

PROLOGIS

BROOKLANDS

124,223 SQ FT **DC1**

AVAILABLE NOW

WEYBRIDGE, KT13 0YU


[///REWARDING.CAGES.CLOUDS](http://REWARDING.CAGES.CLOUDS)



WELCOME TO ***BROOKLANDS***

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.

- 

Ideally located for Central and South London
- 

Proven last mile delivery location
- 

25 minutes to Heathrow Airport



ENGINEERED

FOR BETTER

DC1

A brand new, speculatively built 124,223 sq ft logistics facility with a cutting edge Prologis specification. Designed and built to meet the demands of a high performance operation.

50m
50m yard

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

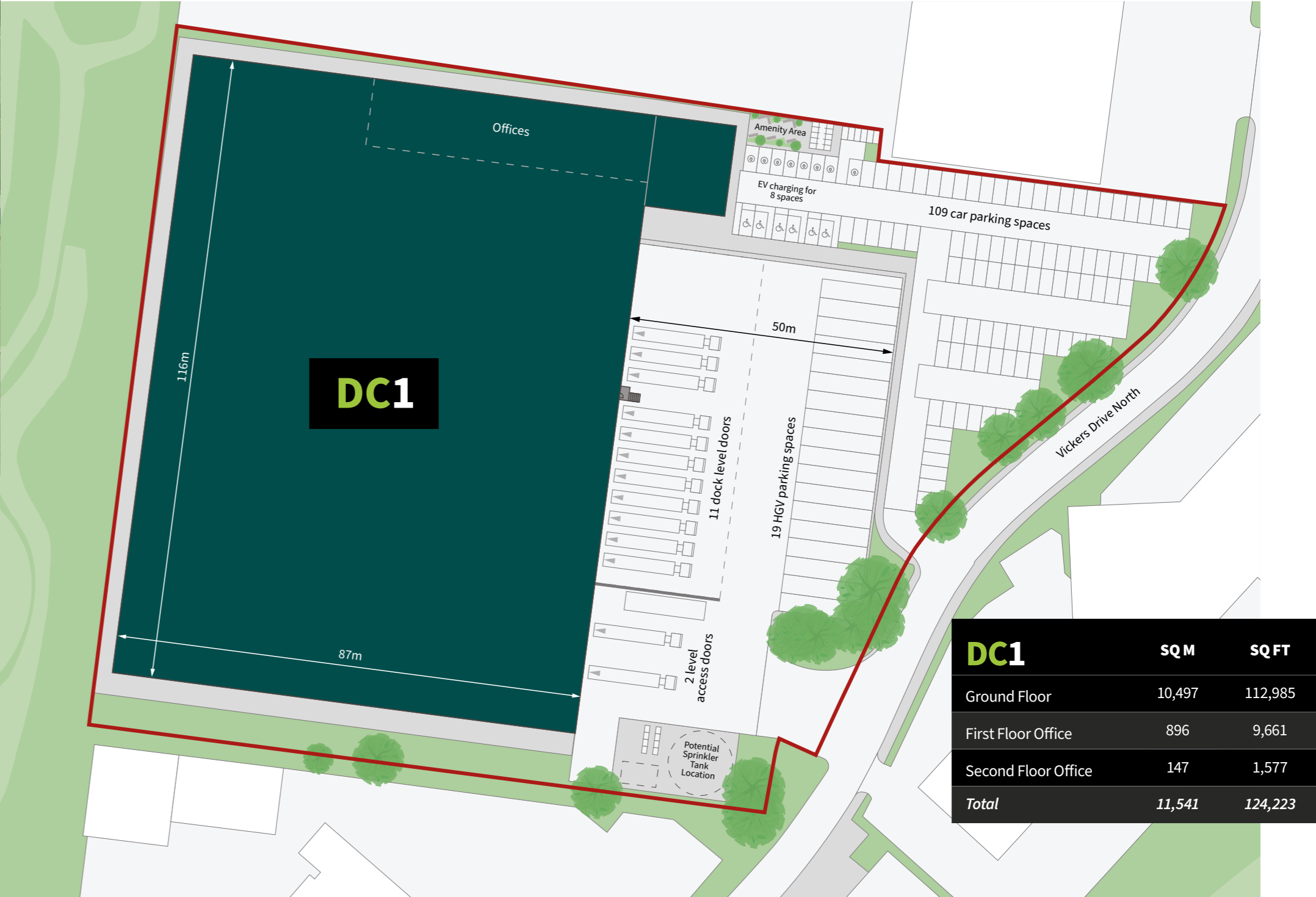
Chill store ready

2.5 MVA
2.5 MVA power

EV charging for 8 spaces*

Grade A offices

*Remaining spaces have EV ready fit-out option



DC1	SQM	SQFT
Ground Floor	10,497	112,985
First Floor Office	896	9,661
Second Floor Office	147	1,577
Total	11,541	124,223

WELL-DRIVEN FOR WELLBEING

Prologis Brooklands DC1 is a great place for staff to work, where employees will benefit from a range of amenities on their doorstep.

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



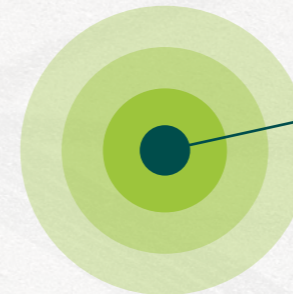
Byfleet & New Haw Station
0.7 mile walk



Regular Bus Service (436)
Woking-Weybridge



M25 J10 & 11
4.4 mile drive



460,000+

households within 30 minutes

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

Gross Weekly Pay

£686.50

Weybridge and Woking

£713.20

London

Working Age Population

114,700

NVQ1 Qualified

91.6%

Source: Nomis



SUPPORTING YOUR

NET ZERO JOURNEY



Net Zero Carbon
– Construction
and Operation



EPC
A+



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 Carbon – Construction' when considered against the UKGBC Framework for Net Zero Carbon Buildings.

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.



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

WITH SOLAR PV AT
BROOKLANDS 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.

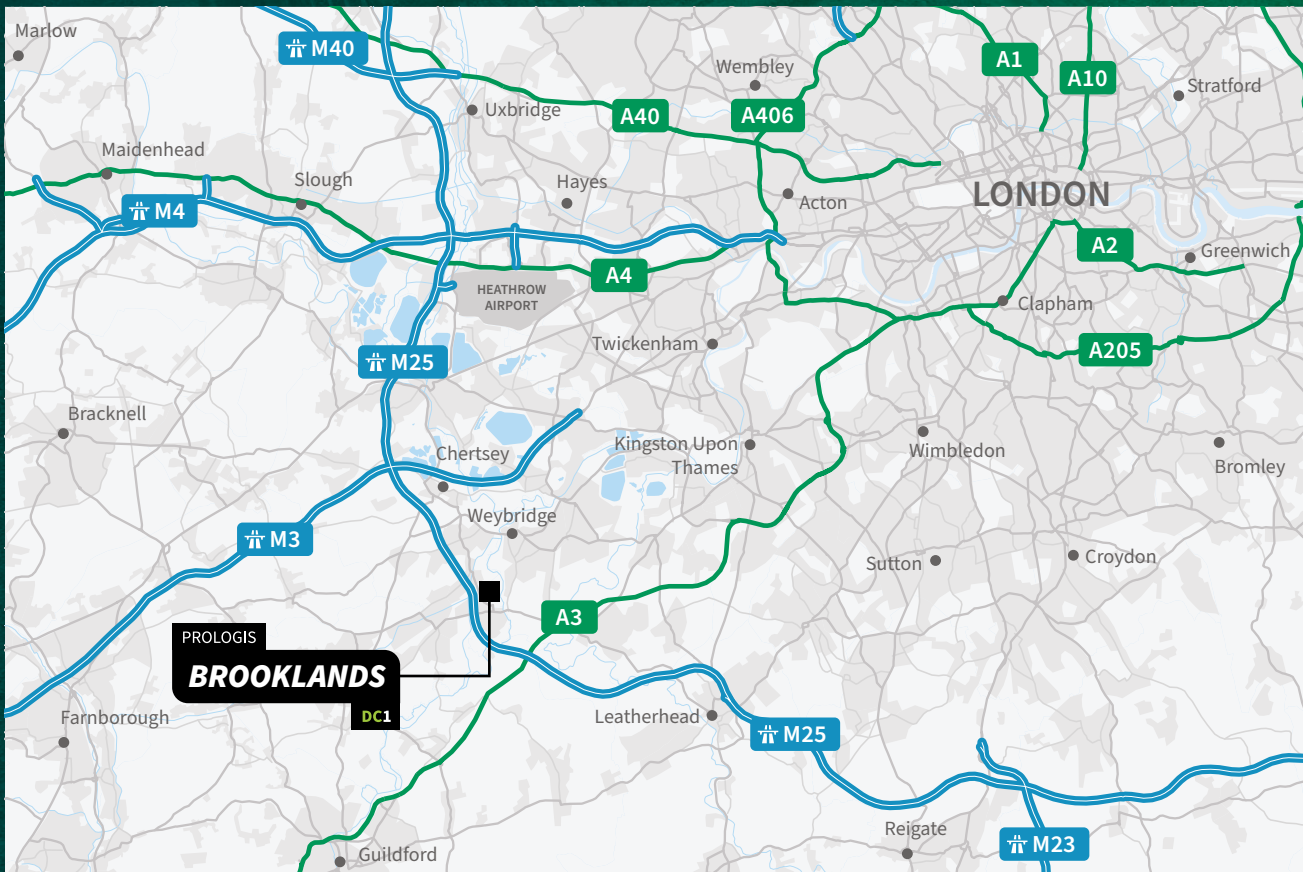


PARK*life*[™]

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

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

Please speak to:


GERALDEVE
020 7493 3338
geraldve.com

David Moule
07905 764910
DMoule@geraldve.com

Josh Pater
07782 271355
JPater@geraldve.com


020 7344 6730
colliers.com/uk/industrial

Akhtar Alibhai
07909 684801
Akhtar.Alibhai@colliers.com

Georgia Pirbhai
07599 533143
Georgia.Pirbhai@colliers.com

Conditions under which particulars are issued: Gerald Eve and Colliers for themselves and for the vendors or lessors of this property whose agents they are given 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 Gerald Eve and Colliers has any authority to make or give any representation or warranty whatever in relation to this property. October 2023.

