

PROLOGIS PARK

HMS HALL

BIRMINGHAM, B46 1AL

DC2 – 261,147 SQ FT
AVAILABLE NOW

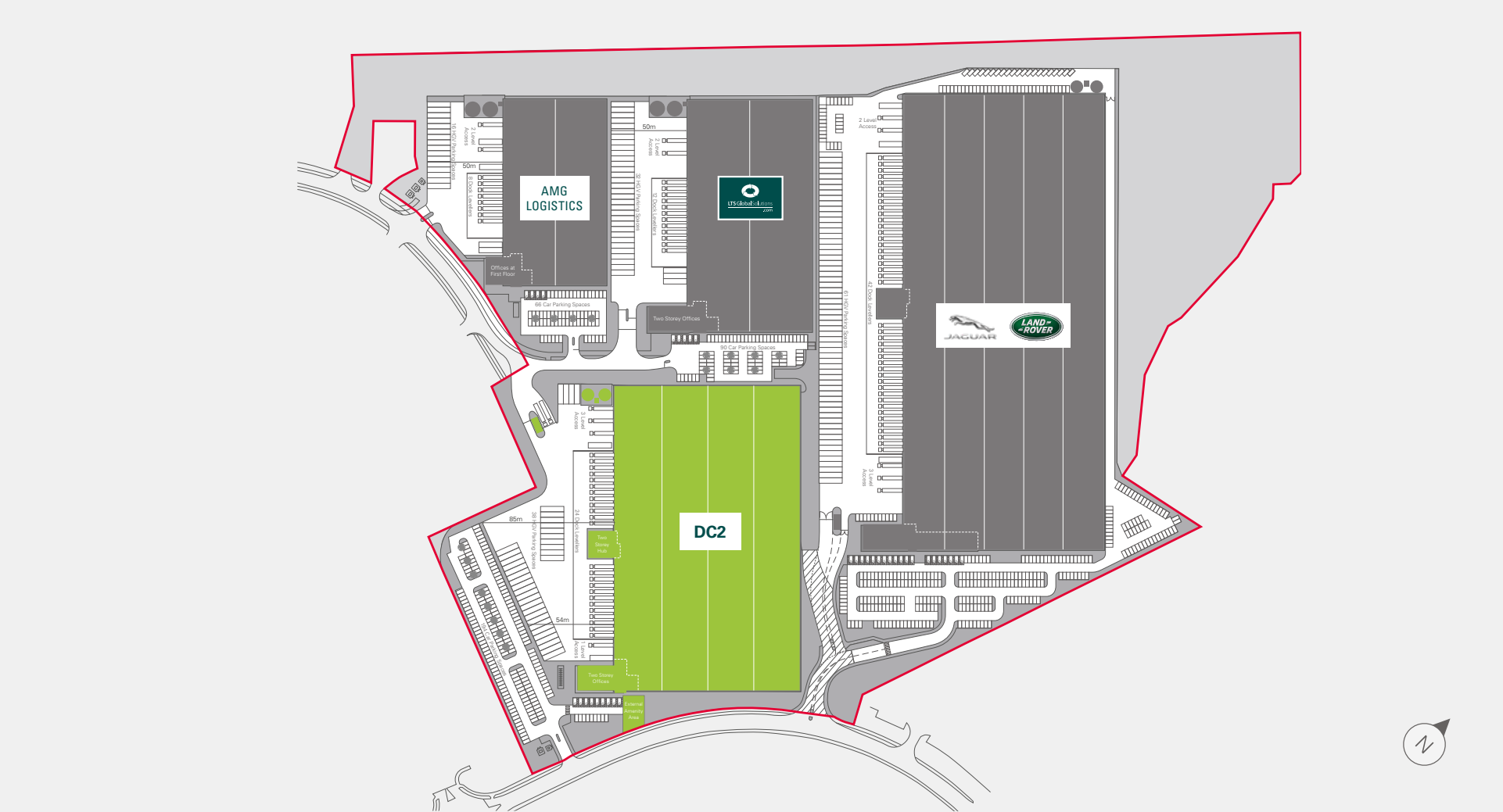
TECHNICAL PACK



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1. Site Overview



2. DC2 – Site Plan and Accommodation

Warehouse	242,901 sq ft	22,566 sq m
Ground Floor Office	6,128 sq ft	569 sq m
First Floor Office	5,496 sq ft	511 sq m
Ground Floor Hub	3,249 sq ft	302 sq m
First Floor Hub	3,127 sq ft	291 sq m
Gatehouse	246 sq ft	23 sq m
Total	261,147 sq ft	24,262 sq m

All sizes relate to the approximate GIA.
Sprinkler tanks are available as tenant fit-out items.

15m clear internal height

4 level access doors

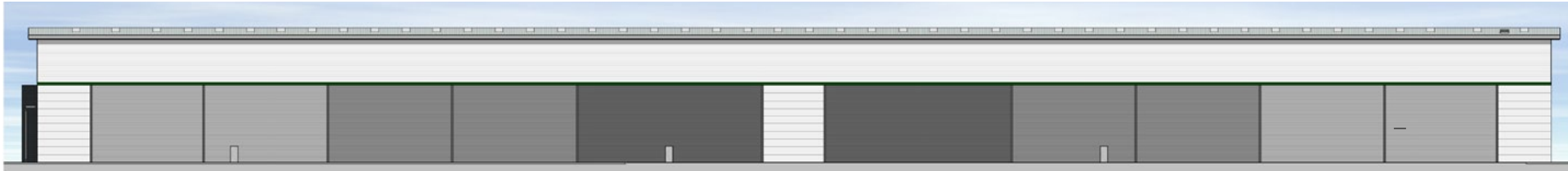
38 HGV parking spaces

24 dock access doors

194 car parking spaces

900 kVA Power

3. Specification – Elevations – DC2



North East Elevation



North West Elevation

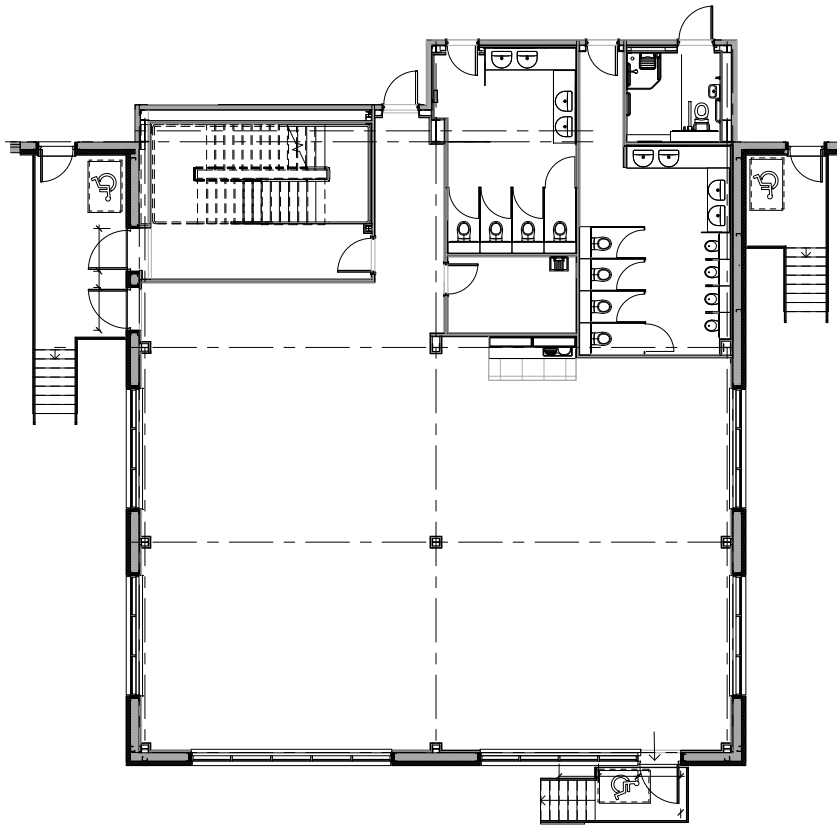


South West Elevation

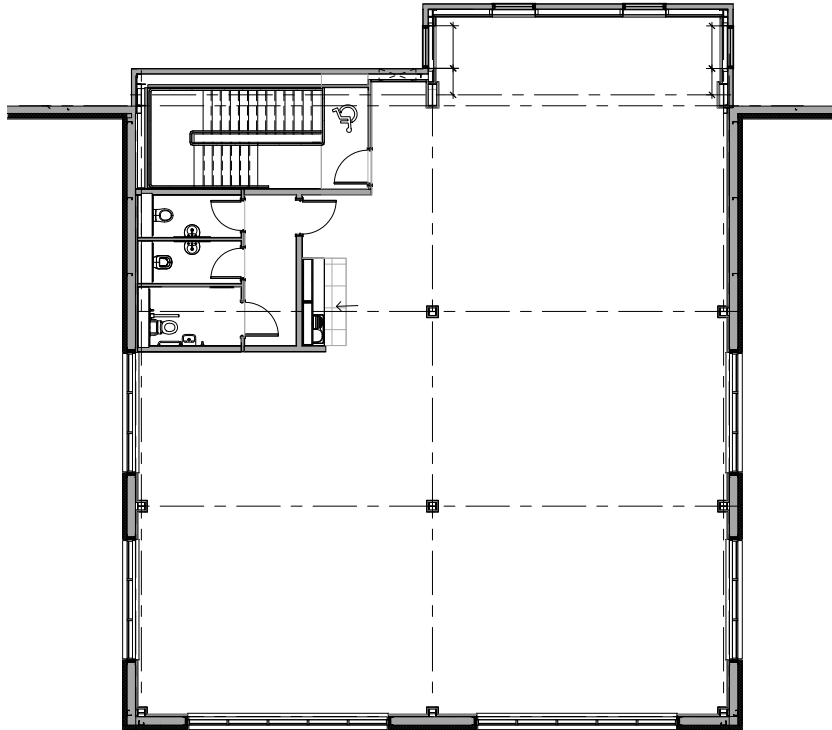


South East Elevation

4. Specification – Hub – DC2

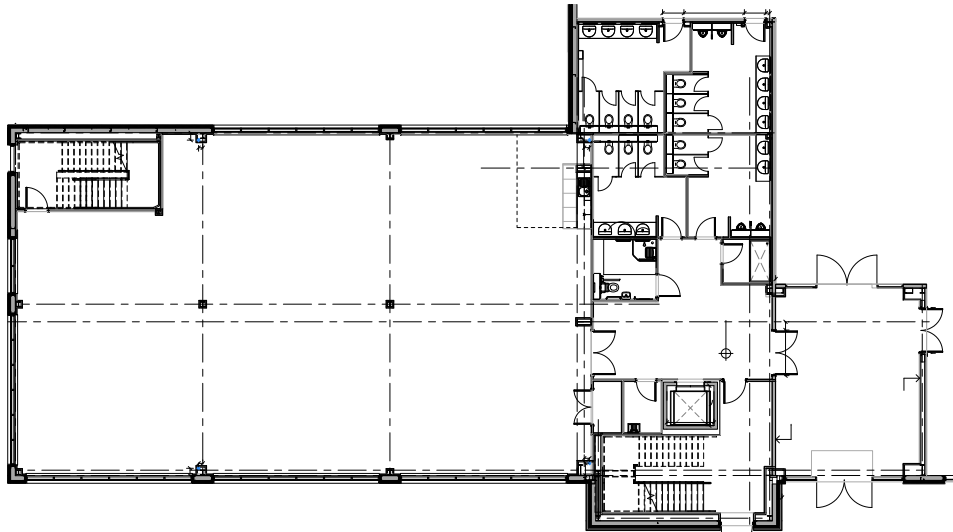


Ground Floor

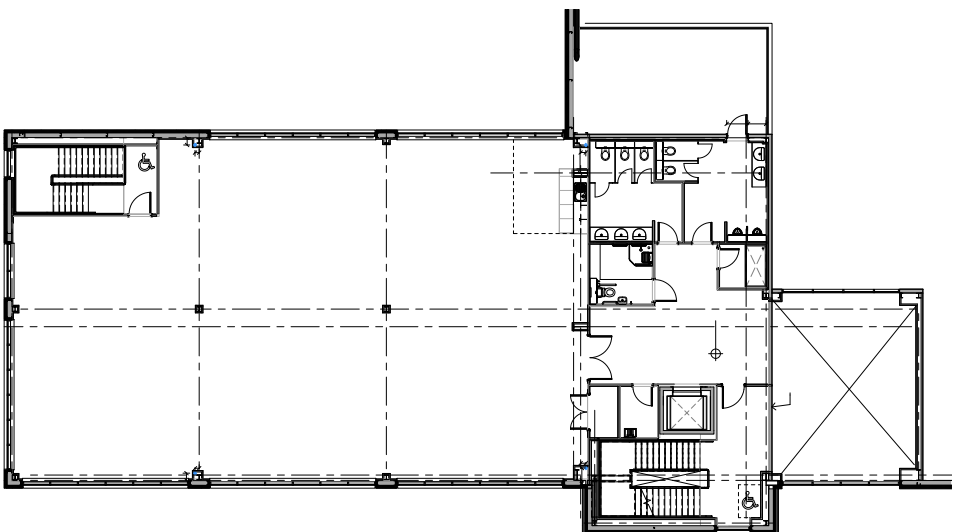


First Floor

5. Specification – Office – DC2

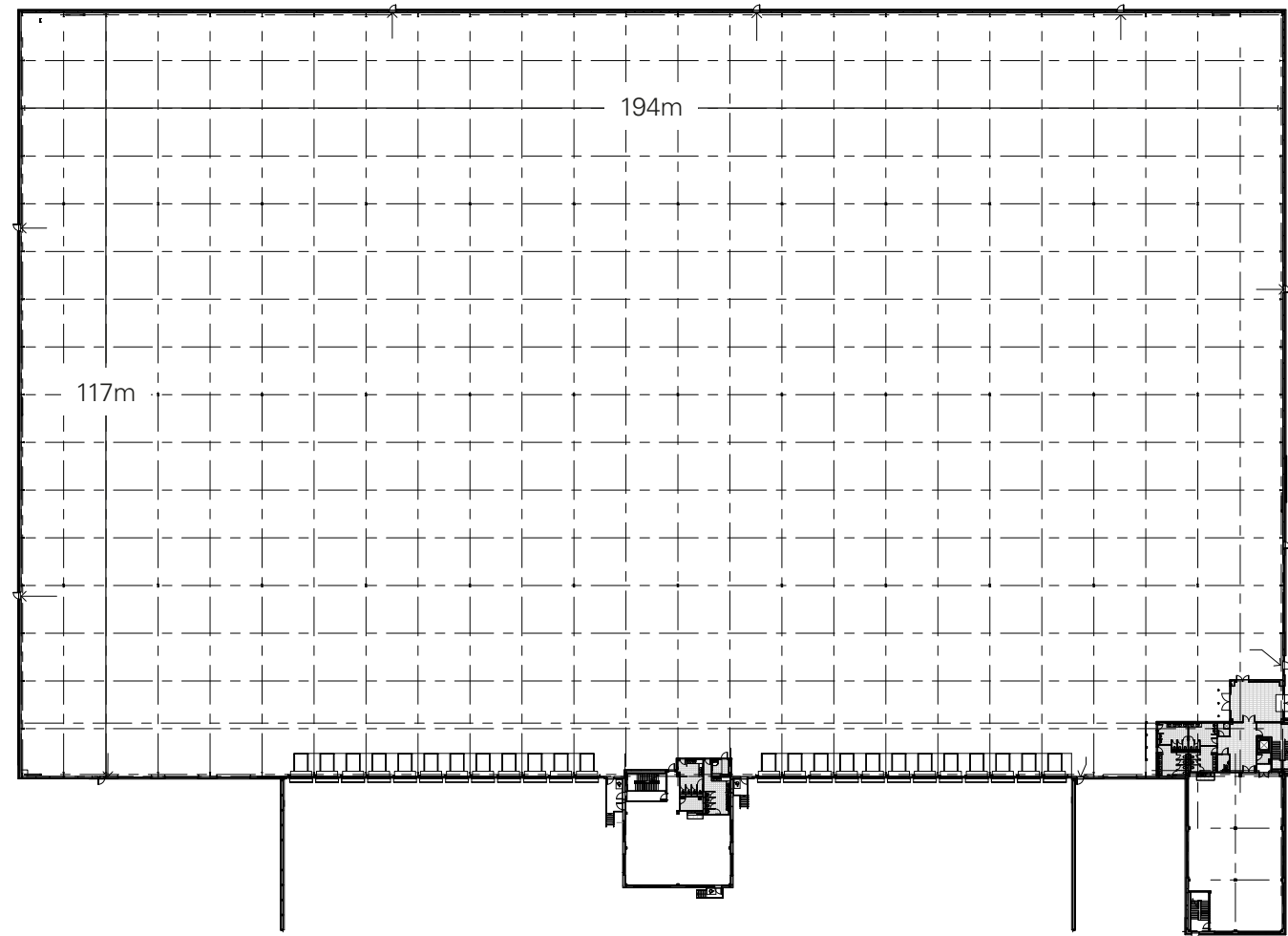


Ground Floor



First Floor

6. Specification – Warehouse – DC2



7. 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.

Production/warehouse area

Structural frame

- The steel frame is of the portal frame type with a height to under side of haunch of 15m for DC2. The frame is capable of supporting a general superimposed service loading of 0.25kN/sq m arising from mechanical and electrical installations, plant, equipment and fittings.
- All exposed steelwork is factory painted with two coats of paint to an approved colour.

Roofing

- The roof construction comprises of CA Building Products Trapezoidal steel sheeting 0.7mm thick with Colorcoat HPS200 Plastisol coated with 180mm insulation quilt and underlining of white finish galvanised steel liner panels, all to provide a designed “U” value of 0.23W/m²C.
- Ability to install Solar PV across entire roof

External walls

- Vertical cladding to the building elevations is CA Building products twin-Therm System utilising either Colorcoat HPS200 or Prisma coated galvanised steel sheeting with non-combustible Thermaquilt quilt insulation and internal lining of white finished galvanised steel panels to a designed “U” value of 0.35W/m²C (120mm thick) and Trimoterm Invisio mineral fibre composite insulated panels spanning horizontally. The panels provides a “U” value of 0.35W/m²C and finished externally with HPS200 or Primsa surface coating.

Toilet/kitchen areas

- Vertical cladding to the building elevations is CA Building.

Power

- 900kVA with potential to upgrade to 7MVA

External doors

- Hörmann external level access door size 5.0 x 5.5m high, are electrically operated insulated sectional up and over door with neutral acrylic double glazed panels.
- Dock Levellers are 3.5m x 2.0m fully hydraulic with 6000kg single axle capacity, complete with electrically operated sectional up and over doors 3.0m x 3.0m high with neutral acrylic double glazed panels.
- The personnel fire escape doors are a Pre finished colour galvanised Mild Steel door set and frames fully insulated with appropriate hardware.

Mechanical and electrical installations

- No other mechanical or electrical installations have been included to the production/warehouse whatsoever.



Office building

Structural frame

- The structural frame to the Consulting Engineers Design achieves full integration and co-ordination within the office building.

External walls

- As indicated on the drawings generally all in accordance with Clause 3.3.

Curtain walling/windows

- Schuco or similar approved curtain walling and window systems comprising polyester powder colour coated aluminium sections and factory sealed double glazed units.
- Top hung opening windows are evenly and uniformly distributed.

External doors

- External entrance doors are Schuco or similar approved section polyester powder colour coated aluminium section glazed with laminated or safety glass and fitted with heavy duty concealed overhead door closers, security locks and, where applicable, panic bolts.

Upper floors and stairs

- Composite in-situ concrete floor are provided in units to carry a superimposed loading of 5kN/m² with an additional 1kN/m² for partitions. Precast concrete stairs and landings. Balustrading are stainless steel hollow sections with hardwood handrails.

Internal walls

- Internal division walls are provided in pre-finished, non-combustible insulated panels to appropriate fire rating. Internal walls are provided in Megadeco or similar proprietary metal stud with plasterboard facings.

Internal doors and joinery

- The internal doors are semi-solid core Walnut finish, or similar, hardwood veneered flush doors. Where applicable circulation doors have glazed vision panels.
- Good commercial quality ironmongery to suit the purpose and fire rating of each application. The locks are suited with master keys to the clients requirements.
- All internal joinery, rebated door frames, linings, architraves, window boards, skirtings and the like are hardwood veneered MDF board to match door veneer.

Finishes

- Raised full access floor with 150mm clear void, medium grade floor panels/ pedestals on 600mm grid with carpet tile floor covering. Walls dry lined/plastered and painted with one mist and two full coats of emulsion paint. The suspended ceiling system is Armstrong “Microlook Dune Plus” in white stove enamelled grid.

Toilet/kitchen areas

- Ceramic floor tile coverings with matching coved skirting. Full height glazed wall tiling and contrast colour feature band. Armstrong “Dune Plus” suspended ceiling system.

Plumbing/sanitary ware

- Armitage Shanks or similar ranges of sanitary ware: W.C. suites with plastic seats and concealed cisterns, wash hand basins fixed into vanity units, single bowl urinals and shower facilities. A W.C. facility for use by disabled persons and cleaners facilities are provided.

Mechanical installation

- A gas fired low pressure hot water radiator heating system serves the office areas, toilets, lobbies and circulation areas.
- Domestic hot water by concealed local electric hot water heaters. Cold water service to storage tanks and drinking water facilities.
- A mechanical extract ventilation system is provided to the male and female toilet accommodation.

Electrical installations

- **Lighting**
Office area lighting to 500 lux by fully recessed LED luminaries with low brightness.
- **Power**
Within the office areas raised access flooring, trunking with flexible connections to three compartment flush floor boxes. Each floor box (provided at a density of 1 No./10 sq m office floor area) containing 1 No. 13 amp twin socket outlet and vacant provision for telephone and data services.
- General purpose socket outlets are provided in all toilet and general areas.
- A fire alarm system is installed in accordance with BS5839.

External works

Car parks

- Roadway and vehicular movement areas are surfaced with interlocking concrete block paviors.
- Car parking bays in tarmacadam surfacing are white lined to denote car parking spaces..

Car parks

- Fully ducted for installation of future EV charging points

Service yard

- Service yard and heavy goods vehicular access roadways are surfaced in reinforced concrete paving to the Structural Engineers design and details.
- Bollards are provided adjacent to the goods level access loading doors.

Footpaths

- Contrast interlocking concrete block paviors.

Landscaping

- A low maintenance landscaping scheme designed by our Landscape Architects includes trees, shrubs, grassed areas and features.

External services

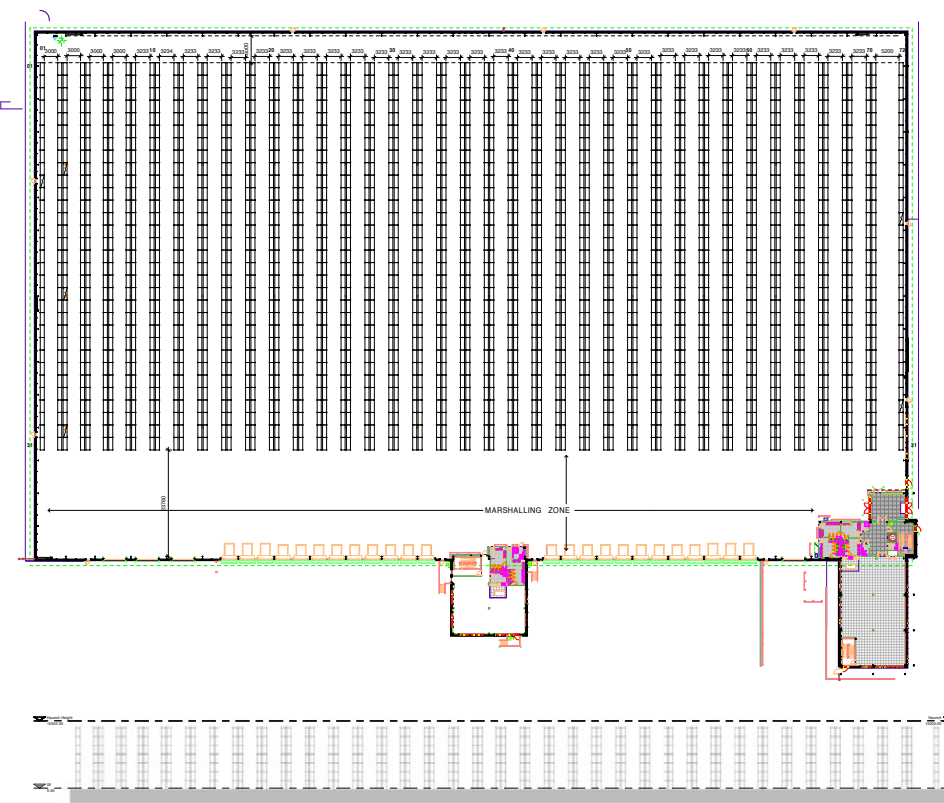
- Mains gas, electricity, water, BT and Mercury services provide the necessary facilities to the building. The Client is to make application and arrangements for the installation and connection of the services supplied.
- External lighting to the service yard and car parking areas by high pressure sodium fittings mounted on the building and/or columns controlled by photocell with time clock override.

Drainage

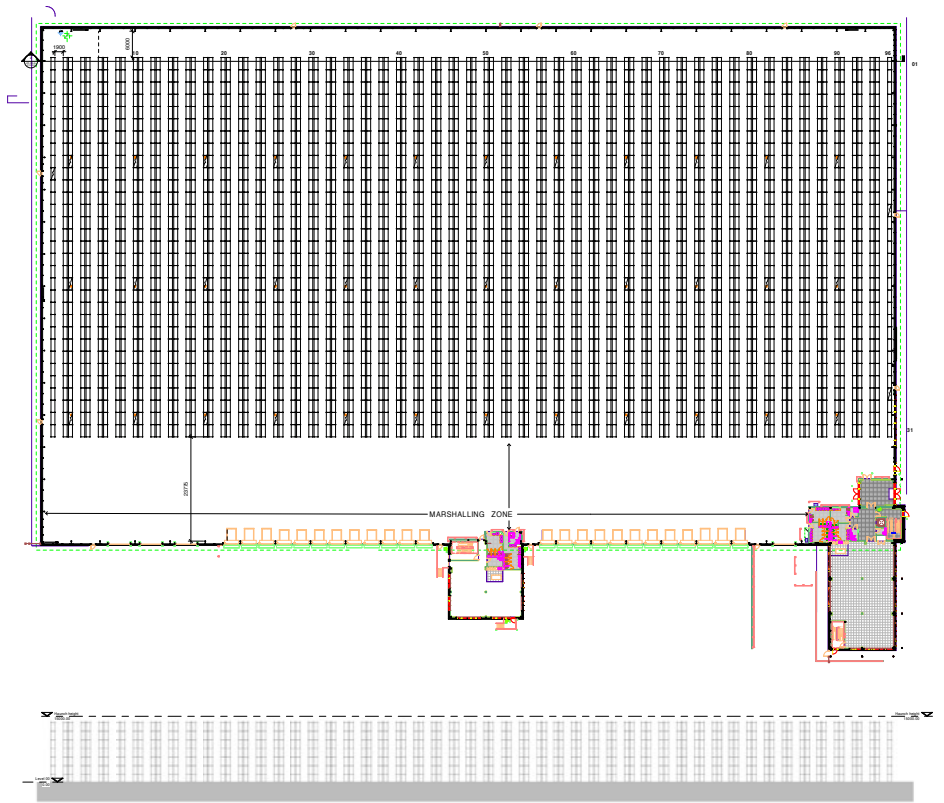
- Separate foul and surface water drainage systems are provided.

8. Specification - Warehouse Racking Layout

Indicative Racking Layout



Wide aisle
35,712 pallets



Very narrow aisle
47,616 pallets

9. Gallery



10. Public Transport

The Routes

Local bus routes connect you to surrounding villages and local train stations.

See map and key for more detail.

X70 Platinum Bus
(Bus stops include Wincanton, Nestle, Canton Lane, ABP, Hams Hall and Coleshill Parkway)

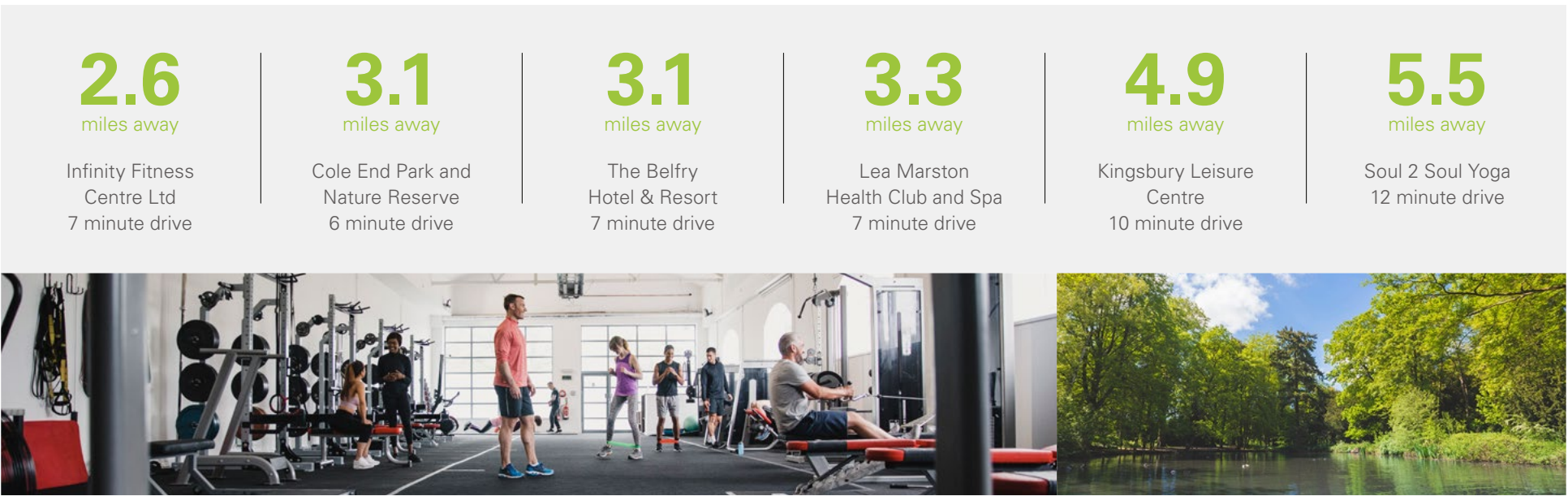
4 minute walk from
park to Canton Lane bus stop

Closest train stations:
Water Orton
Coleshill Parkway

Please visit nxbus.co.uk/media/4802/bx12_x70_24jan21.pdf for service updates



11. Local Amenities



12. Park Services



Green Travel Plan	Customer Estate Meetings	On-Site Security Patrols	Maintained Landscaping
Maintained Park Drainage	Park Signage	Litter Picking	On-site Parking Controls
Shared Building Clean	Community Liaison	Maintained Private Roads	Snow Clearance/ Road Gritting

13. Our Approach to Sustainability at Hams Hall

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

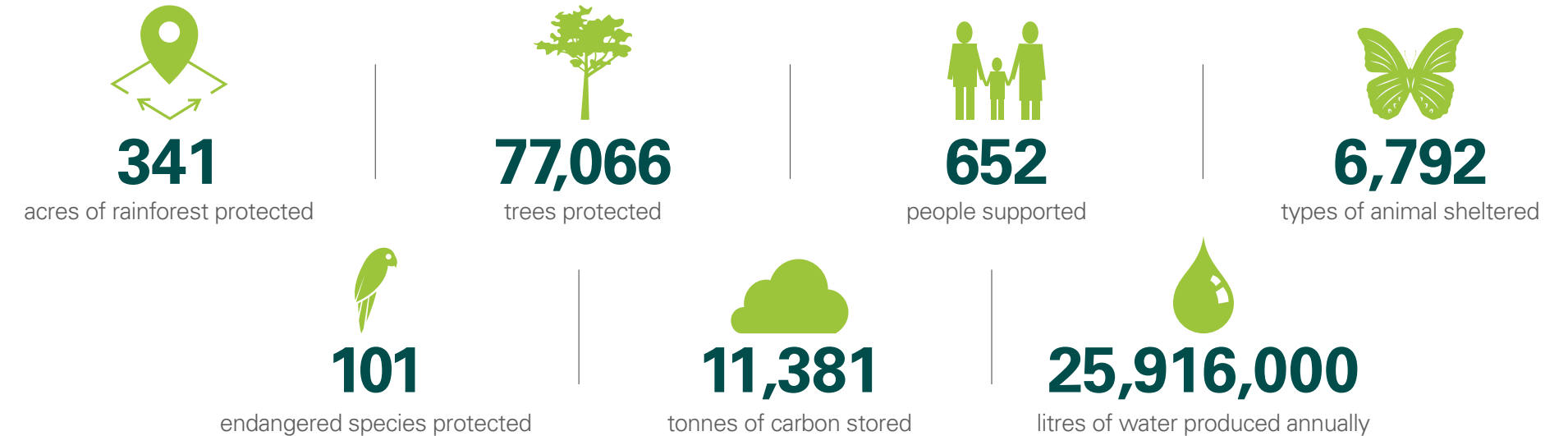
Prologis are carrying out a range of CSR programmes that include:

- 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 BREEM (2014) ‘Excellent’ 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.



14. 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.



15. Contacts

Main contacts

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