

PROLOGIS PARK PINEHAM NORTHAMPTON M1 JUNCTION 15a

CREATE YOUR OWN MASTERPIECE

DC5/8

BUILD TO SUIT OPPORTUNITIES
PROVIDING 492,840 SQ FT
OR 330,241 AND 158,805 SQ FT



DC 5/8 DC

prologis.co.uk/pineham

 PROLOGIS®



PICTURE YOURSELF AT PINEHAM

- BUILDINGS DELIVERABLE FOR OCCUPATION FROM 36 WEEKS
- MAJOR EXPANSION OF AN EXISTING PARK
- DIRECT ACCESS TO M1/J15a
- EXISTING OCCUPIERS INCLUDE BMW, SAINSBURY'S, CYGNIA AND MORRISONS

With full detailed planning permission for buildings of up to 492,840 sq ft, the last remaining plots of **Prologis Park Pineham** are ready to go. Less than 2 miles from both Junction 15a and 16 of the M1, the park gives immediate access to the national motorway network providing the perfect positioning for manufacturing and distribution.

Planning permission includes:

DC5 – a new grade A build-to-suit single sided logistics facility providing 330,241 sq ft.

DC8 – a new grade A build-to-suit single sided logistics facility providing 158,805 sq ft.

An alternative single unit layout providing a **492,840 sq ft** grade A logistics facility to be constructed to Prologis' high specification. Our delivery programme means you could be operational within 36 weeks.

A MODERN CLASSIC



eden project

PARK SERVICES

Our customers can benefit from a range of park-wide services at Pineham that we have designed to support their business operations.



PARK SIGNAGE



ON-SITE PARKING CONTROLS



BUS SERVICES



MAINTAINED PARK DRAINAGE



GREEN TRAVEL PLAN



SHARED EXTERNAL BUILDING CLEAN



LITTER PICKING



COMMUNITY LIAISON



MAINTAINED LANDSCAPING



SNOW CLEARANCE/ ROAD GRITTING



ON-SITE RECRUITMENT SERVICE



MAINTAINED PRIVATE ROADS

PIONEERING EFFICIENCY

As a minimum, Prologis units achieve a rating of BREEAM Very Good and significantly exceed Building Regulations. Optional features such as motion sensor LED lighting, solar PV and Tesla batteries in addition to our quality base build have saved up to 80% of regulated energy costs elsewhere on Prologis Park Pineham.

Our units are constructed to achieve Planet Mark certification as standard so choosing DC5/8 will not only reduce your operational energy costs but will also contribute positively to your CSR credentials.



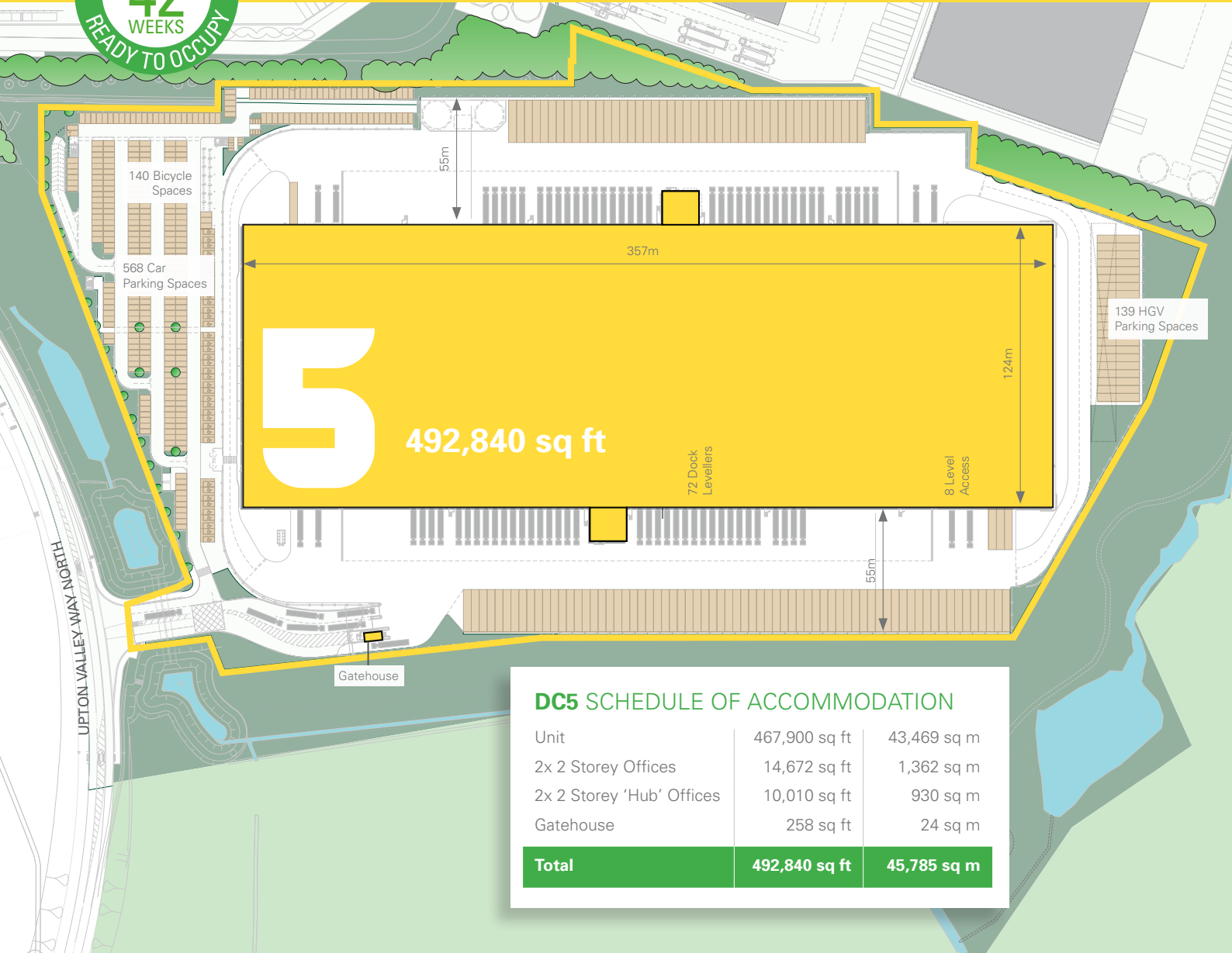
Liftshare partners drivers and passengers together to share the cost, and hassle, of the daily commute to work. With over 350 members, Prologis Park Pineham is the most successful of our schemes making it even more accessible for the staff working within the Park. The average Liftshare member could save over £1,000 per year on commuting costs.



**SINGLE UNIT OPTION 492,840 SQ FT
BUILD TO SUIT OPPORTUNITY**

DC 5

**READY TO OCCUPY
FROM
42
WEEKS
READY TO OCCUPY**



DC5 SCHEDULE OF ACCOMMODATION

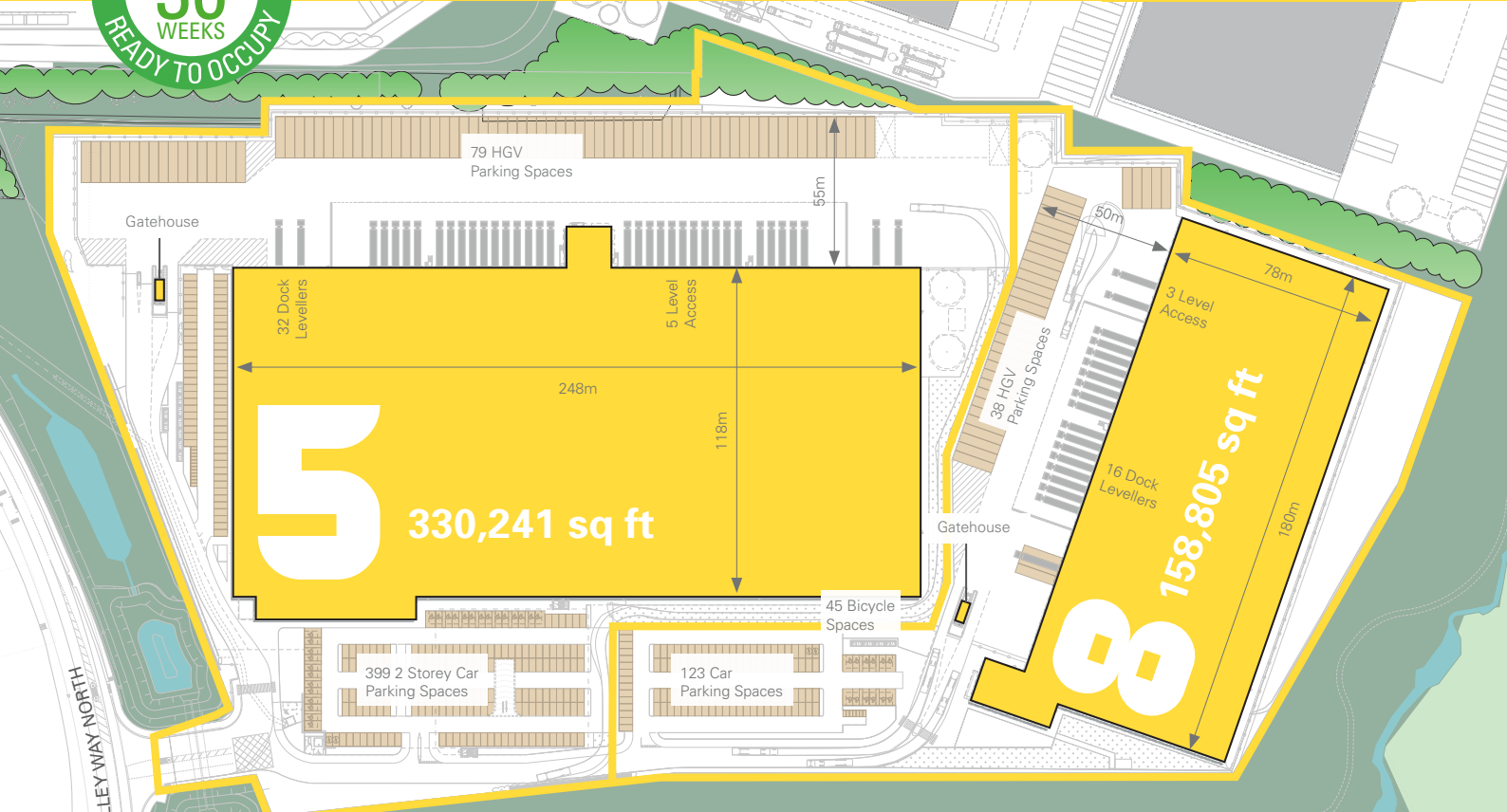
Unit	467,900 sq ft	43,469 sq m
2x 2 Storey Offices	14,672 sq ft	1,362 sq m
2x 2 Storey 'Hub' Offices	10,010 sq ft	930 sq m
Gatehouse	258 sq ft	24 sq m
Total	492,840 sq ft	45,785 sq m



TWO UNIT OPTION 158,805 & 330,241 SQ FT BUILD TO SUIT OPPORTUNITIES

DC **5/8** DC

READY TO OCCUPY
FROM
36
WEEKS
READY TO OCCUPY



DC5 SCHEDULE OF ACCOMMODATION

Unit	313,970 sq ft	29,168 sq m
2x 2 Storey Offices	11,000 sq ft	1020 sq m
1x 2 storey 'hub' offices	5,009 sq ft	465 sq m
Gatehouse	262 sq ft	24 sq m
Total	330,241 sq ft	30,677 sq m

DC8 SCHEDULE OF ACCOMMODATION

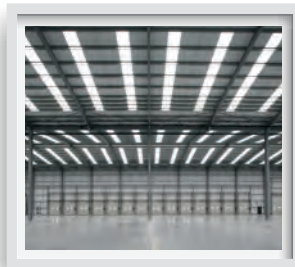
Unit	150,983 sq ft	14,026 sq m
2x 2 Storey Offices	7,560 sq ft	702 sq m
Gatehouse	262 sq ft	24 sq m
Total	158,805 sq ft	14,753 sq m

GENERAL SPECIFICATION



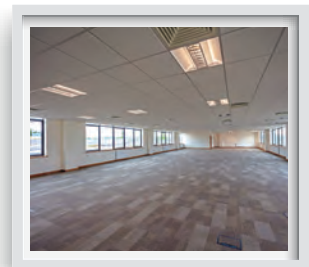
EXTERNAL

- Secure service yards up to 55m
- Security lighting – office car park and service yard
- Up to 568 Car parking spaces
- Up to 139 HGV trailer parking spaces
- Up to 72 Dock levellers
- Up to 8 Level access doors
- Covered cycle shelter
- Secure fenced site



WAREHOUSE

- Clear internal height 15m
- FM2 category floor
- 50 kN sq m floor loading
- 15% rooflights

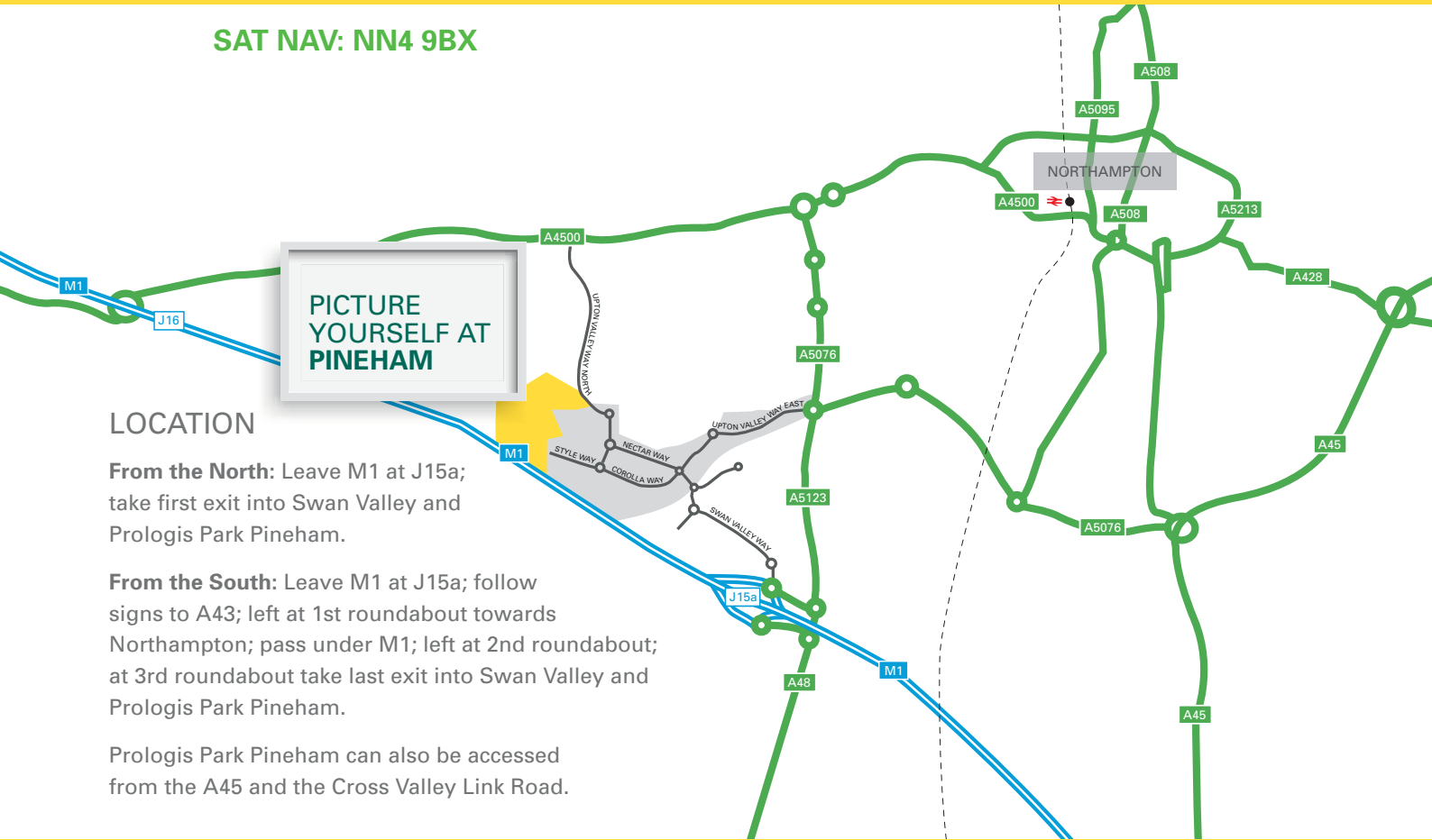


OFFICE

- Two-storey office
- Mechanically ventilated system
- Suspended ceilings
- Raised access floors

PROLOGIS PARK PINEHAM NORTHAMPTON M1 JUNCTION 15a

SAT NAV: NN4 9BX



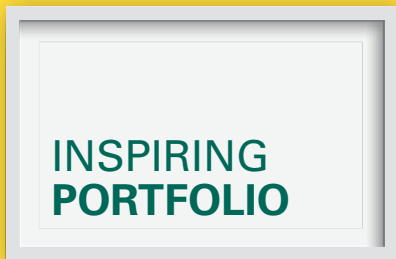
PICTURE YOURSELF AT PINEHAM

LOCATION

From the North: Leave M1 at J15a; take first exit into Swan Valley and Prologis Park Pineham.

From the South: Leave M1 at J15a; follow signs to A43; left at 1st roundabout towards Northampton; pass under M1; left at 2nd roundabout; at 3rd roundabout take last exit into Swan Valley and Prologis Park Pineham.

Prologis Park Pineham can also be accessed from the A45 and the Cross Valley Link Road.



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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Images displayed are indicative finish of a Prologis product

