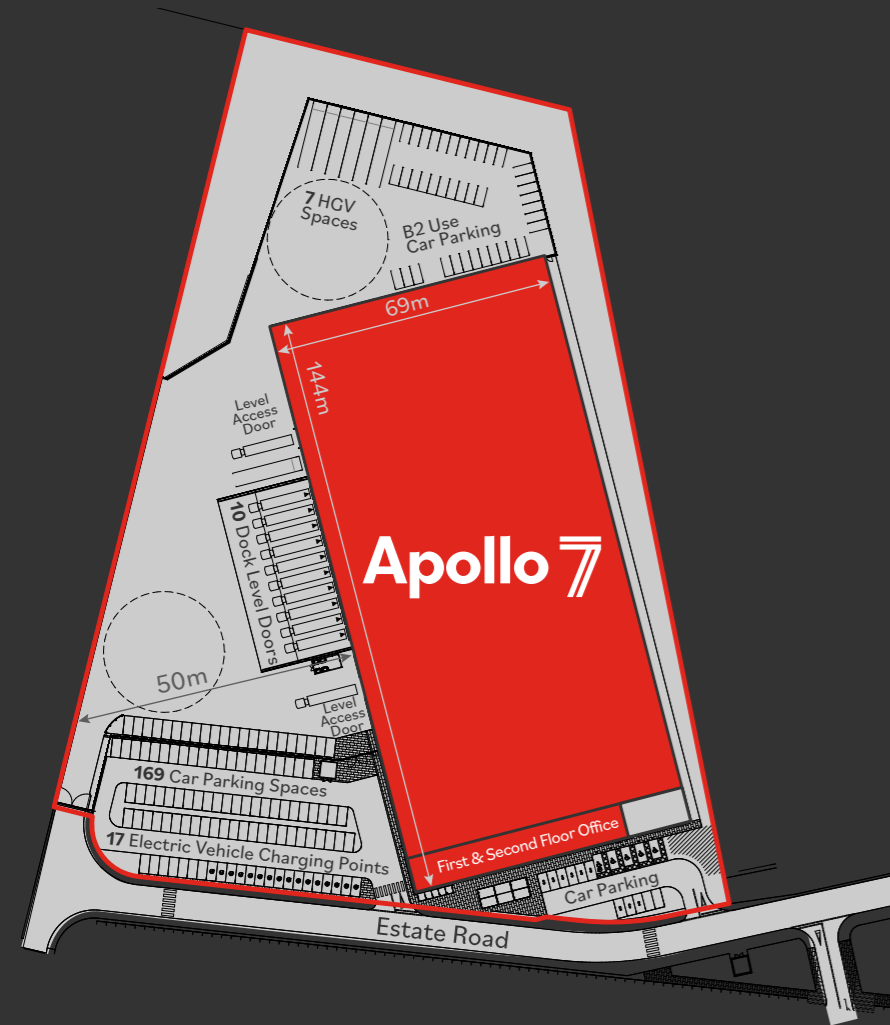
### Offices

- High quality WC & Shower Facilities
- 8 Person Passenger Lift
- PIR VRF Heating and Cooling
- Suspended Ceiling with Metal Tiles
- Motion Sensing LED Lighting
- Raised Access Floor
- Carpet Tiled Floor Finish
- Kitchenette Facilities

# Apollo 7

117,076 sq ft industrial/  
warehouse unit

Available March 2024








	Sq M	Sq Ft
Warehouse	9,944.4	107,040
Office	932.4	10,036
<b>Total</b>	<b>10,876.8</b>	<b>117,076</b>

Measurements in GIA. Plan for indicative purposes only. Not to scale.







## Specification









### Warehouse

-  Clear Height to Haunch: **12.5m**
-  Floor Loading: **50kN/sq m**
-  **10** Dock Level Doors
-  **2** Level Access Doors
-  **0.75MVA** Power Supply

### External Areas

-  **169** car parking spaces
-  **17** Electric Vehicle Charging Points
-  **50m** Yard Depth
-  **7** HGV Spaces

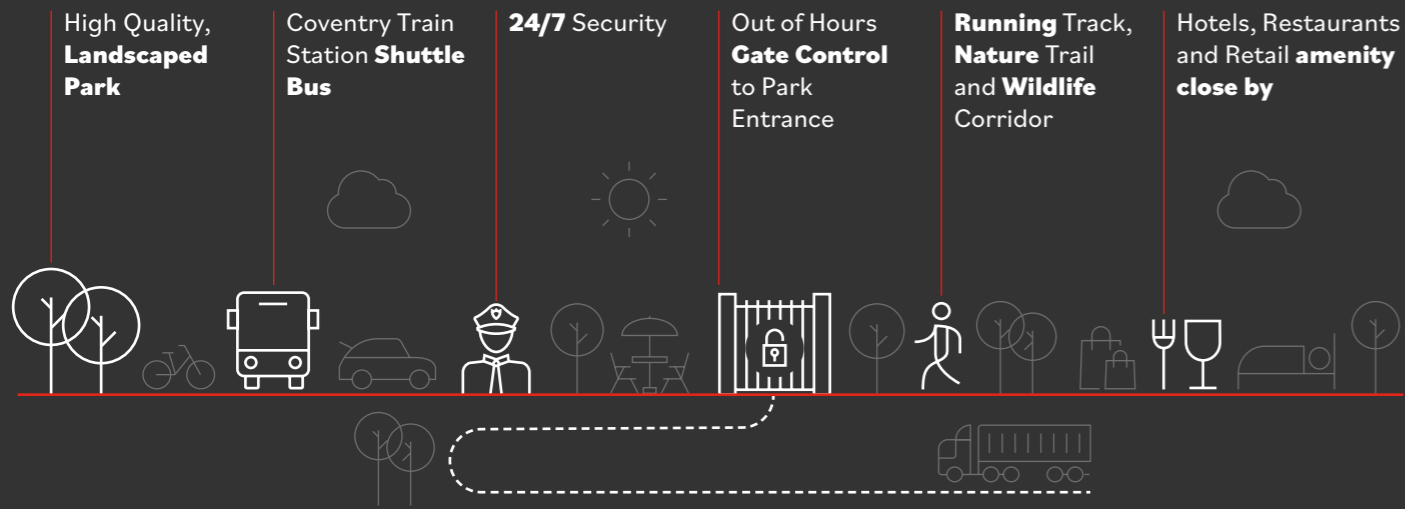
### Offices

-  High quality WC & Shower Facilities
-  8 Person Passenger Lift
-  PIR VRF Heating and Cooling
-  Suspended Ceiling with Metal Tiles
-  Motion Sensing LED Lighting
-  Raised Access Floor
-  Carpet Tiled Floor Finish
-  Kitchenette Facilities



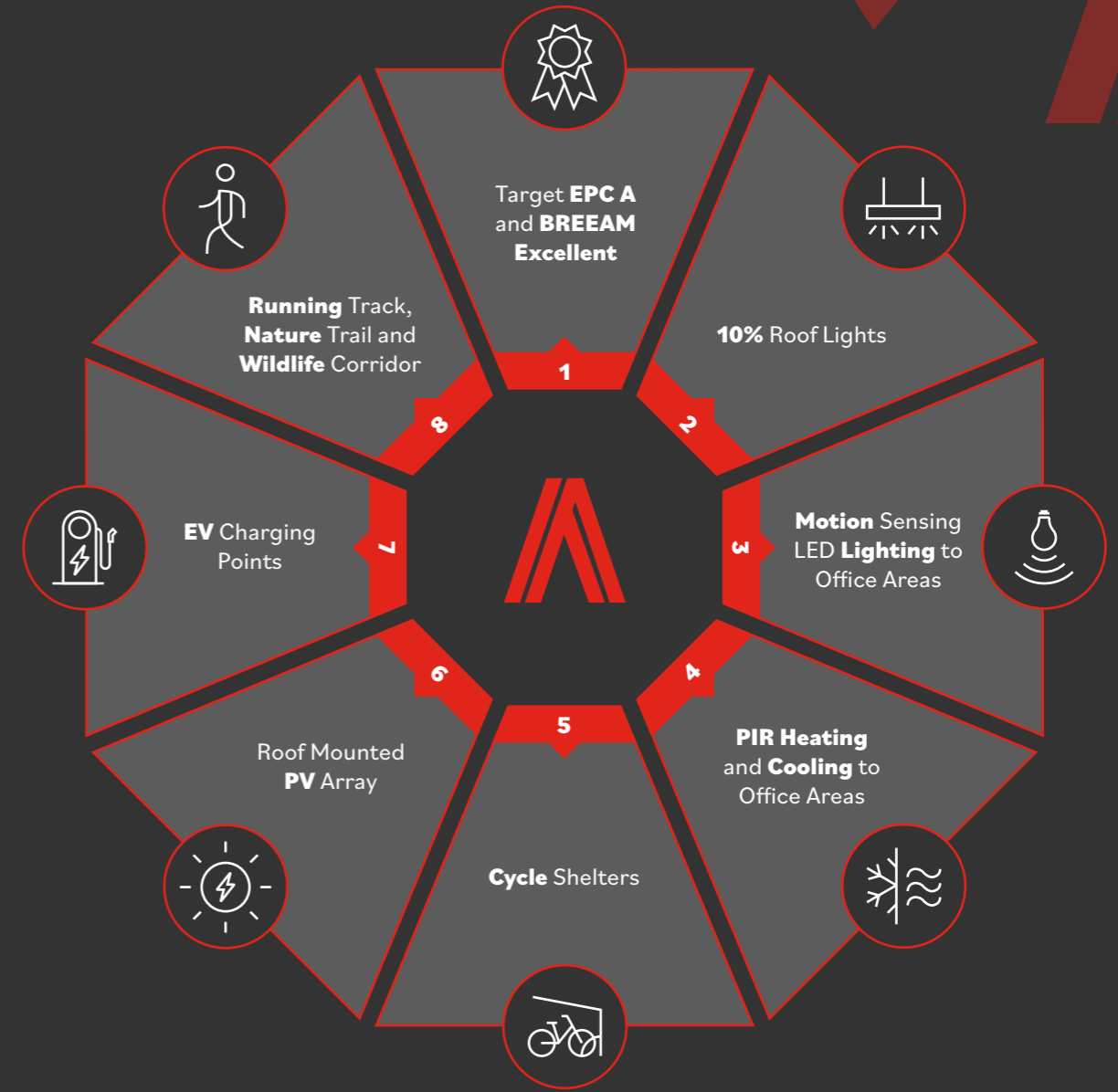
# A park built around your health and wellbeing

## Park Benefits



## Sustainability

At Apollo you will find a unique environment that combines forward-thinking sustainability with the potential for long-term growth. Our focus on energy efficiency and indoor environmental quality ensures that your units minimise energy consumption while promoting a healthier and more inviting workspace.



# It's all about connectivity

## Travel Times

Motorway	Distance	Time
M69	1.2 miles	3 mins
M6	1 miles	3 mins
M1 (J19)	12.8 miles	14 mins
M1 (J21)	16.7 miles	16 mins
M42	13.6 miles	14 mins
M40	17 miles	22 mins

City	Distance	Time
Coventry	5.3 miles	12 mins
Birmingham	25 miles	28 mins
Leicester	21 miles	28 mins
London	96 miles	1hr 50 mins

Transport	Distance	Time
Daventry International Rail Freight Terminal	17 miles	18 mins
Birmingham Airport	17 miles	20 mins
Hams Hall Rail Freight Terminal	19 miles	22 mins
East Midlands Airport	35 miles	35 mins
London Heathrow Airport	96 miles	1hr 40 mins

## Demographics

**90%**

Golden triangle location; 90% of the UK population reachable within 4 hours

**4.8m**

total population within a 30 mile radius

**6m**

population within 1 hour

**30%**

of UK aerospace businesses located in the Midlands

**8.4%**

of employee jobs in transport and storage

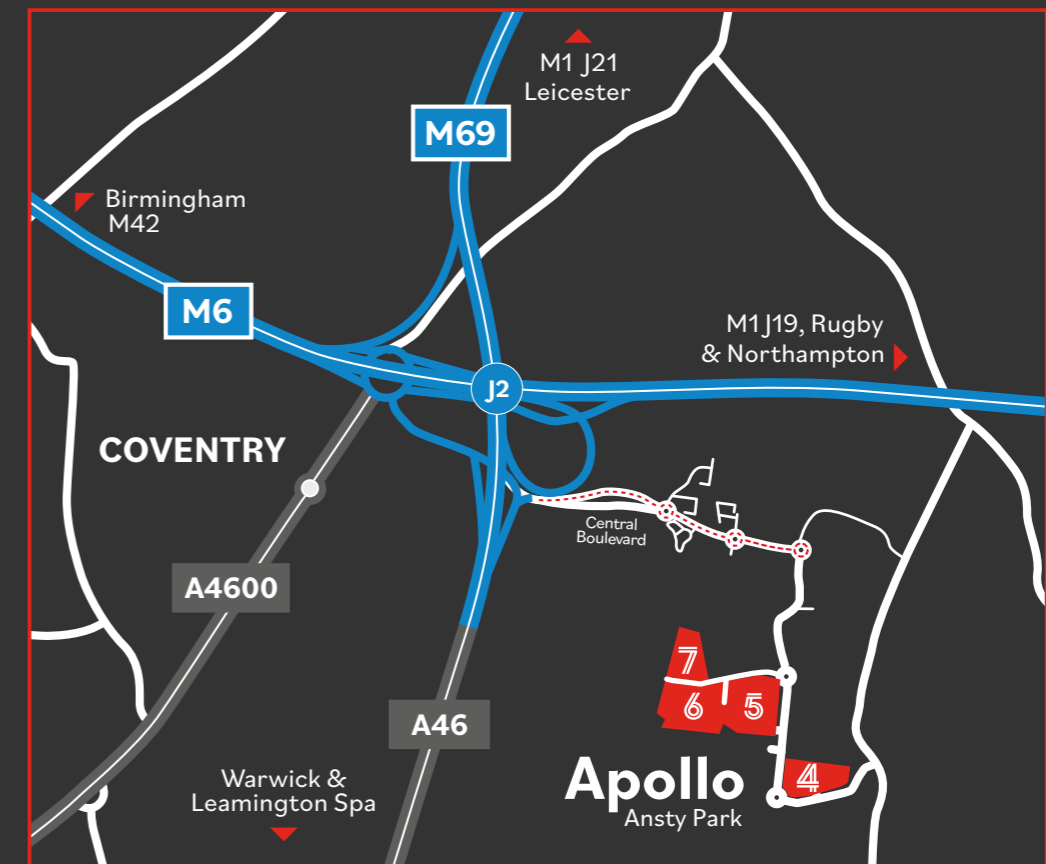
**100,000**

graduates a year from 15 universities within a 1 hour drive

**£124.3bn**

total purchasing power

Sat Nav: CV7 9JU





# Soft-landing Support

Inward investment agency, Invest Coventry & Warwickshire, can help businesses to access soft-landing support in terms of skills and recruitment support / brokerage and access to finance programmes including the Business Investment Growth Fund (of the Warwickshire Recovery & Investment Fund).

Within skills and recruitment, support to business is bespoke to their needs but can include:

- Apprenticeships, training and skills support
- Recruitment support (including the Fair Chance Employment Programme)
- Fully funded recruitment films
- Links to Education Community

Local financial support opportunities exist for all business sizes but as an example, the Business Investment Growth Fund can offer loan support of up to £10million for businesses locating to Ansty Park, that can help with any initial set up and fit-out costs.

For further information or to be introduced to Invest Coventry & Warwickshire, please contact the joint agents.

# Further Information

## Terms

The units are available on a new FRI leases, on terms to be agreed.

## Contact

Further information including Technical Pack, plans and specification documents are available on request through the joint agents.



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**0203 147 6040**

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**[apolloanstypark.co.uk](http://apolloanstypark.co.uk)**

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**25 ACRES REMAINING**



WET FLOOR PARK



**Site 50**

**LAND/PURPOSE BUILT PREMISES  
FOR SALE OR TO LET**

**JAGUAR LAND ROVER  
MODG • ERA • CARTOR  
ATLAS COPCO • EURUFINS**

**JOIN THEM!**

**ADVANCED MANUFACTURING  
OTHER RELATED USES**



**Junction 2 M54  
West Midlands**

**www.i54.com**



## HIGH PROFILE SITE

i54 South Staffordshire is a joint partnership between Staffordshire County Council, City of Wolverhampton Council and South Staffordshire Council.

A 300 acre, high profile site with an international reputation which has been attractively landscaped to include footpaths and cycle routes to create an outstanding working environment.

Over 2.5 million sq ft of new buildings have been built to date with some 2,700 people employed across the current businesses.

## STRATEGIC LOCATION

i54 South Staffordshire is strategic site in the centre of the UK, adjacent to the M54 motorway with its own dedicated access to Junction 2. Excellent access is therefore afforded to the national motorway network via the M6, M6 Toll and A449.

The M6 Toll provides reliable alternative access to the east and also to rail freight

terminals in the region. There are also proposals to provide a link between the M54, M6 and M6 Toll.

Birmingham Airport (25 miles) and Manchester Airport (58 miles) provide International access.



## MORE i54

Following on from the huge success to date, the next exciting phase has commenced upon which 25 acres remains to the west of the existing development available for Advanced Manufacturing, Technology, Training, Innovation and other related uses.

- Land available for purpose built development
- For Sale or To Let
- Large power supply up to 12 MVA

## MOVING FORWARD

- New access road now open
- Platforming works complete and site ready for development



Junction 2 M54  
West Midlands

For further details on indicative  
plot sizes and availability visit:  
[www.i54online.com](http://www.i54online.com)

Pendeford Business Park

Fortune Brands

25 ACRES AVAILABLE

M54

euromys

Atlas Copco

NEW ACCESS ROAD

MOOG

ERA

ADVANTAGE i54  
3 ACRES AVAILABLE

CARTOR  
SECURITY PRINTERS

PLOT E2  
6 ACRES  
UNDER OFFER

TRIMAN group

PLOT D  
3 ACRES  
UNDER OFFER

12

M6/M5 TOLL ↓



JOIN THE  
BEST...



New built-for-purpose EMEA headquarters for Fortune Brands' Water Innovations portfolio. Along with a state-of-the-art manufacturing centre-of-excellence it also includes a Customer Experience Centre and Training Facility.



The Access 360 state-of-the-art facility spans over 6,224 sq m (67,000 sq ft) featuring the latest in automated engineering technology for the design and manufacture of roof, wall and floor access products to the construction industry.



Jaguar Land Rover have developed a new advanced engine facility to build low emission engines covering approximately 185,800 sq m (2,000,000 sq ft).



## MOOG

International aerospace company MOOG have also been attracted to i54 where a 19,415 sq m (208,905 sq ft) purpose built facility houses their design, development and manufacturing operations for multiple aircraft flight controls programmes.



Eurofins is a leading international laboratory testing company servicing pharmaceutical, food, environmental and consumer product industries. This is a new state-of-the-art 2 storey facility.



## ERA

ERA has been designing and manufacturing locks since 1838 and recently relocated to i54 into a new state-of-the-art facility amounting to approximately 12,540 sq m (135,000 sq ft).

## Atlas Copco

Atlas Copco is a Swedish industrial company, founded in 1873 that manufactures high quality compressors, industrial vacuum pumps, industrial gas generators, power tools and air, power and flow solutions as well as service plans. Their new state-of-the-art production facility is 4,110 sq m (44,240 sq ft).



Cartor have constructed a new 6,503 sq m (70,000 sq ft) manufacturing facility along with an ambitious programme of investment in state-of-the-art printing technologies.



# AN EASY DECISION, GIVEN THESE FACTS

i54 is the UK's premier advanced manufacturers location and one of the most sought after business parks in the Midlands.

## KEY FACTS

West Midlands Advanced Manufacturing sector:

The West Midlands is the manufacturing heartland of the UK with a workforce well adapted to flexible work patterns and with a range of production skills.

Very competitive labour, property and operational costs.



1,730,000



labour pool within a 30 minute drive time.

2,154,234



people of a working age within a 20 mile radius.

2,050,300



have qualifications to NVQ Level 3+.

1,405,300



have a degree or equivalent qualification.

200,000



university students enrolled in 10 universities within a 1 hour commute of Wolverhampton.

29,125



high technology and automotive related businesses within a 20 mile radius of i54 employing 248,175 people.

Automotive and aerospace advanced manufacturing and the supply chain are extensively represented in the region along with a number of local R&D centres of excellence.



## LIFESTYLE

Situated within an environment that provides wonderful lifestyle choices including beautiful countryside, extensive housing options, excellent sports and leisure facilities.



## TRANSPORT

Only 3 miles from Wolverhampton City Centre with strong public transport facilities including a dedicated bus services to and from site.



The i54 Partnership will provide a tailored business support package to ensure your investment is a success. We support you and your business every step of the way and provide a dedicated account manager who will assist with:

- Relocation and expansion business case development
- Benchmark against other potential investment destinations
- Dedicated relocation support services
- Location & labour cost analysis
- Recruitment and Training Support – We provide a tailored recruitment service which can save on expensive recruitment costs for new staff
- Information on access to finance
- Showcase of the commercial real estate available and short listing
- Introductions to local support partners & programmes
- Introductions to R&D centres of excellence & academia
- Brokering introductions into the wider business community
- Tailored familiarisation visit programmes
- PR & Comms Support to ensure that your customers, the local business community, and competitors are aware that you are growing
- Travel to work planning for your staff



# STRATEGIC LOCATION



Junction 2 M54 West Midlands



## UK Airports

	Distance	Time
Birmingham	29 miles	33 mins
East Midlands	47 miles	53 mins
Manchester	65 miles	1 hr 13 mins
Heathrow	129 miles	2 hrs 2 mins
Gatwick	166 miles	2 hrs 41 mins

Source: RAC Routeplanner



## Ports

	Distance	Time
Liverpool/Ellesmere	64 miles	1 hour 27 mins
Bristol	100 miles	1 hr 41 mins
Hull/Immingham	131 miles	2 hrs 18 mins
London Gateway	158 miles	2 hrs 52 mins
Southampton	159 miles	2 hrs 46 mins
Felixstowe	179 miles	3 hrs 13 mins
Harwich	188 miles	3 hrs 24 mins
Folkestone	221 miles	3 hrs 35 mins

Source: RAC Routeplanner



## SAT NAV WV9 5GA



# VIEWING

For further information or to arrange a site inspection contact:

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## UNRIVALLED OPPORTUNITY

A total of 60 acres of land has recently been newly released on the western boundary of the existing i54 South Staffordshire development. Following the successful disposal of part of this land to Fortune Brands for their new headquarters facility of 270,000 sq ft, the final 25 acres remains available for further occupiers as indicated:

- Land from 10 to 25 acres capable of accommodating Advanced Manufacturing and other related uses from 150,000 to 500,000 sq ft
- Land or purpose built development available
- For Sale or To Let

There is flexibility to satisfy varying requirements

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**ADVANCED MANUFACTURING AND OTHER RELATED USES**



**BROCHURE**

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