

PROMINENT BESPOKE OPPORTUNITIES

design & build
up to 225,000 sq ft
minutes from the M4/M3

V:PARK

SOUTHERN INDUSTRIAL ESTATE
BRACKNELL RG12 8TA

SEGRO
WHERE BUSINESS WORKS



This is a computer generated image, details may vary.

V2: OPTION 1: UP TO 225,000 SQ FT (GEA)

Situated in the heart of Bracknell's Southern Industrial Estate, V:Park is only three miles from the M4 J10 and six miles from the M3 J3, the site enjoys a highly accessible location ideal for growth and success.

This exclusive design & build solution will reflect your business needs exactly, enabling the creation of high-spec space and maximum efficiency.

DESIGN & BUILD TO SUIT:

B1(C), B2, B8 Distribution and Data Centre uses.

SPECIFICATION:

WAREHOUSE

- 50kN/M2 floor loading to institutional standards
- 2 level access doors
- 12m clear height to underside of haunch
- 20 dock levellers
- BREEAM very good
- 15% rooflights
- 42% site density

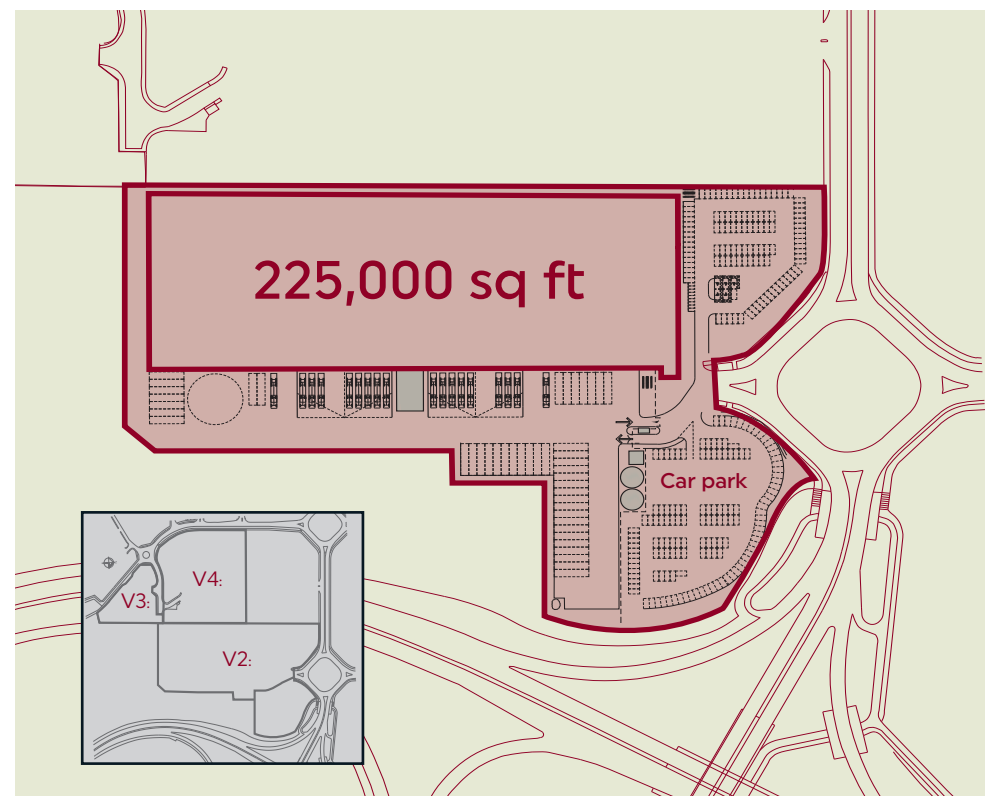
OFFICES

- High-spec office accommodation at ground and first floor levels
- WC, shower and teapoint facilities
- 8-Person passenger lift
- LG7 lighting with PIR sensors

EXTERNAL

- Gatehouse to yard entrance as required
- Concrete surfaced secure service yard and HGV parking areas
- Over 200 car parking spaces
- Provision for cycle spaces
- 3-Phase supply
- External lighting
- 2.4m high paladin and palisade fencing as required

GO BIG, GO BESPOKE



All areas measured on an approximate gross external basis

YOUR SPACE, YOUR WAY

V2: OPTION 2 : DIVERSE MULTI-UNIT OPPORTUNITIES FROM 31,000 SQ FT (GEA)

Three warehouse/distribution opportunities to choose from. All offer flexibility in their design & build, delivering the perfect space for business productivity.

DESIGN & BUILD TO SUIT:

B1(C), B2, B8 Distribution and Data Centre uses.

SPECIFICATION:

PLOT V2:1

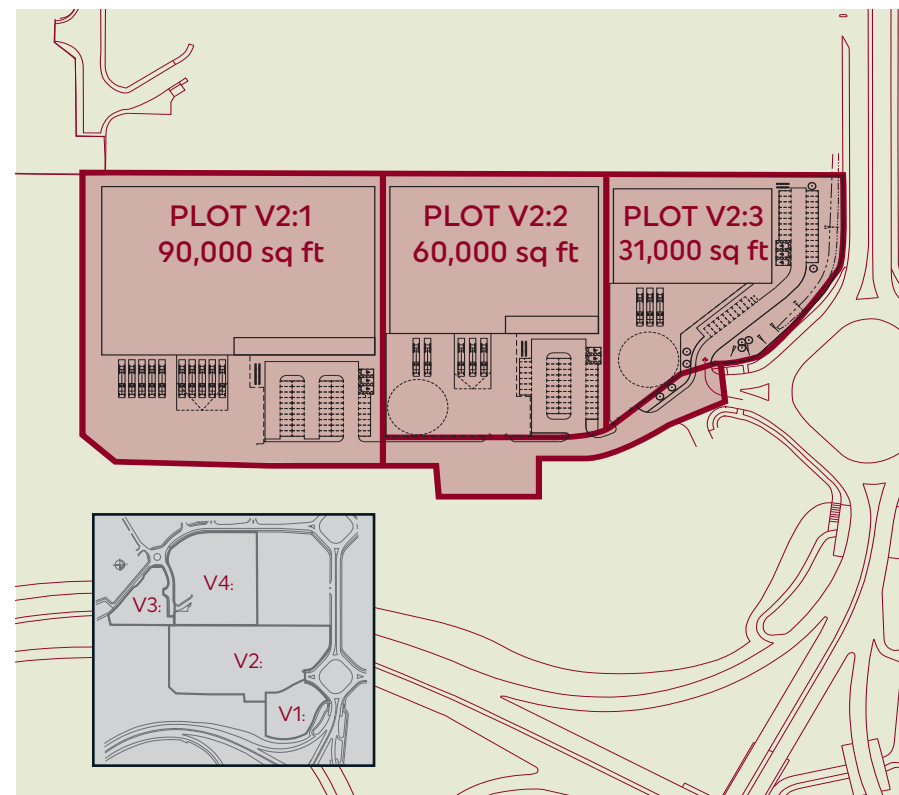
- 90,000 sq ft
- Maximum yard depth - 45 metres
- 50 parking spaces

PLOT V2:2

- 60,000 sq ft
- Maximum yard depth - 45 metres
- 36 parking spaces

PLOT V2:3

- 31,000 sq ft
- Maximum yard depth - 47 metres
- 34 parking spaces

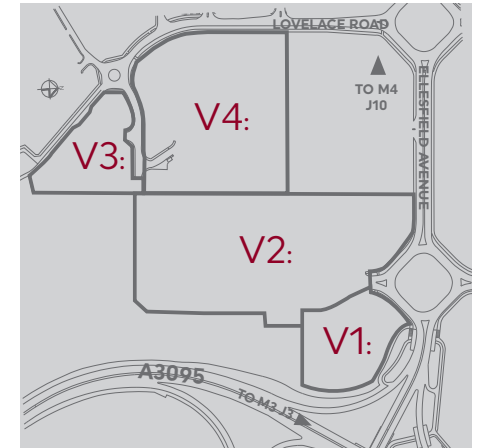


All areas measured on an approximate gross external basis



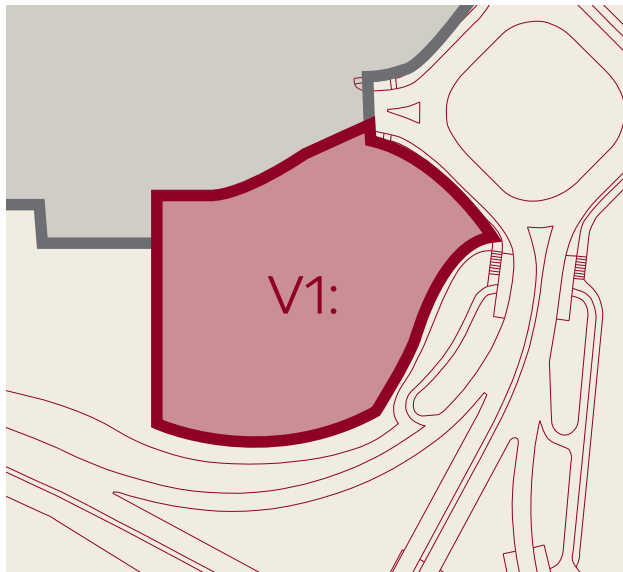
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BUILT IN FLEXIBILITY WITH 3 ADDITIONAL SITES



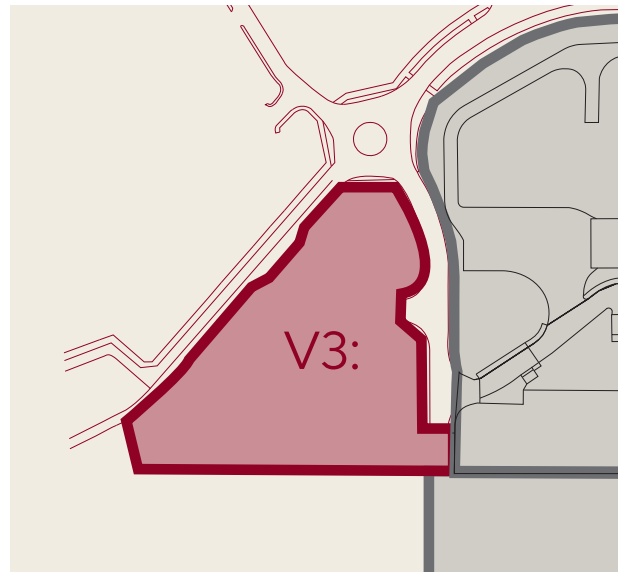
V1: PROMINENT ROADSIDE OPPORTUNITY

- 2.18 acres
- Up to 40,000 sq ft (GEA)
- Suitable for self storage, drive thru, car showroom, B1(C), B2 B8 and Data Centre uses



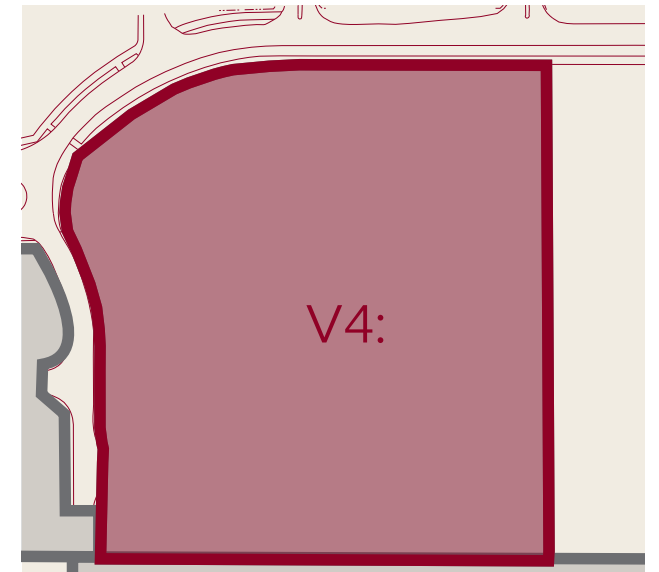
V3: PRIVATE & PERFECTLY LOCATED

- 2.02 acres
- Up to 40,000 sq ft (GEA)
- Suitable for B1(C), B2 and B8 uses



V4: PHASE TWO AVAILABLE 2016

- 6.5 acres
- Up to 155,000 sq ft (GEA)
- Suitable for B1(C), B2, B8 and Data Centre uses



All areas measured on an approximate gross external basis

EXCEPTIONAL ABILITY TO DELIVER FLEXIBLE SOLUTIONS FOR A RANGE OF BUSINESSES

INFINITY, SLOUGH TRADING ESTATE



Infinity, the fast-expanding Data Centre group, on looking for a new facility to the west of London to complement their other locations, decided on Slough and in particular, the Slough Trading Estate.

Our development teams are experts in delivering rapid and cost-effective solutions to meet individual business needs by working in close partnership with occupiers through the design, planning and delivery stages.

Infinity Slough will provide much needed Data Centre capacity in the Thames Valley area, home to many of Europe's leading IT and computing companies and a hub of national significance. The area already has an extremely high concentration of communications companies and it will become increasingly significant in the future due to initiatives such as Crossrail. Infinity Slough is a fantastic addition to our portfolio of Data Centres in and around London, further strengthening and extending our offer to clients.

**Stuart Sutton, CEO
Infinity SDC**

We have developed bespoke facilities for our customers including HQ office campuses, distribution warehouses, light industrial units and Data Centres.

The facility is perfectly located for access to all areas of the airport and our 15 year lease shows real commitment to London Heathrow. What we wanted was to make DB Schenker, Heathrow, a very modern facility that is 'The place to work' at London Heathrow, a great environment for our people to work in and an Eco-friendly facility to handle our airfreight customers cargo in, both now and in the future, I think we have achieved that.

Thanks to the construction as a 'green building' – 95% of concrete was recycled from the original site – the building has also been awarded a BREEAM rating of Excellent (BRE Environmental Assessment Method). The building is designed to achieve 25% lower CO2 emissions than the standard and also features low and zero carbon air source heat pumps. We're sharing our commitment to the UK in general and to the local area and London Heathrow in particular by investing in this area.

**Helgi Ingolfsson, CEO
DB Schenker Limited**

DB SCHENKER, LONDON HEATHROW ESTATE



SEGRO was responsible for constructing the new 9,900 sq m facility, which as well as acting as DB Schenker's Logistics new UK headquarters, will also become the company's main airfreight hub for the UK.

BIDVEST 3663, SLOUGH TRADING ESTATE

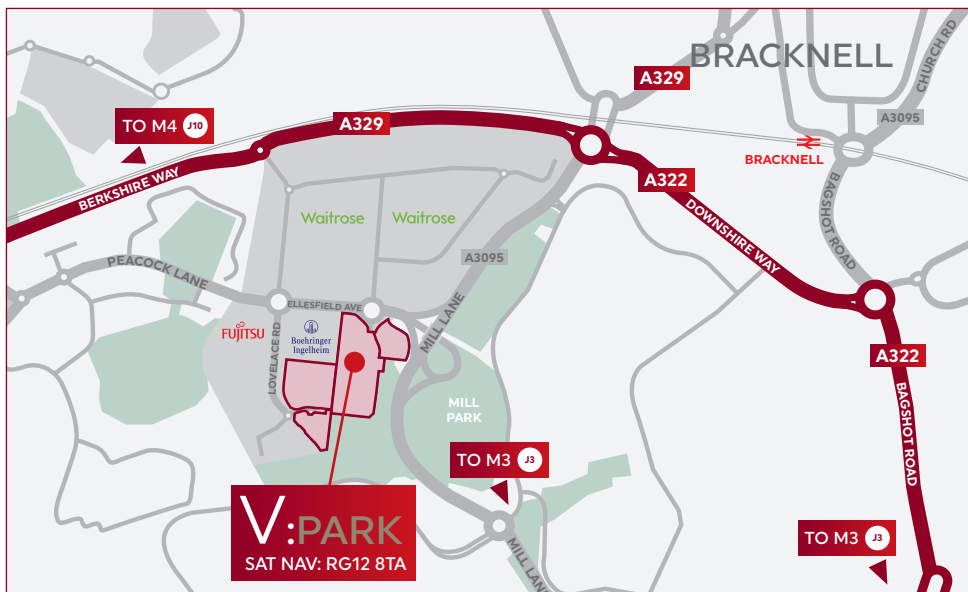


Currently under construction, 10,870 sq m on the trading estate, a new head office and distribution facility for Bidvest 3663.

H&M, RUGBY GATEWAY



SEGRO constructed a new 22,017 sq m distribution facility for H&M at their Logistics Park, Rugby Gateway.



V:Park 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 of the M3. Both links provide excellent connections to the M25 and national motorway network.



3
MILES
M4 J10

6
MILES
M3 J3

11
MILES
READING

18
MILES
SLOUGH

24
MILES
HEATHROW

40
MILES
LONDON

52
MILES
SOUTHAMPTON

88
MILES
BRISTOL

6
MINS

11
MINS

22
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25
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30
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65
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69
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88
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Source: Google Maps



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