

PROLOGIS PARK
RYTON DC4
A 45 | COVENTRY
CV8 3LF

Technical Pack

Sat Nav: CV8 3LF
[///cheerily.faded.friday](http://cheerily.faded.friday)

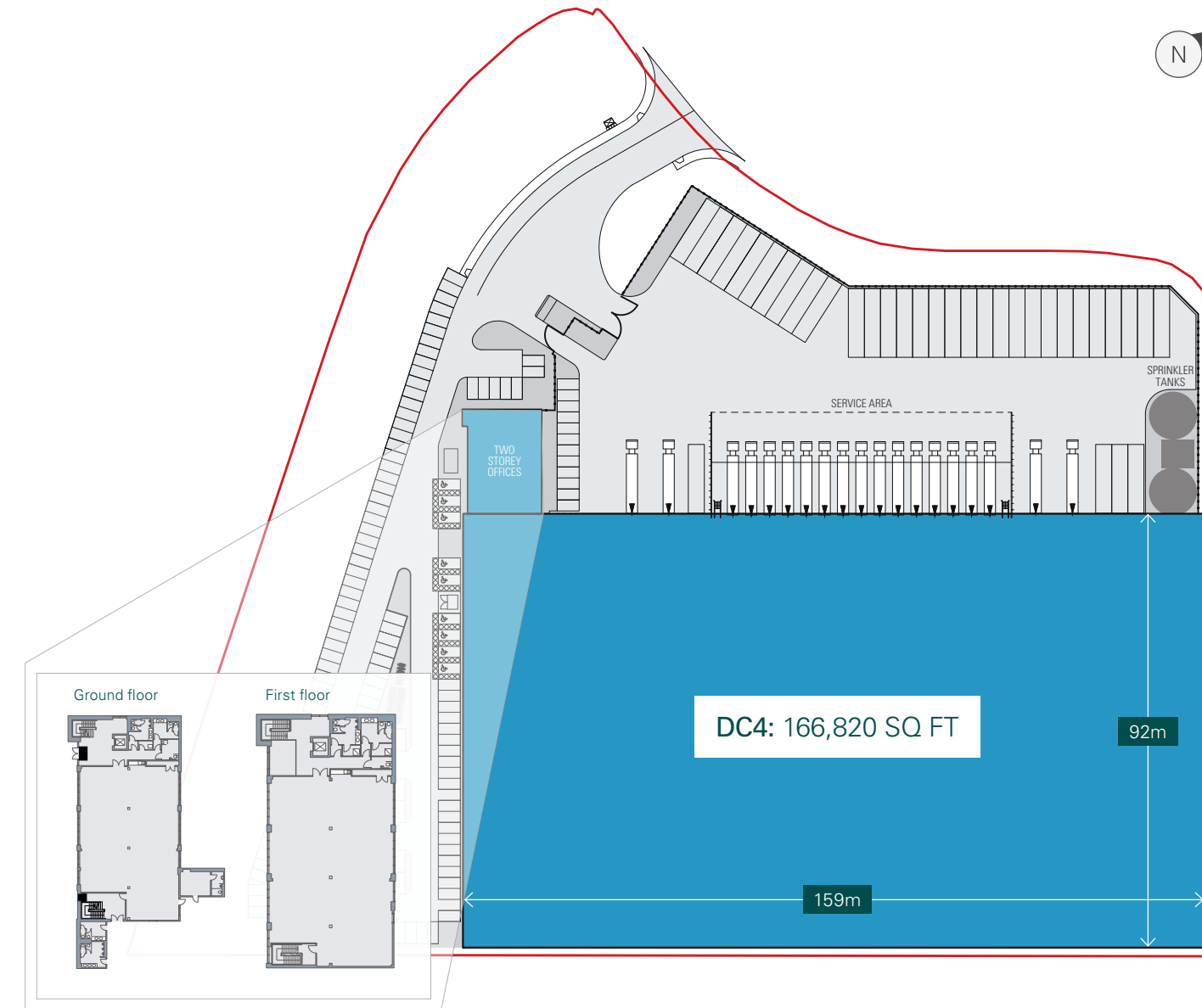
Contents

1. Property Images
2. Site Plan and Accommodation
3. Specification
4. Specification – Office
5. Specification – Racking and Warehouse Layouts
6. Building Elevations
7. Property Management and Park Services
8. Public Transport
9. Local Amenities
10. Our Approach to Sustainability at Prologis
11. About Prologis
12. Contacts

1. Property Images



2. Site Plan and Accommodation



Accommodation Schedule

	sq ft	sq m
Warehouse	156,448	14,534
Ground Floor Office	5,250	488
First Floor Office	5,122	476
Total	166,820	15,498
Clear internal height	12.5m	
Yard depth	50m	
Dock doors	15	
Level access doors	4	
Trailer parking	34	
Accessible car parking	9	
Car parking	170	

All sizes relate to the approximate GIA.

3. Specification

This section provides a summary of the main items which provide the essentials for an energy efficient, high quality building – a detailed specification is available upon request.

External

- 50m secure yard
- 34 HGV parking spaces
- 170 car spaces (10 of which are EV charging)
- Ducting is in place for further EV charging in the car park
- Car park with tarmac and block paved surfacing, white lining and manually operated security barrier
- Reinforced concrete service yards with palisade fencing, lockable gates and electrically operated vehicle barriers
- Attractive low maintenance landscaping with 12 months maintenance
- Connection of mains gas, electricity and water services with provision for incoming telecoms
- Energy efficient external lighting with daylight controls and time-clocks



Internal

Warehouse:

- Steel portal frame
- Built-up cladding with 25-year system guarantee
- Triple-skinned rooflights to 15% of floor area
- Power = 500KVA
- 12.5 clear internal height
- 4 level access doors
- 15 dock access doors
- Sprinklers and sprinkler tanks installed
- LED lighting installed
- Heating installed
- Net zero carbon in construction
- Roof ready for solar PV

Office:

- EPC A22 Rating
- Enhanced cladding and curtain walling to improve natural lighting with brise soleil to reduce solar gain

- Heavy duty raised access floor with floor boxes and provision for data cabling
- Rainwater harvesting
- LED office lighting with automatic movement and daylight controls
- Solar thermal hot water system
- Energy monitoring system with 'smart meters'
- Showers and changing facilities
- A lift to facilitate disabled access to the upper floors
- Fire alarm system provided

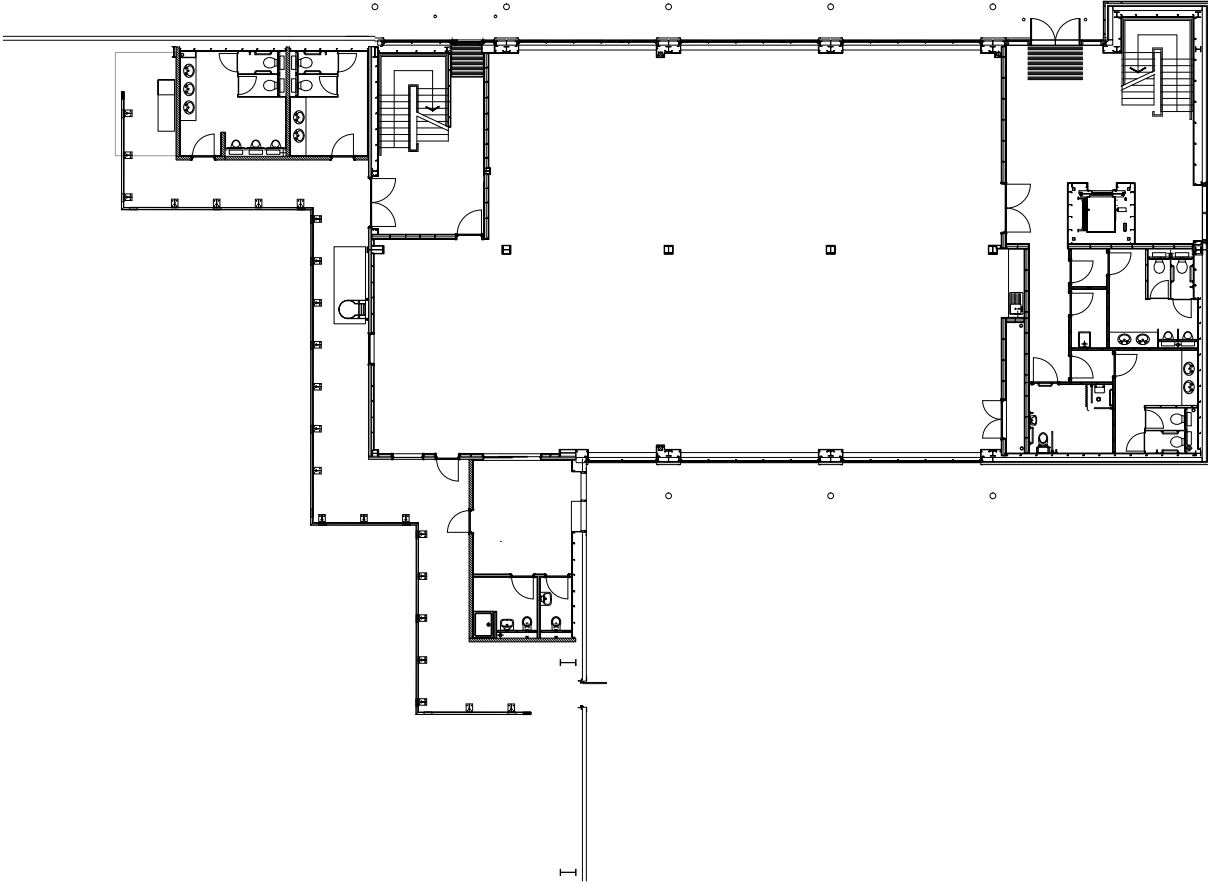
Office finishes:

- All walls dry lined and painted
- Carpet tiles used made from recycled materials
- Canteen/Kitchenette areas finished with a luxury vinyl tile
- Reception and WC areas finished with ceramic tiling
- Hardwood doors and joinery
- Ironmongery stainless steel locks

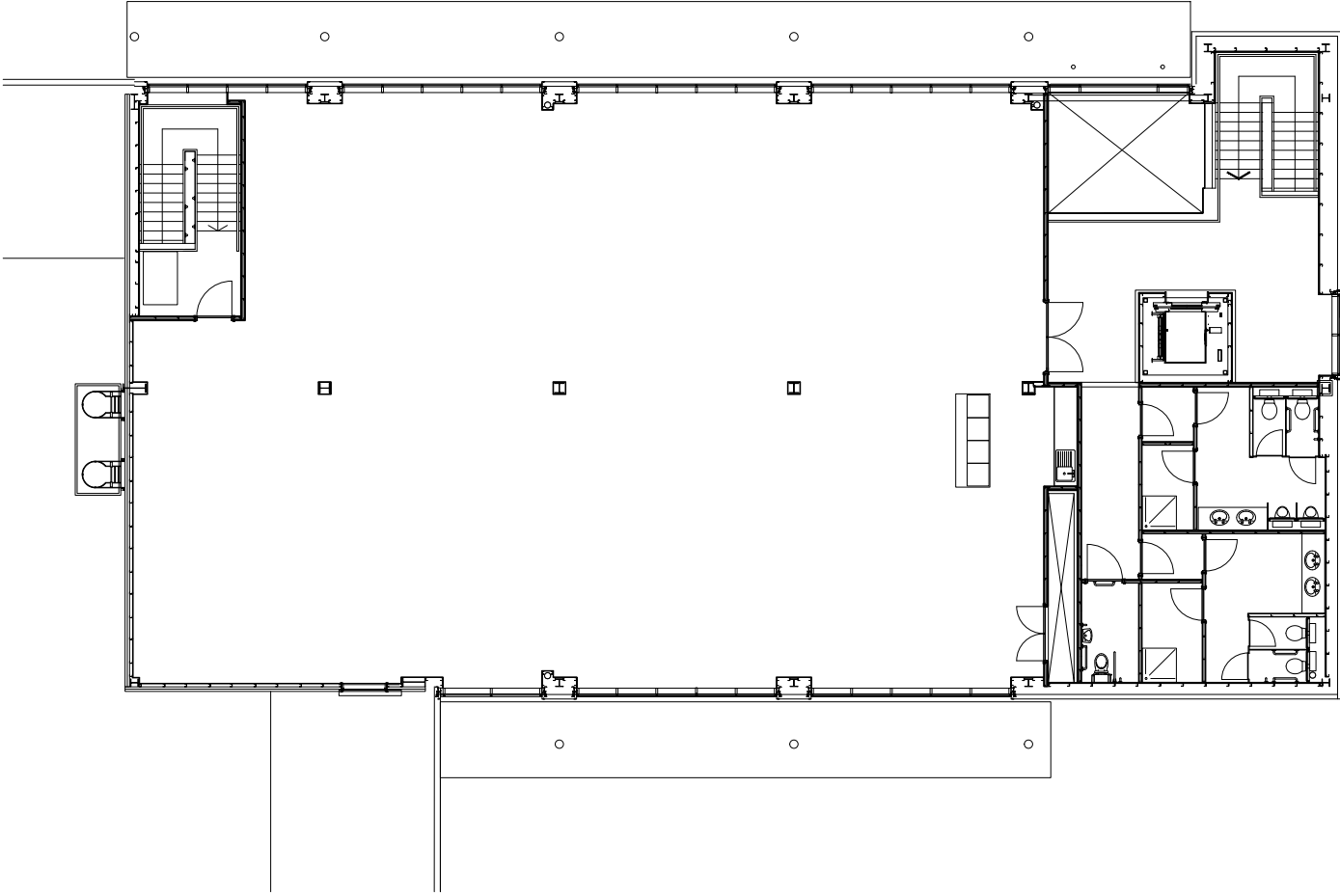


4. Specification – Office

Proposed Main Office



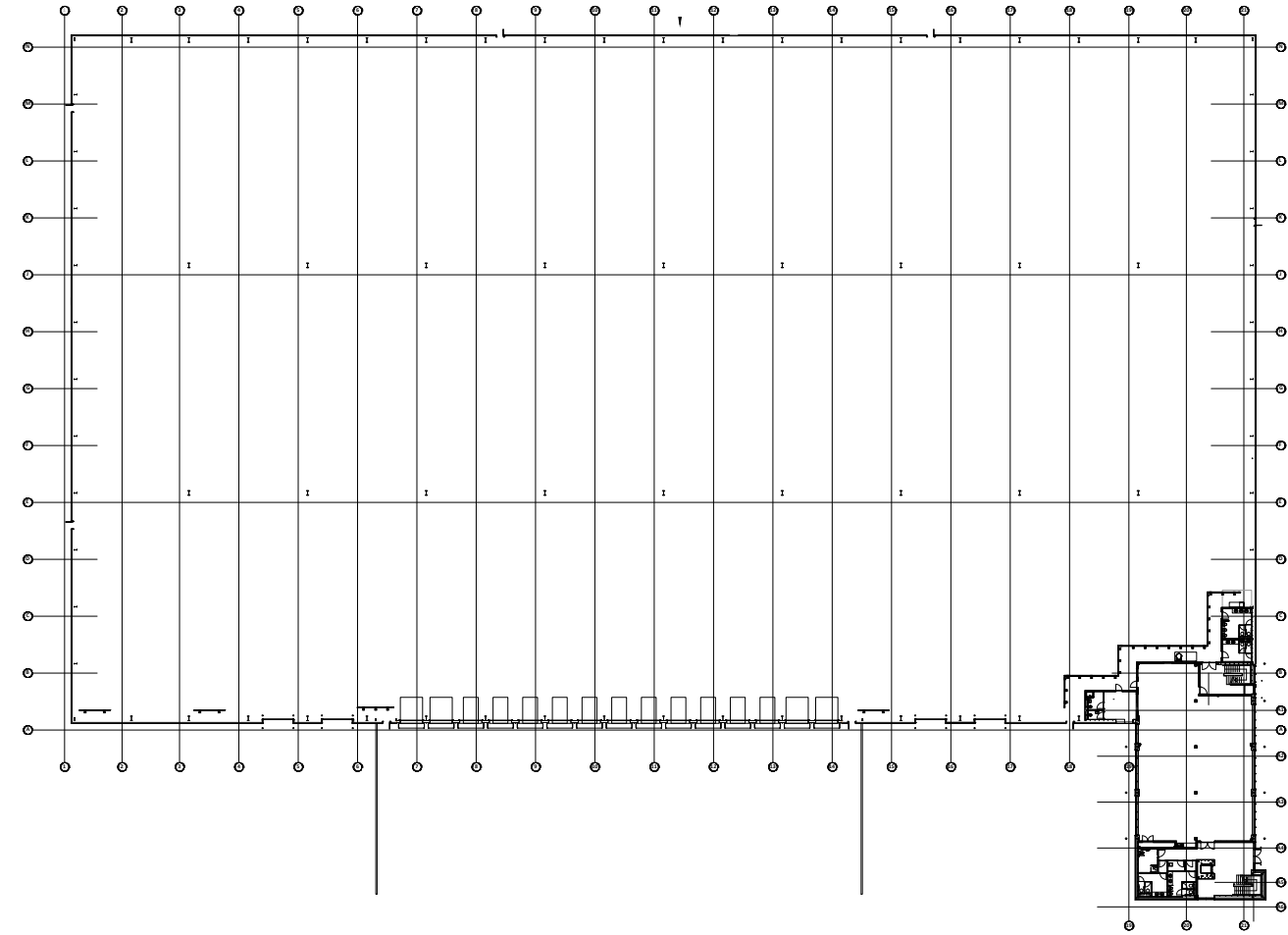
Ground floor



First floor

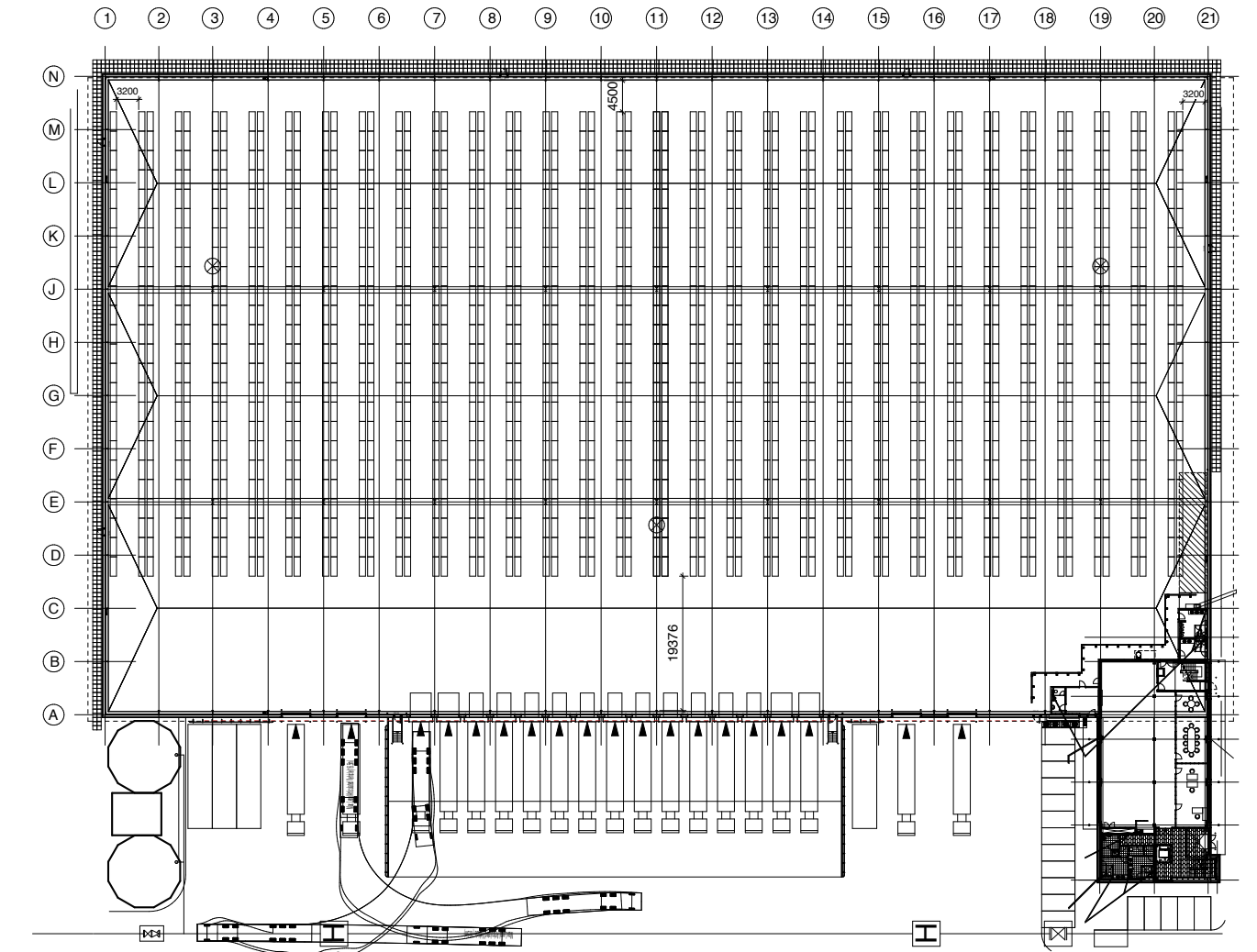
5. Specification – Racking and Warehouse Layouts

Typical Warehouse Layout



Wide Aisle Racking

16,992 pallet spaces
Racking layout based on WA with 3200mm wide aisle, rack to rack face & 12.5 Clear Haunch Height.
Racking designed to store 1200mm wide x 1000mm deep x 1600 high pallets - including pallet.
The WA layout would provide approximately 16,992 pallets, less any losses for column positions.
Racking layout subject to Specialist Design.



5. Specification – Racking and Warehouse Layouts. Cont.

Very Narrow Aisle Racking

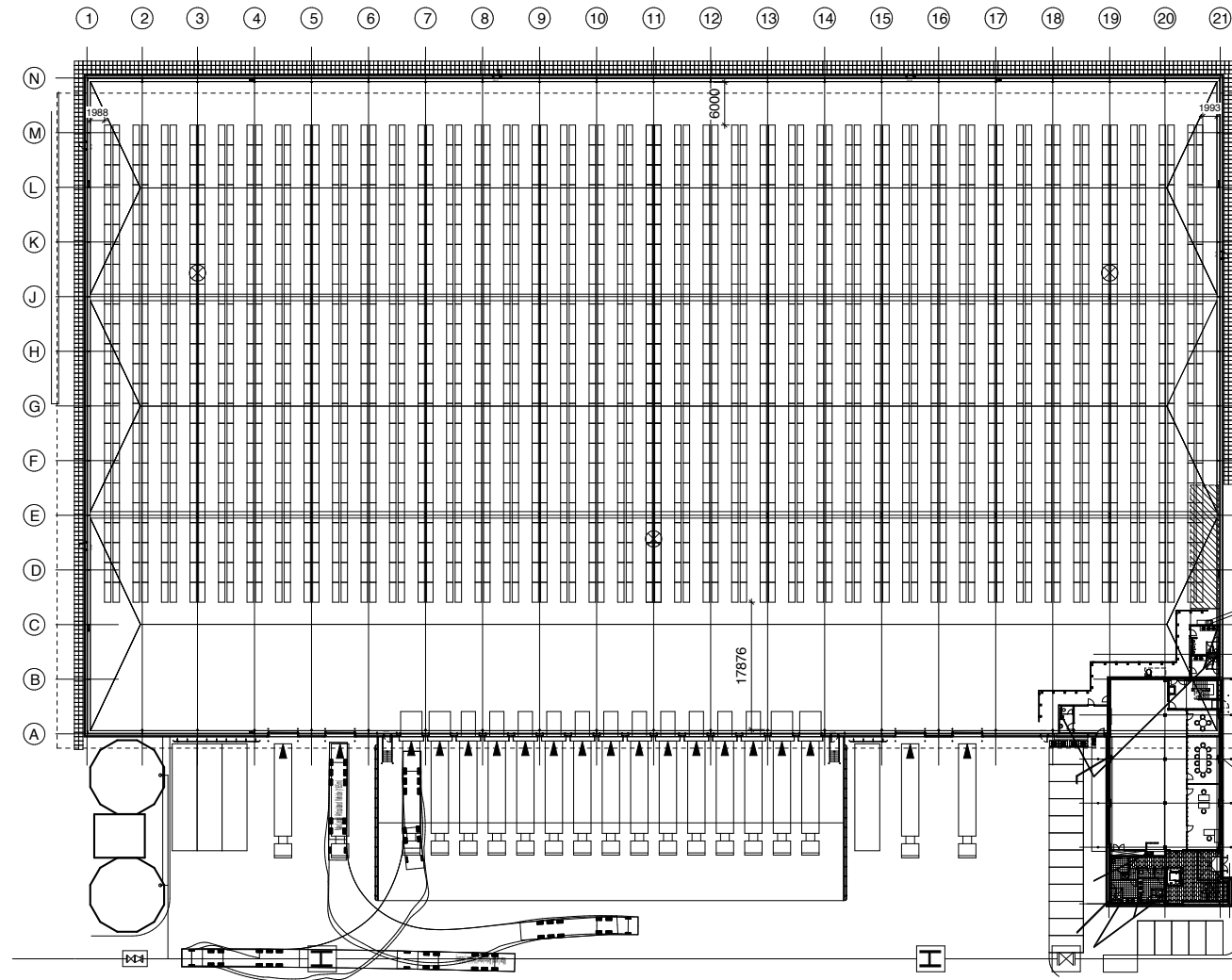
22,464 pallet spaces

Racking layout based on VNA with 1900mm wide aisle, rack to rack face & 12.5 Clear Haunch Height.

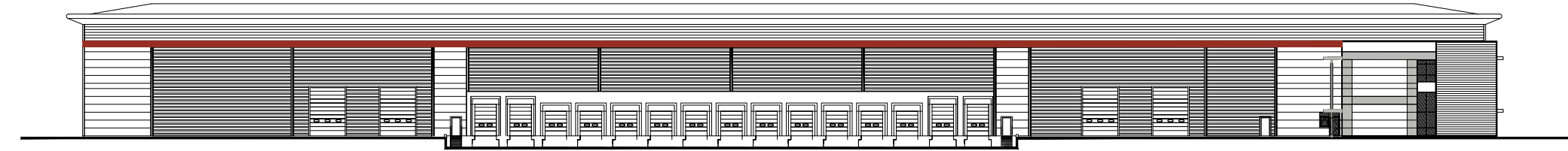
Racking designed to store 1200mm wide x 1000mm deep x 1600 high pallets - including pallet.

The VNA layout would provide approximately 22,464 pallets, less any losses for column positions.

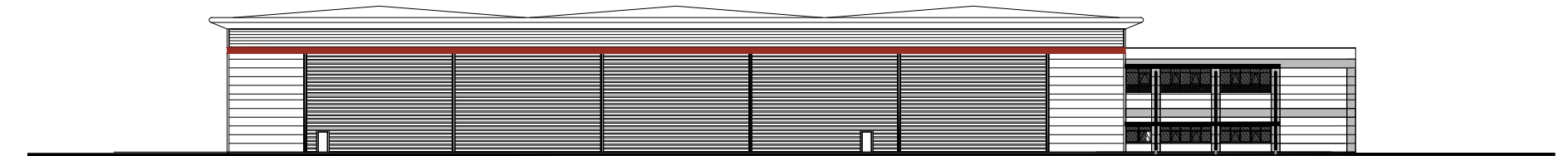
Racking layout subject to Specialist Design.



6. Building Elevations



North West Elevation



North East Elevation

7. Property Management and Park Services

Property Management Contacts



Stuart Davies
Real Estate & Customer
Experience Lead, VP
0121 224 8716
sdavies@prologis.com



Paul Johnson
Director
0121 224 8815
pjohnson@prologis.com
















Steven Haddock
Director
0121 224 8749
shaddock@prologis.com



Liz Allister
Real Estate & Customer
Experience, Manager
07570 649 715
lallister@prologis.com

Park Services Include:

-  ANPR Control and Regulation
-  On-site Parking Controls
-  Litter Picking
-  Maintained Private Roads
-  Green Travel Plan
-  Snow Clearance/ Road Gritting
-  Maintained Landscaping
-  External Building Cleaning
-  Onsite Recruitment Service
-  Maintained Park Drainage
-  Park Signage
-  Customer Estate Meetings
-  Community Liasons



8. Public Transport

At Ryton we're creating our own community environment, with amenities close by and walking paths on site. There is plenty to do before, during or after work.



4.6 miles to Coventry Station



6 leading hotels nearby including; Mercure and ibis



5 petrol stations within 3 miles



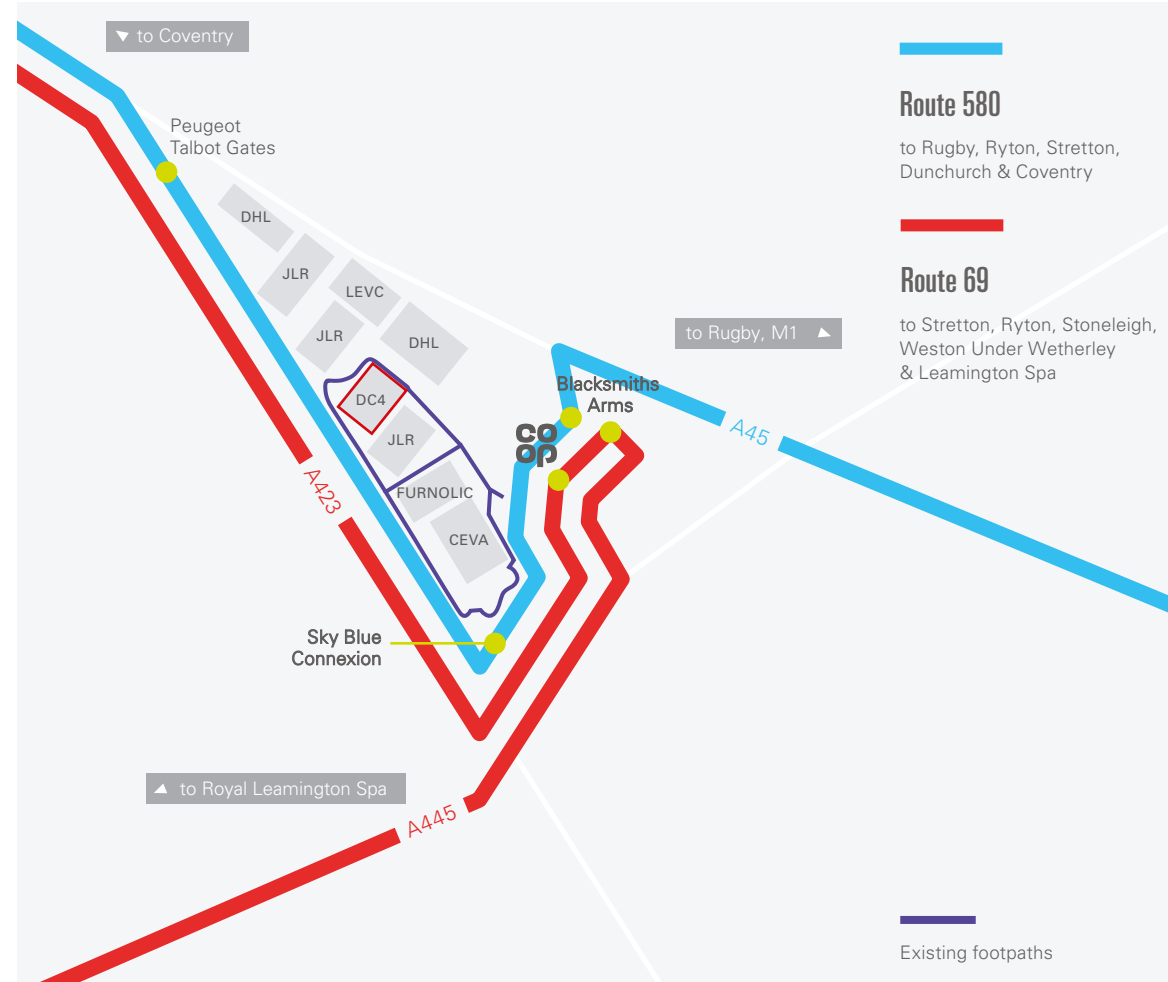
3 supermarkets within 5 miles



4 gym and leisure facilities within 3 miles



10 minutes from a range of restaurants



9. Local Amenities



1.2
miles away

The Co-op
10 minute walk



1.7
miles away

Costa Coffee
5 minute drive



1.8
miles away

ALDI
5 minute drive



2.1
miles away

Ryton Pools Country Park
5 minute drive



3.5
miles away

David Lloyd Coventry
9 minute drive



3.6
miles away

TGI Fridays – Coventry
7 minute drive



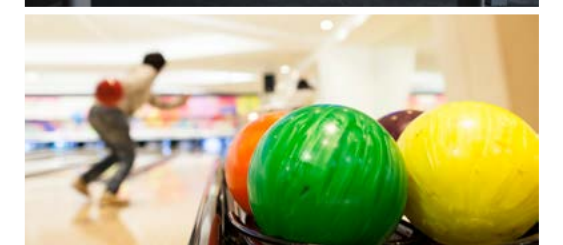
4.7
miles away

Wagamama
13 minute drive



7.2
miles away

Tenpin Coventry
13 minute drive



10. Our Approach to Sustainability at Prologis

Introduction

Prologis UK is pioneering an approach to environmentally sustainable distribution facilities, but our commitment to sustainability extends beyond our buildings to include the surrounding landscape and our neighbouring communities.



An Overview

Prologis are carrying out a range of CSR programmes that include:

- Helping children and young people to understand the principles of sustainability in a way that is relevant to their curriculum and experience
- Supporting and developing the biodiversity of the site
- Sponsoring archaeological work that helps to connect the community to its history
- Providing volunteer teams to offer practical help to the local community

Our Commitment to Sustainability

At Prologis we recognise that our activities in constructing and operating logistics parks can have a lasting impact on local communities and the surrounding environment. For this reason, we design and construct each of our buildings to reach a minimum BREEAM (2014) 'Very Good' standard and achieve the best EPC rating possible, underpinned by our commitment to sustainability.

Prologis is the first industrial property company in the UK to measure, reduce and mitigate 100% of the embodied carbon in our buildings and feel that we should play our part to bring the benefits of sustainability to our customers, the local community and beyond.



EPC A22 Rating



We mitigate unavoidable embodied carbon emissions by supporting environmental charity Cool Earth in their work to reduce tropical deforestation, monitored by Planet Mark, which validates the carbon footprint report for every building and certifies that each stage has been successfully completed.



Since 2008, our buildings have helped to protect over 17,838 areas of rainforest in Papua New Guinea is part of the Queen's Commonwealth Canopy. This current area protected is equivalent to Zone 1 of the London Underground.

The legacy of sustainable development is something we gift to every owner or occupier of a Prologis building in the UK. For you, this allows you to make a positive environmental impact and save money from day 1.

11. 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.



16 million sq ft
development capacity of
land under our control



50 million sq ft
of buildings delivered for
customers by Prologis UK



4.3 million trees
being protected in
the Amazon rainforest



£6.3 billion
in total assets under
management in the UK

12. Contacts

Main contact

Tom Price
0121 224 8753
tprice@prologis.com



Leasing agents

**AVISON
YOUNG**

024 7663 6888

Robert Rae
07860 398 744
robert.rae@avisonyoung.com

David Tew
07920 005 081
david.tew@avisonyoung.com



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

Chris Clark
07739 180 060
chris.clark@eu.jll.com



Richard Ludlow
07836 766 167
rludlow@ilpp.co.uk

Myles Wilcox-Smith
07880 788 345
mwilcox-smith@ilpp.co.uk

prologis.co.uk/ryton

