

SEGRO PARK
BRACKNELL
SOUTHERN INDUSTRIAL ESTATE

NEW BUILD AND DESIGN & BUILD
OPPORTUNITIES UP TO 155,000 SQ FT

OVERVIEW

SEGRO PARK
BRACKNELL

PHASE 1

TO LET 90,000 SQ FT
UNDER CONSTRUCTION
AVAILABLE Q3 2017

PHASE 2

FLEXIBLE DESIGN & BUILD
OPPORTUNITIES
UP TO 155,000 SQ FT

NEW BUILD

New high quality industrial / logistics units that will deliver innovative, high-specification space, giving your business the edge it needs in this ever demanding sector.

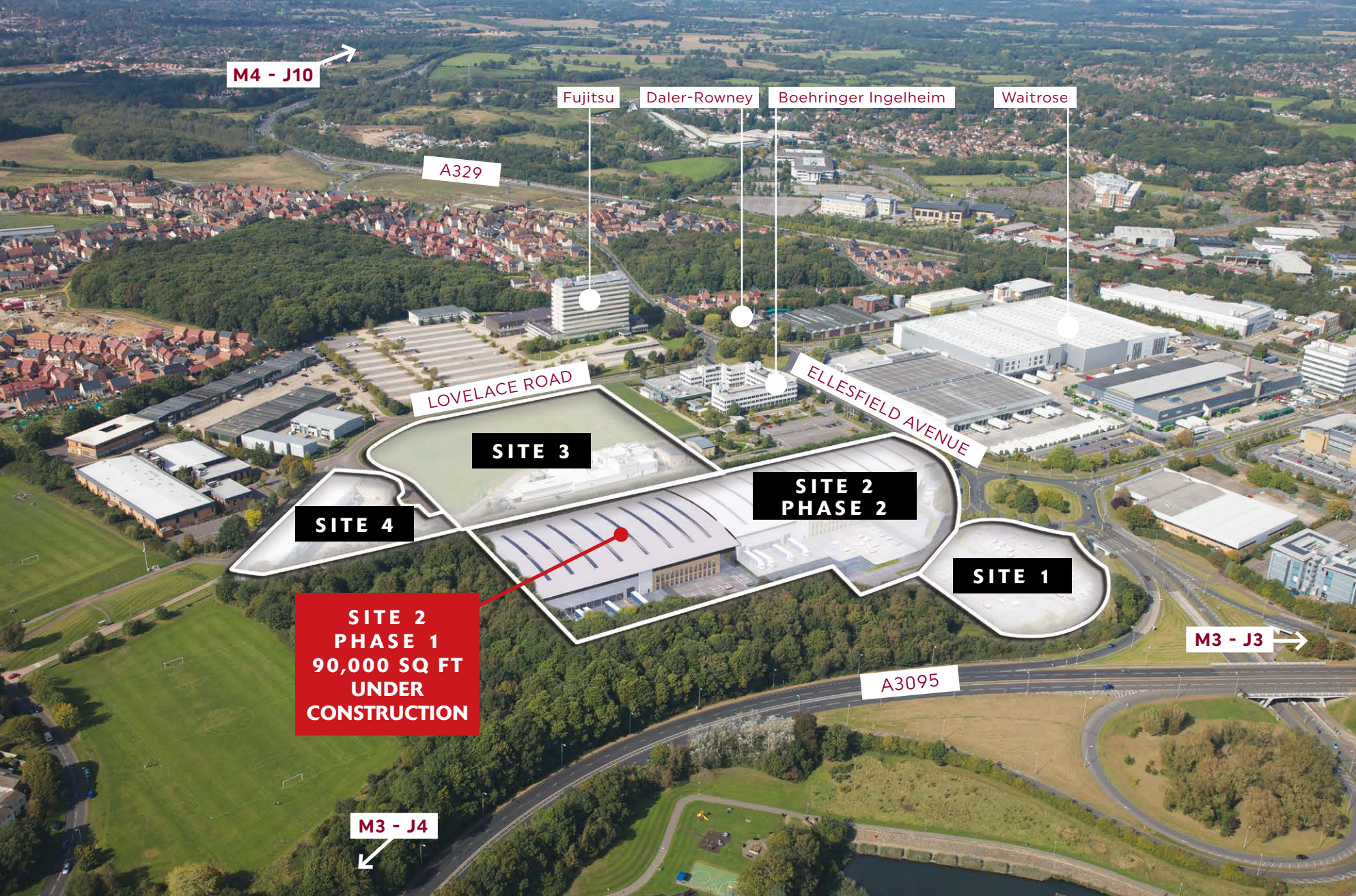
DESIGN & BUILD

Flexible opportunities exist to suit: B2 and B8 Distribution (with ancillary B1(C)), Self Storage, Hotel, Drive-Thru and Car Showroom.

PROMINENCE

Perfectly positioned at the entrance of Bracknell's Southern Industrial Estate, the site fronts the A3095, a dual carriageway connecting the M4 and M3. With over 25,000 vehicles passing daily, SEGRO Park Bracknell also offers exceptional roadside prominence and accessibility.





FLEXIBILITY

SEGRO PARK
BRACKNELL

Construction is already underway on phase 1, to deliver 90,000 sq ft of best in class industrial / logistics space and will be available to occupy by Q3 2017.

Planning has also been granted for an additional two industrial / logistics units on site 2, phase 2.

The remaining sites on SEGRO Park Bracknell offer the flexibility to Design & Build new warehouse / industrial / trade units up to 155,000 sq ft.

The four Design & Build sites are available; individually, split or adjoined, offering unrivalled development flexibility.

PHASE 1 – UNDER CONSTRUCTION

SITE 2 - PHASE 1 - 90,000 SQ FT

PHASE 2 – DESIGN & BUILD

SITE 1 - 40,000 SQ FT (2.18 ACRES)

Prominent roadside opportunity offering Design & Build up to 40,000 sq ft for Self Storage, Hotel, Drive-Thru, Car Showroom or B2 and B8 Distribution (with ancillary B1(C)).

SITE 2 - PHASE 2 - 91,000 SQ FT (4.32 ACRES)

Available with detailed planning granted for additional flexible multi-unit opportunities of 31,000 sq ft and 60,000 sq ft, with further unit sizes also available and the option to incorporate site 1 as a car park.

SITE 3 - 155,000 SQ FT (6.5 ACRES)

Capacity to offer up to 155,000 sq ft on a Design & Build basis, suitable for a Headquarters Unit, Data Centre, B1(C), B2 and B8 Distribution. Access to site 4 offers further opportunities to reflect your business needs.

SITE 4 - 40,000 SQ FT (2.02 ACRES)

Design & Build opportunity up to 40,000 sq ft.

SITE 2

PHASE 1 - SPECIFICATION

ACCOMMODATION

WAREHOUSE	85,520 SQ FT	7,945 SQ M
OFFICES	4,618 SQ FT	429 SQ M
TOTAL	90,138 SQ FT	8,374 SQ M

All areas are approximate and measured on a Gross External basis

WAREHOUSE

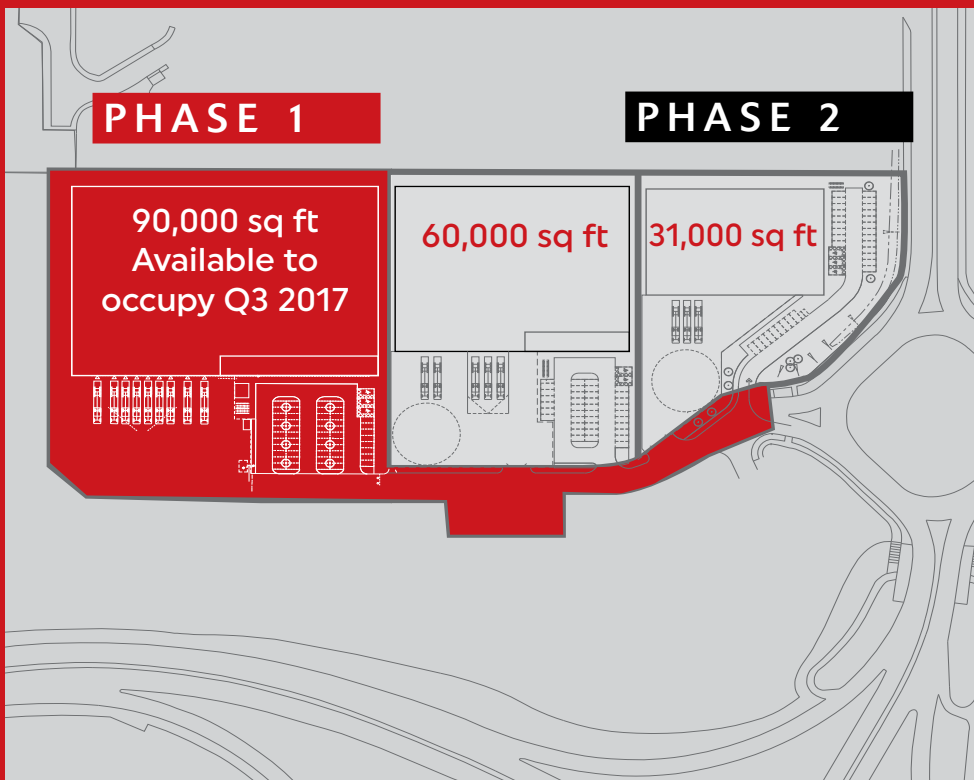
- 12m clear height to underside of haunch
- 50 kN/m² floor loading
- 6 dock levellers
- 3 level access doors
- Targeting BREEAM 'Very Good' and EPC rating 'B'

OFFICES

- High-spec office accommodation at first floor level
- WC, shower and tea point facilities
- 8-person passenger lift
- LG7 lighting and PIR sensors

EXTERNAL

- 45m yard depth
- 55 car parking spaces
- 3 phase supply with 1 MVA capacity
- External lighting



THRIVING

SEGRO PARK
BRACKNELL

PROMINENT

M4 J10

M3 J3 & J4

BRACKNELL

RG12 8TA

SEGRO Park Bracknell is prominently situated on the Southern Industrial Estate, Bracknell. Fronting the A3095 dual carriageway, this ideal logistics location offers exceptional access to J10 of the M4 and J3 & J4 of the M3. Both links provide excellent connections to the M25 and national motorway network.

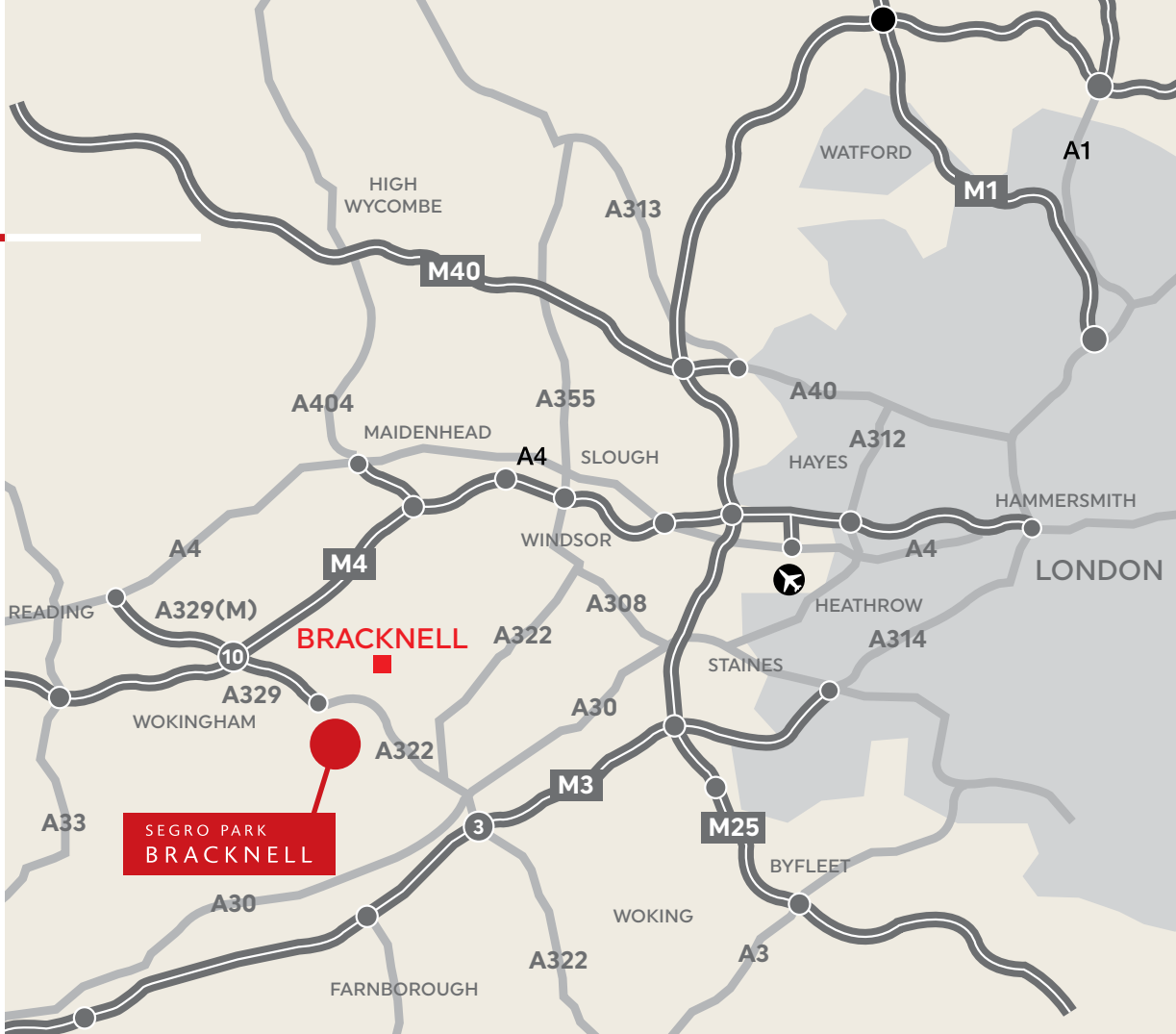
Bracknell benefits from excellent employment statistics with 650,490 and 1,395,629 employed within a 30 / 45 minute drive time respectively.

Source: Experian 2011 Census-based Current Year Estimates

DRIVE TIMES:

M4 J10	3 MILES	6 MINS
M3 J3	6 MILES	11 MINS
M3 J4	9 MILES	19 MINS
READING	11 MILES	22 MINS
SLOUGH	18 MILES	25 MINS
HEATHROW	24 MILES	30 MINS
LONDON	40 MILES	65 MINS
SOUTHAMPTON	52 MILES	69 MINS
BRISTOL	88 MILES	88 MINS

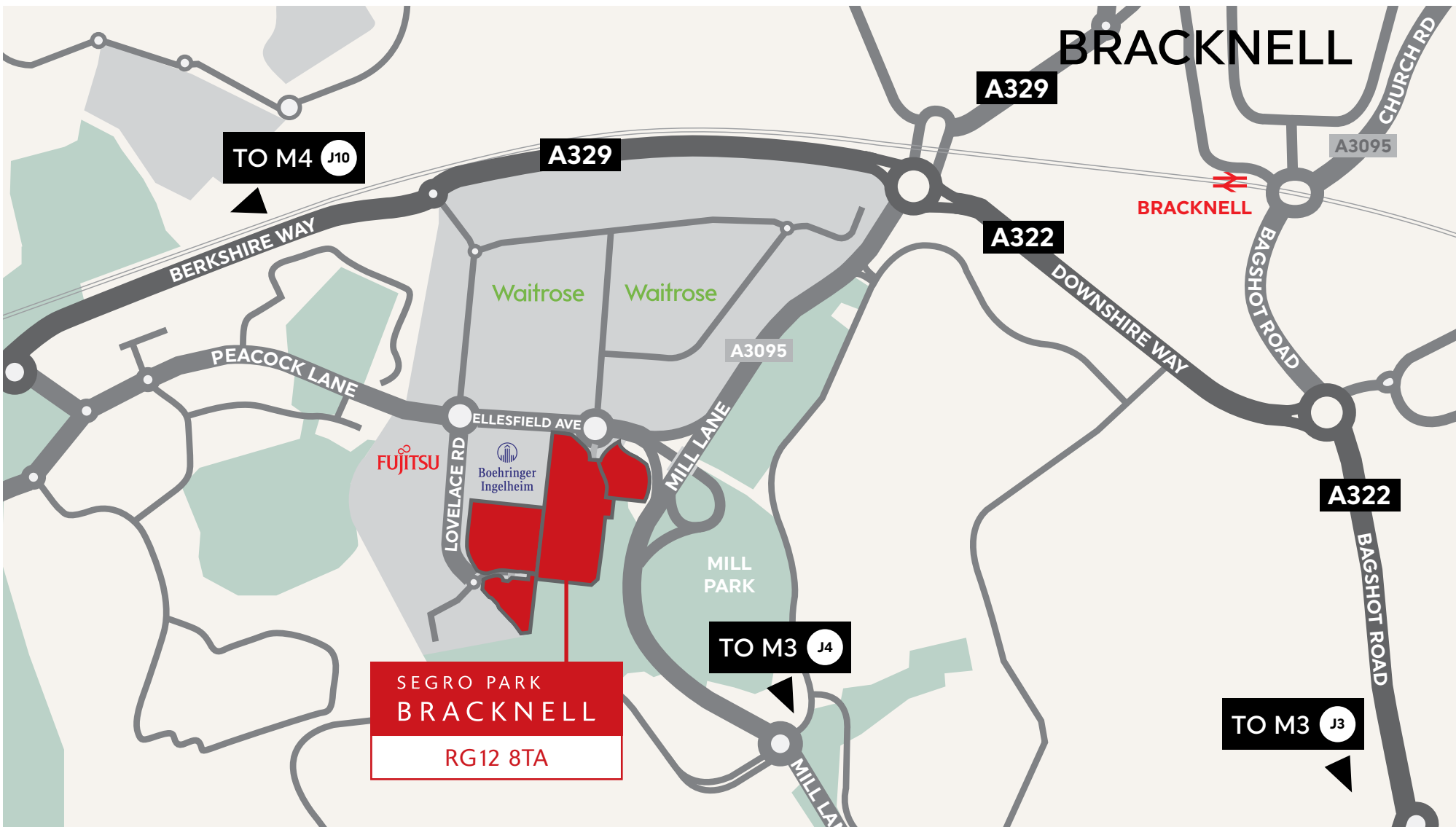
Source: Google Maps



REGENERATION OF BRACKNELL

The Bracknell Regeneration Partnership, a 50:50 joint venture partnership between Legal & General Capital and Schroder UK Real Estate Fund, together with Bracknell Forest Council, is investing over £240 million to transform Bracknell Town Centre into an exciting 1 million square foot shopping and leisure destination called The Lexicon. It is one of the biggest Town Centre regenerations currently taking place in the UK and will be opening in September 2017.

Source: www.thelexiconbracknell.com



ABOUT SEGRO:

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property. It owns or manages over £6 million square metres of space valued at £7.4 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in nine other European countries.



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