

PROLOGIS PARK FRADLEY

EVERY SQ. FOOT MATTERS



PROLOGIS®

PROLOGIS PARK FRADLEY

44.77 ACRES WITH PLANNING CONSENT FOR
DESIGN & BUILD INDUSTRIAL / DISTRIBUTION FACILITIES
RANGING FROM 111,405 - 687,987 SQ FT

At the heart of the UK's motorway network, close to a large available workforce, Prologis Park Fradley is ideally placed to serve the needs of industrial / distribution occupiers.

Fradley Park is at the meeting point of two of the most important business development regions in the country - Staffordshire and the West Midlands - and combines the best that both have to offer.

It is home to logistics centres for the likes of Tesco and DHL. Prologis Fradley Park offers high quality industrial / distribution buildings in a development tailored to your exact needs.

QUALITY & QUANTITY



111,405 - 687,987 SQ FT
DESIGN & BUILD OPPORTUNITIES

BUILT TO BREEAM 'EXCELLENT' STANDARDS
REDUCING EMBODIED CARBON BY 25%

DELIVERED WITHIN 9 MONTHS
TURNKEY SOLUTIONS FROM PROVEN DEVELOPER

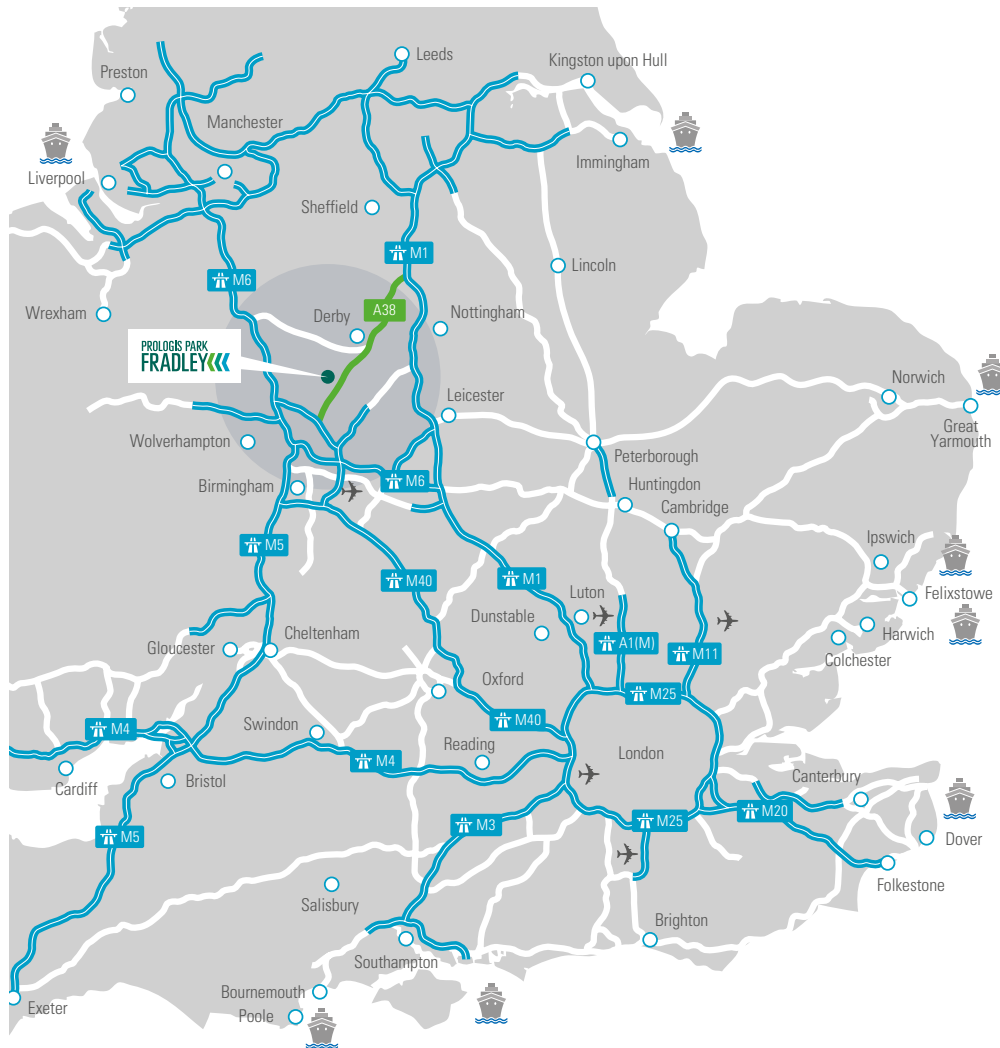
SCALE & FLEXIBILITY

Prologis Park Fradley is situated in an superb, established location for business, with unrivalled Design & Build industrial / distribution opportunities ranging from 111,405 sq ft to 687,987 sq ft. The park has been designed to provide best in class facilities and from its easy access to key national transport links to the buildings themselves, it offers the ideal, versatile venue for business.

- 44.77 acres with planning consent for Design & Build opportunities totalling 890,000 sq ft
- 3 - 4 industrial / distribution facilities from 111,405 - 687,987 sq ft
- Well established as a first-class location for national warehousing and distribution
- Located on A38, Lichfield, 7 miles from M6 Toll T5
- Flexible Build to Suit options available
- Grade A building specification

CONNECTIONS & ACCESSIBILITY

LOCATED ON THE A38, LICHFIELD PROVIDES FAST ACCESS TO THE NATIONAL MOTORWAY NETWORK AND RAILFREIGHT TERMINALS



ITS PRIME POSITION CLOSE TO THE INTERSECTION OF THE UK'S MAIN MOTORWAY ROUTES AND TWO KEY RAIL HUBS MAKES PROLOGIS PARK FRADLEY THE IDEAL LOCATION FOR AN INDUSTRIAL / DISTRIBUTION CENTRE.

From its strategic location on the A38 directly north of Lichfield, Prologis Park Fradley offers unrivalled access to the UK's transport infrastructure.

The M6, M6 toll and M42 provide a gateway to the major conurbations of the North West (Yorkshire) and the Midlands. To the east, major routes to the M1 put London just over 2.5 hours away. Easy connections to the M5 open up markets in the west country and Wales.

Birmingham International and East Midlands Airports are equally accessible. While fast, frequent and efficient rail freight services to the continent from The Midlands Channel Tunnel Rail Link at Hams Hall National Distribution Park and Birmingham International Freight Terminal puts Europe on the doorstep.

DRIVE TIMES

Lichfield	4 miles	12 min
Burton upon Trent	10 miles	18 min
Birmingham	20 miles	35 min
Derby	22 miles	28 min
Coventry	31 miles	40 min
Nottingham	39 miles	45 min
Leicester	50 miles	55 min
Manchester	90 miles	1 hr 40 min
London	125 miles	2 hr 20 min

MOTORWAY DRIVE TIMES

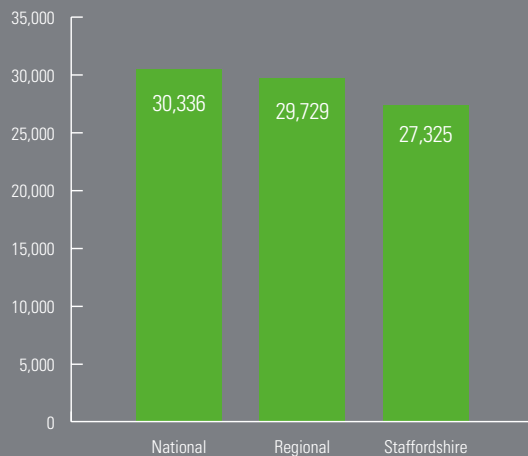
M6 Toll T5	5 miles	7 min
M6 J11	16 miles	18 min
M42 J10	15 miles	20 min
M5 (M6) J8	26 miles	35 min
M1 North J24A	27 miles	30 min
M40 (M42) J3A	30 miles	35 min
M1 South J19	42 miles	45 min

Source: Google Maps

SKILLS & RESOURCE

WITH OVER 4,000 EMPLOYEES ALREADY ON SITE, FRADLEY PARK ALSO BENEFITS FROM GREAT ACCESS TO A POTENTIAL WORKFORCE OF 1,063,246 WITHIN 30 MINUTES DRIVE AT LICHFIELD, BURTON & BIRMINGHAM.

Median annual wage for warehouse managers
Source: www.instaffs.co.uk



In recent years Lichfield's economy has developed away from its traditional manufacturing focus to encompass logistics, service and retail. Indeed, the ratio of service to manufacturing jobs in the city is now 66% to 34% respectively. There is a growing demand amongst this diverse and highly skilled workforce for more local jobs and Fradley Park is ideally placed to provide them. It is also ideally placed for national distribution. This combination of strategic location and adaptable, available workforce helps to explain why 11,000 new logistics jobs are expected to be created in the West Midlands over the next 7 years.

Wages in Staffordshire are below the national average in the distribution sector, representing a significant saving in recruitment and labour costs for businesses choosing Prologis Fradley Park as a location.

Employment estimates for West Midlands logistics up to 2017

West Midlands	2007	2012	2017	Net Change 2007 - 2017	Replacement Demand	Total
Logistics	194,000	199,000	205,000	11,000	75,000	86,000
All sectors	2,675,000	2,741,000	2,800,000	125,000	984,000	1,109,000

COMMITTED & CREDIBLE

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



CARE & CONSIDERED

Our Commitment to Sustainable Development

In the UK, Prologis is pioneering a new approach to environmentally sustainable distribution warehouses. Working within recognised environmental standards and our own stringent methodology, we consider a facility's complete life cycle: the way it is designed and built, the way it functions and finally, the way it will be replaced.

All new Prologis buildings in the UK are designed to be sustainable and their environmental performance is measured as follows:

- Environmental certification
- Reduced operational carbon emissions
- Mitigated embodied carbon emissions

BREEAM

Prologis Park Fradley will be rated 'Excellent'

In January 2008 we made a pledge that every new Build to Suit warehouse we complete in the UK would have minimum BREEAM rating of Very Good. Not just that; they'd also be certified 'Carbon Neutral'. That meant setting - and exceeding - some extremely challenging targets:

- Airtightness standards 75% above industry recommendations

- 20% increase in minimum regulation U-Values for rooflighting
- A reduction in embodied carbon of 25%
- A 79% fall in operational carbon emissions
- Verified Carbon Credit schemes to offset remaining carbon footprint.

The result is a building that satisfies your CSR targets as well as ours, while saving you up to 69% in energy costs alongside standard specification developments.

EPC Rating

Every Prologis Build to Suit warehouse achieves the highest Energy Performance Certificate (EPC) rating possible within its building size category; more important today than ever before for the business and environmental benefits it brings.

25 Rating A (0-25)



FRADLEY PARK HAS A VAST NUMBER OF LOCAL, REGIONAL AND NATIONAL OCCUPIERS INCLUDING WINCANTON, DHL AND TESCO

LOCAL OCCUPIERS

- | | | | |
|---------------------|--------------------------|-------------------|-----------------------|
| 1 UK Pallets | 6 Florette | 10 Wincanton | 15 Great Bear |
| 2 Tesco | 7 Unimerco | 11 Amethyst Group | 16 Geze |
| 3 Newell Rubbermaid | 8 3663 | 12 Faurecia | 17 Hellmann Logistics |
| 4 Palletways | 9 Stirling Retail Centre | 13 DHL | 18 Norgren |
| 5 DHL | | 14 Profine | |

Computer generated image of indicative option 1

INDICATIVE OPTION 1



DC1:	117,516 SQ FT (10,917 SQ M)	DC2:	111,405 SQ FT (10,350 SQ M)	DC3:	687,897 SQ FT (63,905 SQ M)
Warehouse	111,919 sq ft 10,397 sq m	Warehouse	105,405 sq ft 9,792.5 sq m	Warehouse	660,771 sq ft 61,387 sq m
Ancillary offices	5,597 sq ft 520 sq m	Ancillary offices	6,000 sq ft 557.5 sq m	Ancillary offices	15,000 sq ft 1,393 sq m
Total	117,516 sq ft 10,917 sq m	Total	111,405 sq ft 10,350 sq m	Total	687,897 sq ft 63,905 sq m
Dock levellers	11	Dock levellers	10	Bridge link to car park	2,108 sq ft 195 sq m
Level access doors	2	Level access doors	2	Total	687,897 sq ft 63,905 sq m
Trailer parking spaces	28	Trailer parking spaces	25	Dock levellers	100 (including 8 high door)
Car parking spaces	136	Car parking spaces	96	Level access doors	9
Haunch height	11m	Haunch height	11m	Trailer parking spaces	188 (plus 100 at doors)
				Car parking spaces	505
				Haunch height	15m

INDICATIVE OPTION 2



DC1:	222,361 SQ FT (20,658 SQ M)	DC2:	111,405 SQ FT (10,350 SQ M)	DC3:	334,738 SQ FT (31,097 SQ M)	DC4:	228,180 SQ FT (21,198 SQ M)
Warehouse	211,773 sq ft 19,674 sq m	Warehouse	105,405 sq ft 9,792.5 sq m	Warehouse	318,797 sq ft 29,617 sq m	Warehouse	217,313 sq ft 20,189 sq m
Ancillary offices	10,588 sq ft 984 sq m	Ancillary offices	6,000 sq ft 557.5 sq m	Ancillary offices	10,932 sq ft 1,015 sq m	Ancillary offices	5,858 sq ft 544 sq m
Total	222,361 sq ft 20,658 sq m	Total	111,405 sq ft 10,350 sq m	Total	334,738 sq ft 31,097 sq m	Total	228,180 sq ft 21,198 sq m
Dock levellers	21	Dock levellers	10	Dock levellers	32 (including 4 high door)	Dock levellers	22 (including 4 high door)
Level access doors	5	Level access doors	2	Level access doors	4	Level access doors	3
Trailer parking spaces	53 (plus 21 at dock doors)	Trailer parking spaces	25	Trailer parking spaces	80 (plus 32 at dock doors)	Trailer parking spaces	55 (plus 32 at dock doors)
Car parking spaces	172	Car parking spaces	96	Car parking spaces	259	Car parking spaces	176
Haunch height	11m	Haunch height	11m	Haunch height	12.5m	Haunch height	15m

BELLS & WHISTLES

YOUR BESPOKE BUILDING DEVELOPMENT AT PROLOGIS PARK FRADLEY GIVES YOU THE OPPORTUNITY TO SPECIFY A WAREHOUSE OR INDUSTRIAL FACILITY TAILORED TO THE EXACT NEEDS OF YOUR BUSINESS. THE FOLLOWING STANDARD SPECIFICATIONS ENSURE A SUPERIOR BUILDING FOR ALL USES.

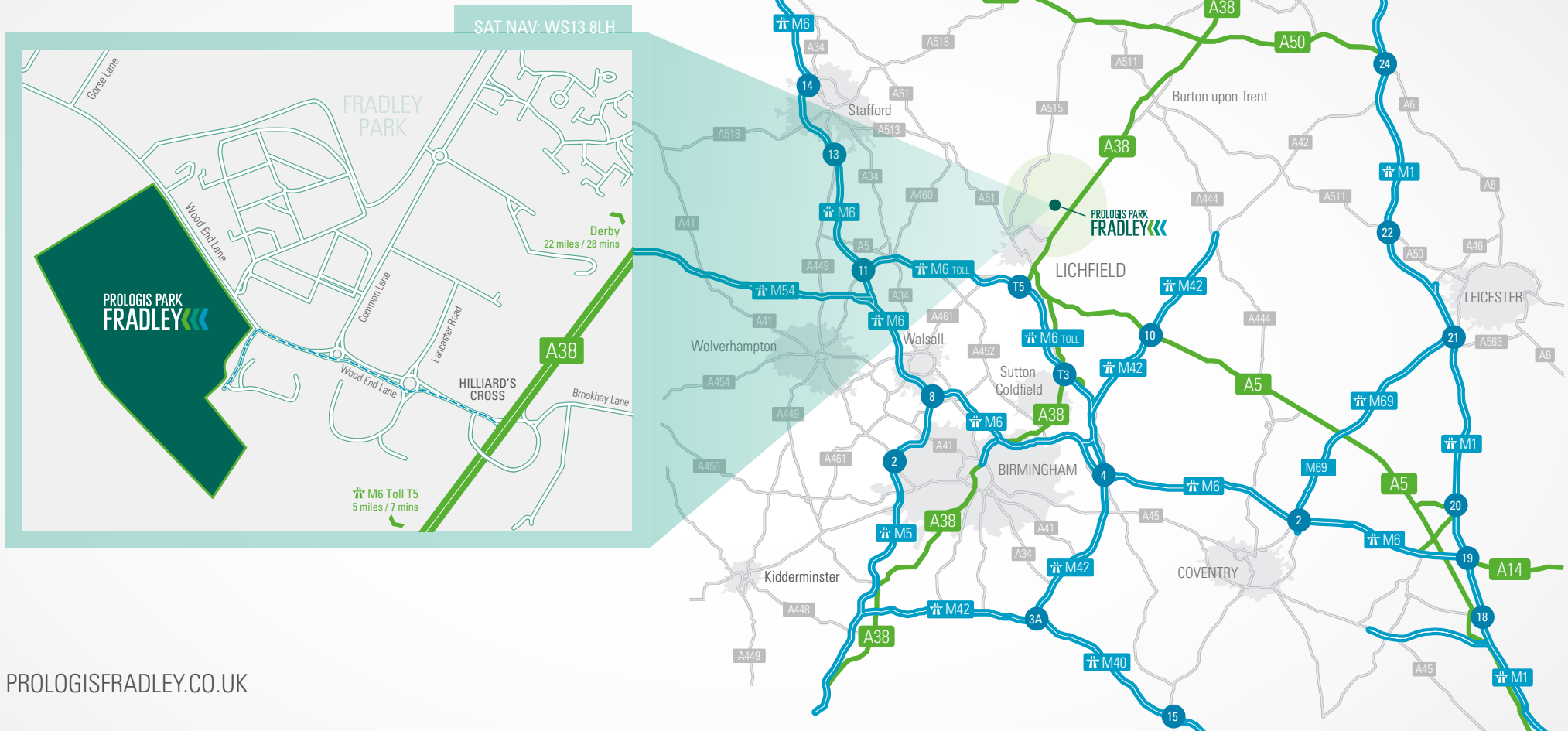
- #### Warehouse / workshops
- Hörmann dock leveller doors*
 - Hörmann level access doors*
 - Floor loading 50kN/m²
 - FM2 special floor
 - Rack leg loading up to 9 tonnes per leg

- #### External
- Security lighting
 - Landscaped surroundings
 - Extensive car parking
 - Extensive lorry parking
 - Cycle & motorcycle parking
 - Gatehouse
 - 50m yard depth

- #### Offices
- 2-storey offices
 - Distribution offices
 - Double glazing
 - Gas central heating
 - Raised access floor
 - Fully carpeted throughout
 - Suspended ceilings

- #### Environmental
- BREEAM 2011 'Very Good' minimum standard
 - Energy Performance Certificate (EPC): best possible rating within each building's size category
 - Embodied carbon: measured, reduced and mitigated
 - Project management: ISO 14001: 2004 certified

*Free 3 year service and maintenance package



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