

PROLOGIS

BROOKLANDS

WEYBRIDGE

122,646 SQ FT

DC1

IMMEDIATELY AVAILABLE

WEYBRIDGE, KT13 0YU


///REWARDING.CAGES.CLOUDS





WELCOME TO BROOKLANDS WEYBRIDGE

Prologis Brooklands DC1 is a new Grade A logistics and manufacturing warehouse facility situated in a prime industrial location. London and South East markets can be efficiently serviced due to being perfectly situated in Weybridge. Prologis Brooklands DC1 is a proven location for distribution and last mile occupiers with easy access to the M25, M3 and A3.

DRIVE TIMES 

	MILES	MINS
A3	3	7
M25 South	4.5	10
M25 North	5	12
M3	7	14



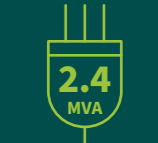
Ideally located for Central and South London



Proven last mile delivery location



25 minutes to Heathrow Airport



Up to 2.4MVA power available



**BUILT
FOR BETTER**

DC1

A brand new, speculatively built 122,646 sq ft logistics facility with a cutting edge Prologis specification. Designed and built to meet the demands of a high performance operation.

- 2.4 MVA**
2.4MVA power
- 12.5m**
12.5m clear internal height
- x11**
11 dock level doors
- x2**
2 level access doors
- x109**
109 car parking spaces
- x19**
19 HGV parking spaces
- KG**
50 kN/m² floor loading
- Secure yard with 24/7 access**
- x82**
82 van charging spaces
- 50m**
True 50m Yard
- EV charging for 8 spaces***
*Remaining spaces have EV ready fit-out option
- Grade A offices**



DC1	SQM	SQ FT
Ground Floor	10,497	112,985
First Floor Office	898	9,661
Total (GEA)	11,395	122,646

WELLBEING

BY DESIGN



Prologis Brooklands DC1 is a great place for staff to work. Our landscaped break out areas with built in benches and outdoor staff welfare provides great wellbeing options all within the secure boundaries of DC1. Employees also benefit from a range of amenities on their doorstep.

- Brooklands Hotel
- Tesco
- Subway
- M&S

Commuting to work is also not a problem as DC1 is situated ideally for both driving and public transport links.



Byfleet & New Haw Station
0.7 mile walk



Regular Bus Service (436)
Woking-Weybridge



M25 J10 & 11
4.4 mile drive

10% of adults 18+ earn more than £100,000, compared with the 3.2% national average.

460,000+

households within 30 minutes.

48% of households have an income over £70,000, compared with 22% national average.

Brooklands DC1 draws upon a large and skilled labour pool from Cobham, Weybridge and surrounding areas, giving you the right labour to operate your business successfully, even at peak periods.

Average Hourly Wage

£18.30

Weybridge and Woking

Source: Annual Survey of Hours and Earnings

£19.01

London

Working Age Population

114,700

Source: Nomis

NVQ1 Qualified

91.6%



SUPPORTING YOUR **NET ZERO JOURNEY**



Net Zero
Build*



EPC
EPC A+
(-7A+)



BREEAM
Excellent



Solar PV
Installed

Your new building has been constructed with the future in mind, ensuring that unnecessary energy usage is avoided. To add to the sustainable provision at Prologis Brooklands DC1, there is also the option to install rooftop solar PV. Prologis Brooklands DC1 is Net Zero regulated energy use (EPC A+ rating) & measured, reduced and mitigated embodied carbon (in line with the UKGBC Net Zero Carbon Framework).

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.

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.



*Net Zero regulated energy use (EPC A+ rating) & measured, reduced and mitigated embodied carbon (in line with the UKGBC Net Zero Carbon Framework).

**YOU COULD SAVE UP
TO £66,000 ANNUALLY***

**WITH SOLAR PV AT
BROOKLANDS
WEYBRIDGE**

DC1



*Based on 235.34kWp solar PV generating 220,383kWh at 30p/kWh.

FOR EASY SET UP AND SMOOTH OPERATIONS

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.



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.



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

For more information, please visit prologis.co.uk/Essentials



MILENA BLAIR
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.

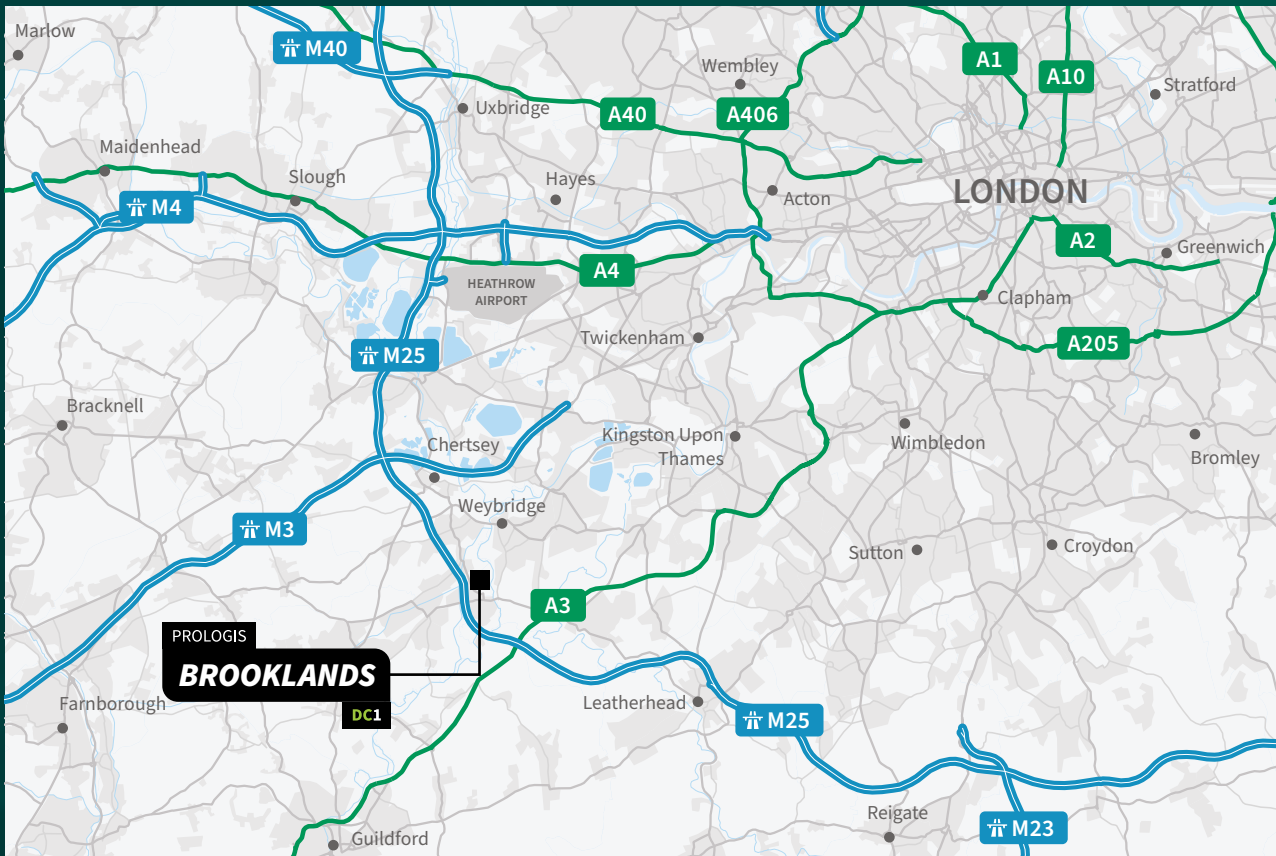


PARKlife™

We know you want to be free to look after the things that matter most. That's why, when you move your business to a Prologis Park, we give you access to our dedicated Property Management Team to make life easier for you. Our team will help you take care of business and maintain your competitive advantage.

VICKERS DRIVE NORTH
SAT NAV: KT13 0YU

PROLOGIS.CO.UK/**BROOKLANDS**



PROLOGIS

BROOKLANDS

WEYBRIDGE

DC1

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

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