

DC1

PROLOGIS
BROOKLANDS

M25 / WEYBRIDGE / KT13 0YU



DC1 124,401 SQ FT

DISTRIBUTION/MANUFACTURING
FACILITY AVAILABLE Q3 2020



TARGET
EPC A14
RATING



2.5
MVA POWER



15%
ROOF LIGHTS



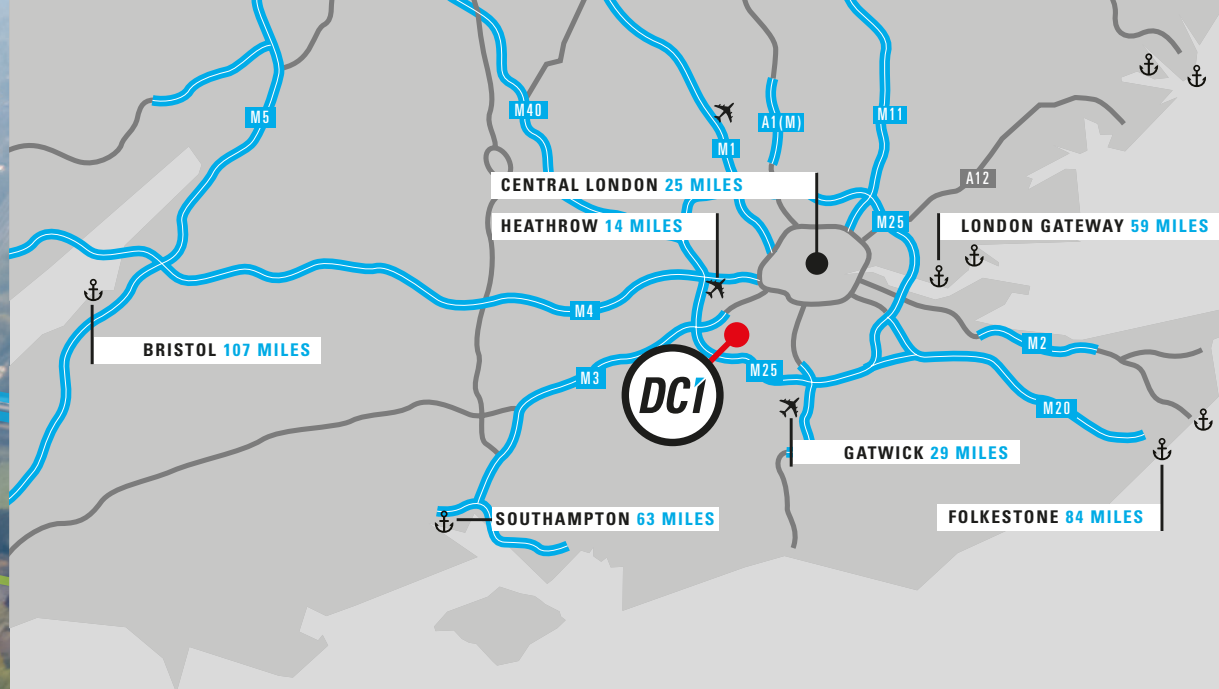
LED
LIGHTING





J11 M25
4.5 MILES

BYFLEET &
NEW HAW
STATION



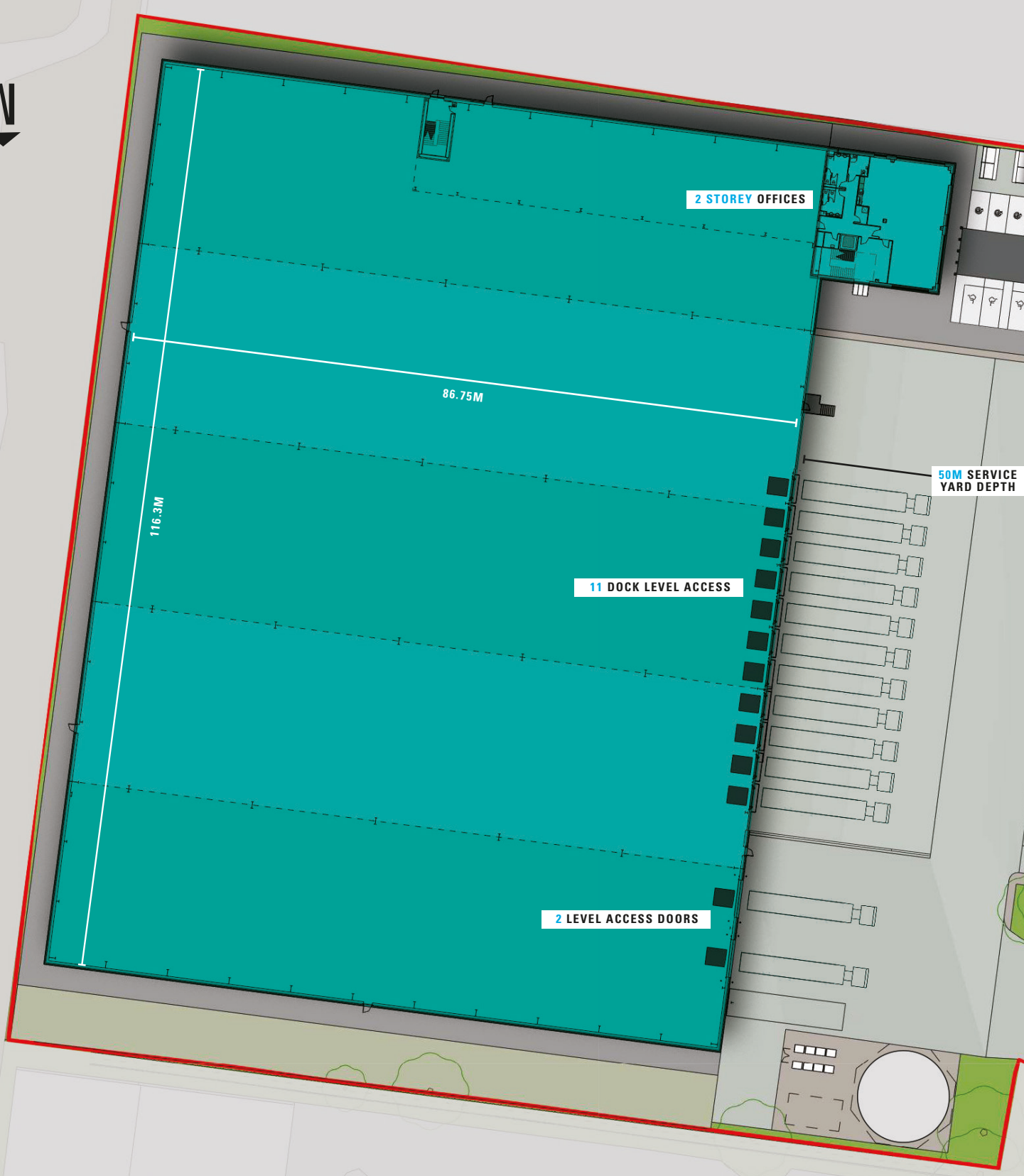
WELCOME TO *DC1*. YOU'RE IN POLE POSITION.

PROLOGIS BROOKLANDS DC1

A NEW MANUFACTURING & DISTRIBUTION FACILITY AT A WORLD RENOWNED MANUFACTURING AND LOGISTICS LOCATION

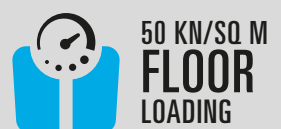
- Perfectly situated to service the London metropolitan and southern England markets.
- Proven last mile delivery location.
- 2.5MVA power available to meet your automation requirements.
- Wide labour pool drawing from Weybridge, Brooklands and Woking.
- Prologis best in class specification and build quality.
- Available for occupation Q3 2020.





DC1 COMBINING STYLE & PERFORMANCE

A BRAND NEW 124,401 SQ FT FACILITY, WITH A CUTTING EDGE PROLOGIS SPECIFICATION
DESIGNED AND BUILT TO MEET THE DEMANDS OF A HIGH PERFORMANCE OPERATION



124,401 SQ FT

11,557 SQ M

MANUFACTURING & DISTRIBUTION FACILITY

109 CAR PARKING SPACES

19 HGV PARKING SPACES

VICKERS DRIVE NORTH

DCI

sq m

sq ft

Ground Floor 10,574 113,812

First Floor 958 10,307

Second Floor 26 281

TOTAL GEA 11,557 124,401

Indicative of proposed scheme

WAREHOUSE

- FM2 category floor
- 50 kN sq m floor loading
- 12.5m clear height
- 11 dock level access
- 2 level access doors
- Rooflights on 15% of the warehouse roof area maximise the use of daylight

OFFICE

- Two-storey offices
- LED lighting
- Dual aspect glazing to take advantage of natural daylight
- Mechanically ventilated system
- Suspended ceilings
- Raised access floors

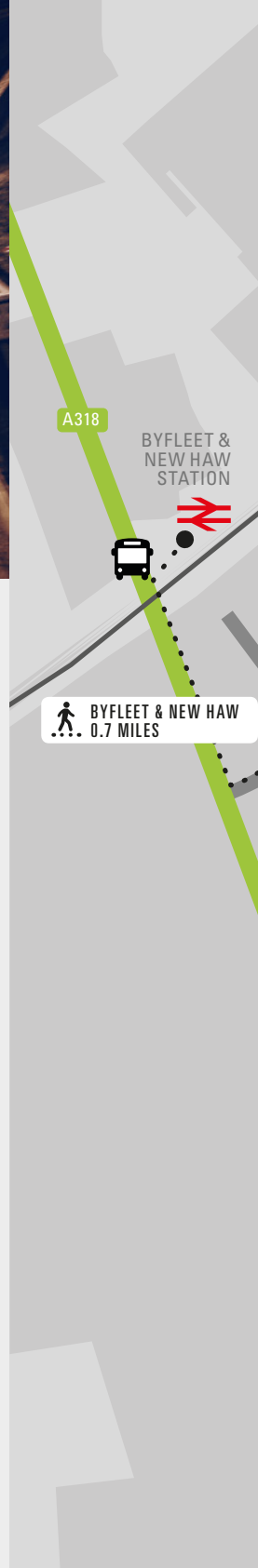
EXTERNAL

- 50m deep service yard
- Secure, self-contained fenced site
- Security lighting – office car park / service yard
- 109 car spaces
- 19 HGV trailer spaces
- Covered cycle shelter

SUSTAINABILITY

- Target EPC rating of A14
- Minimum BREEAM 'Very Good' (2014)
- A range of low- or zero-carbon technology options tailored to your operational needs, including:
 - Solar thermal hot water
 - Rain water harvesting
 - Offset embodied carbon through Cool Earth and Planet First
 - Optional solar PV





DC1 THE NEED FOR SPEED

POSITIONED TO TAKE FIRST PLACE



TRAIN
BYFLEET & NEW HAW
STATION 0.7 MILE WALK



BUS NO.S 436 & 437
REGULAR DAILY SERVICE
WOKING-WEYBRIDGE



CAR
J10 & J11 M25
4.4 MILES

TESCO

SUBWAY

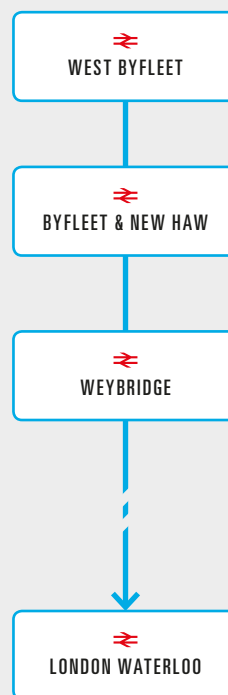
M&S

EST. 1884

GREAT LINKS

DC1 is a great place to work with staff benefiting from a range of amenities on their doorstep.

Transport amenities close to work makes the daily commute for staff more convenient and more enjoyable. Byfleet & New Haw station lies within a five minute walk to Brooklands DC1, with regular direct services to and from London Waterloo.



SUPERB AMENITIES

With a range of local facilities close to Brooklands DC1, staff are able to grab some lunch, a cup of coffee or a birthday card for a fellow employee all within a few minutes' walk.



eden project



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.

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.

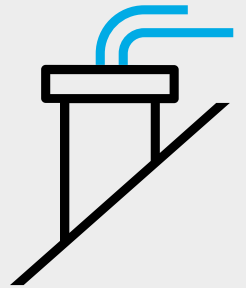
The legacy of sustainability is something we gift to you; allowing you to start your sustainability journey and make a positive environmental impact



AHEAD OF THE FIELD

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.

77,000+
HOUSEHOLDS WITHIN
30 MINUTES



GROSS WEEKLY PAY

WEYBRIDGE AND
WOKING AREAS

LONDON

£686.50

£713.20

114,700
WORKING AGE
POPULATION

NVQ1
QUALIFIED
91.6%

WEYBRIDGE AND WOKING AREAS

Source: Nomis

as soon as you move into Prologis Brooklands DC1.

Since 2008, our buildings have helped to protect over 10,000 acres of rainforest in Papua New Guinea, part of the Queen's Commonwealth Canopy. This current area protected is equivalent to Zone 1 of the London Underground.

Prologis design buildings with the future in mind, ensuring that unnecessary energy usage is avoided. The result is a building which will enable you to save money from the first day of occupation.

Leasing Prologis Brooklands DC1 could save you up to £60,000 each year* compared to a similar existing building.

* Estimated cost

More energy efficient

TARGET EPC**

A14**

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

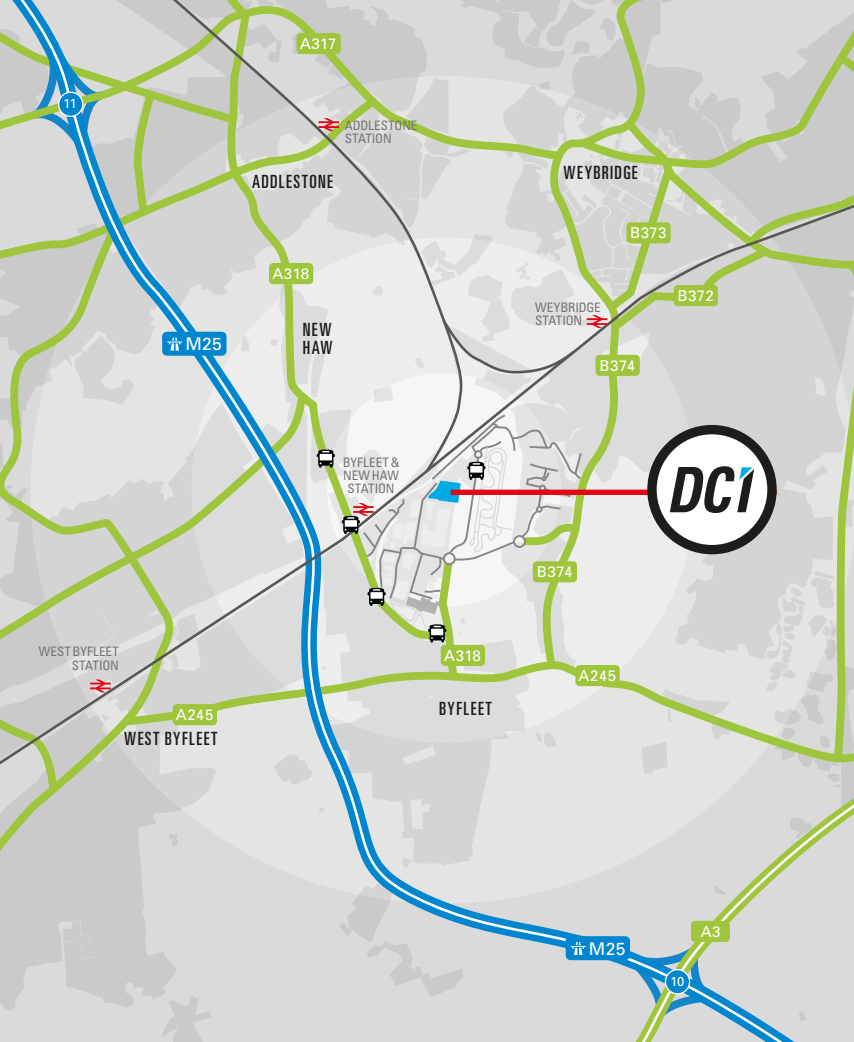
F 126-150

G OVER 150

Less energy efficient

Net zero CO₂ emissions

** Estimate/target EPC rating



THE DEMAND FOR EFFICIENCY

Brooklands DC1 is perfectly positioned for last mile delivery operations, with over 77,000 addresses* within 30 minutes' drive time.

KEY LOCATIONS**	MILES	DRIVE TIME
Byfleet & New Haw Station	1.4	5 mins
Weybridge	3.8	10 mins
Woking	5.6	14 mins
J11/M25	4.4	14 mins
J10/M25	4.4	16 mins
Leatherhead	8.6	21 mins
Heathrow Airport	14.4	26 mins
Gatwick Airport	29.1	35 mins
Central London	24.7	50 mins
London Gateway	59.6	1 h 10 m
Southampton	63.6	1 h 10 m
Folkestone	84.1	1 h 25 m
Bristol	107	1 h 50 m

*Source: Royal Mail **Approximate figures. Source: Google Maps 2019

SAT NAV: **KT13 0YU**

PROLOGIS.CO.UK/**BROOKLANDS**



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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

