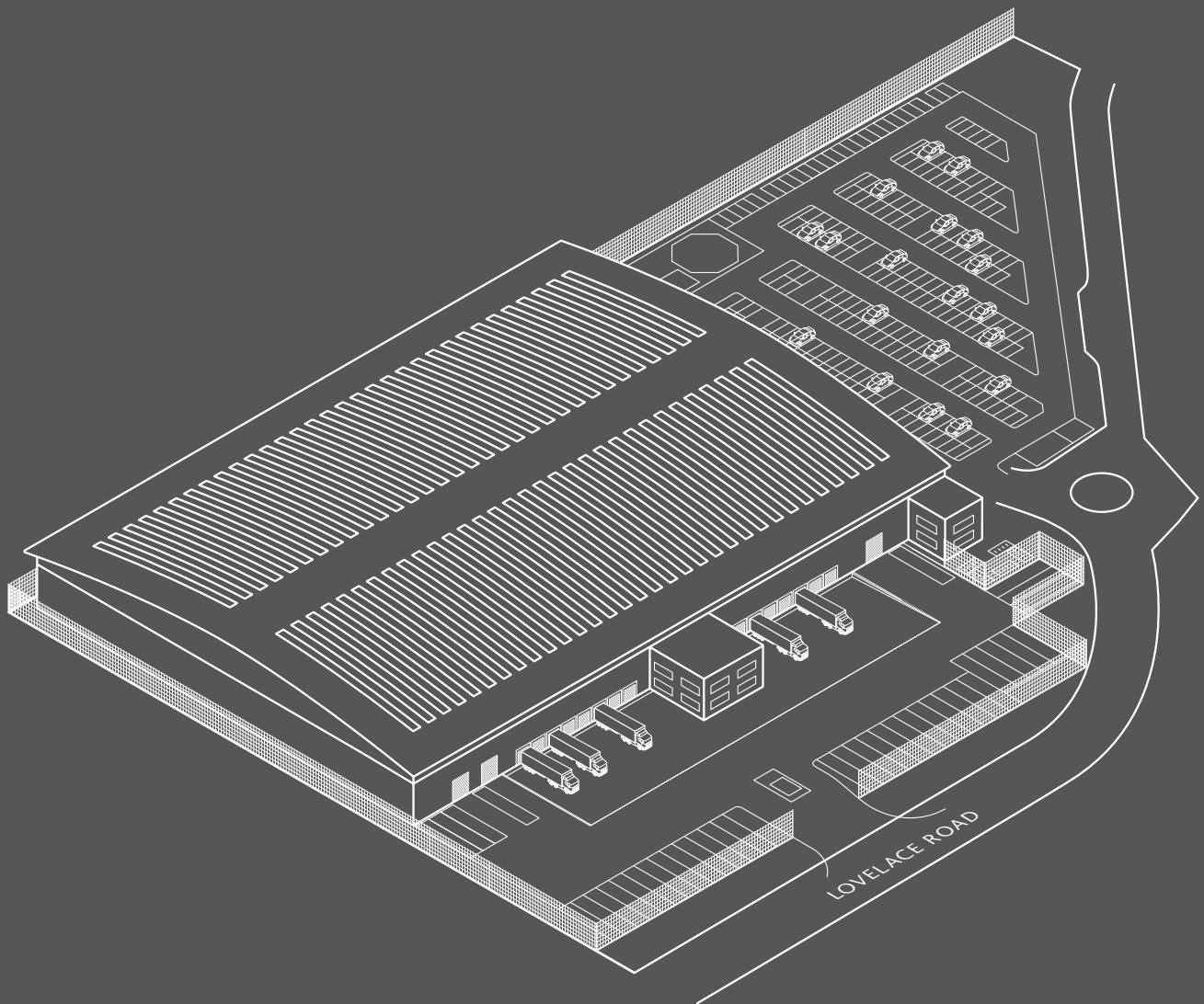

SEGRO PARK BRACKNELL

SOUTHERN INDUSTRIAL ESTATE

FLEXIBLE DESIGN & BUILD
OPPORTUNITIES FROM
146,759 SQ FT (13,637 SQ M)
– 178,811 SQ FT (16,612 SQ M)



SEGRO

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SOUTHERN INDUSTRIAL ESTATE

RG12 8TA

OPTIONS D & E: DESIGN & BUILD OPPORTUNITIES

146,759 SQ FT (13,637 SQ M)
– 178,811 SQ FT (16,612 SQ M)

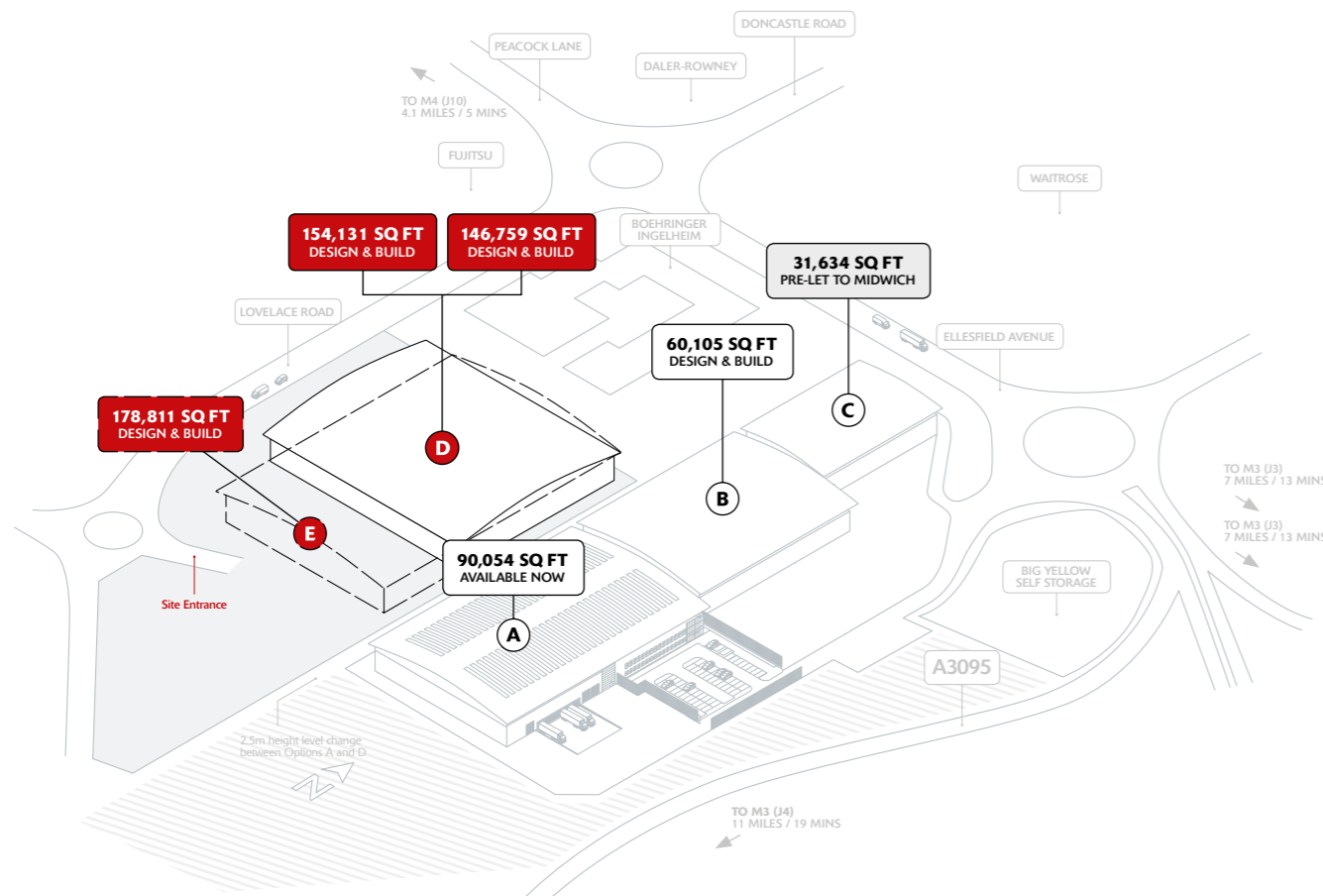
A high quality industrial / logistics opportunity suitable for B1(c), B2 and B8 distribution, HQ style facility or data centre. Flexible Design & Build options available from:

Option D: 154,131 sq ft (14,319 sq m)


Alternative configuration:

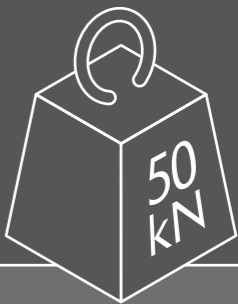
Option D: 146,759 sq ft (13,637 sq m)


Option E: 178,811 sq ft (16,612 sq m)

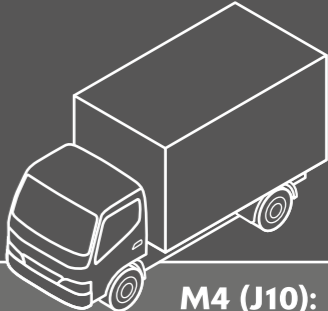



FEATURES + BENEFITS:

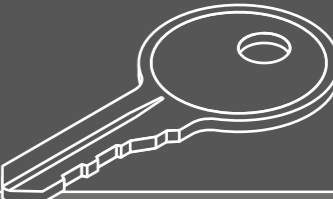
- 

UP TO 18M CLEAR EAVES HEIGHT
- 

50kN/m² FLOOR LOADING
- 

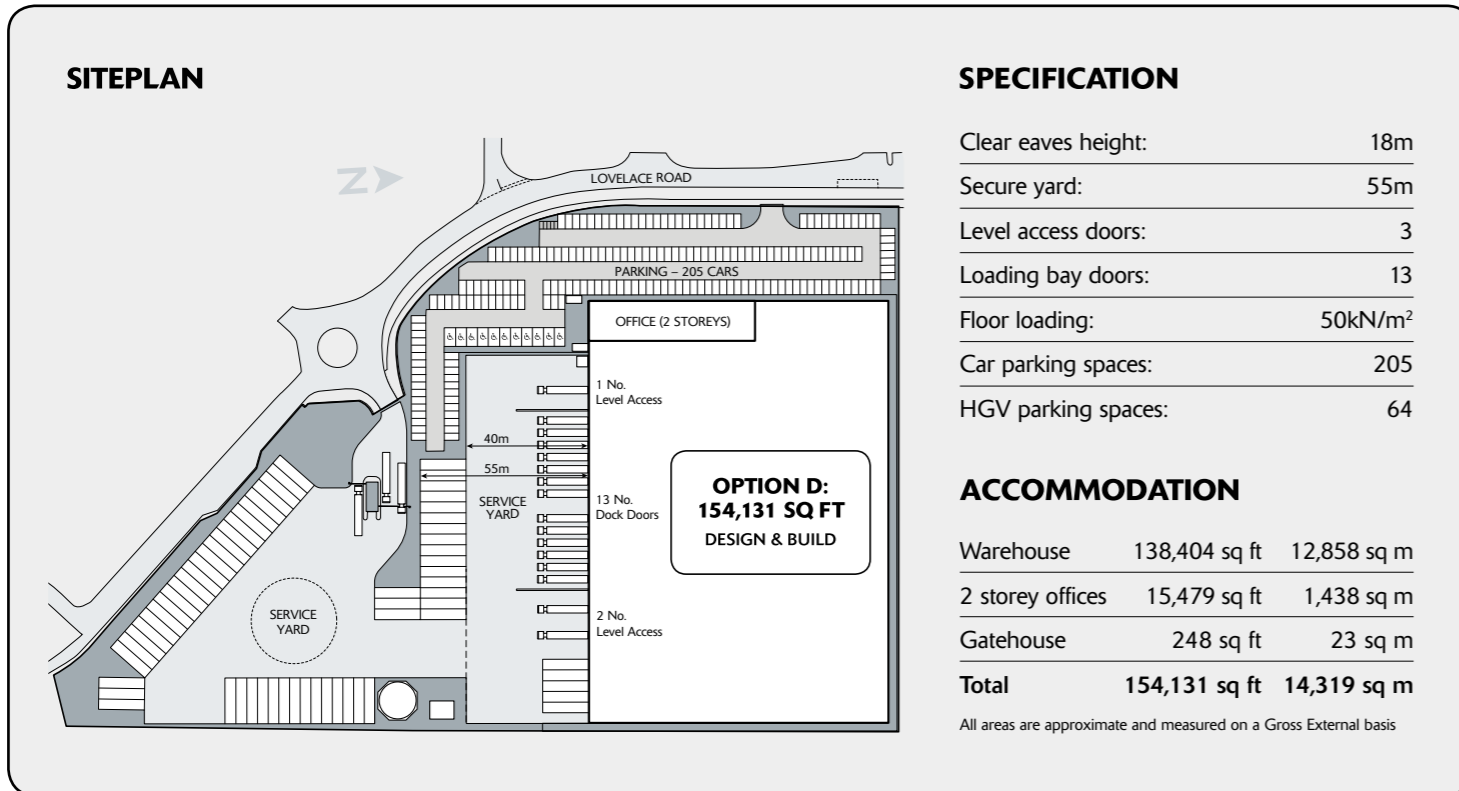
UP TO 55M SECURE YARD
- 

**M4 (J10): 5 MINS
M3 (J3): 13 MINS**
- 

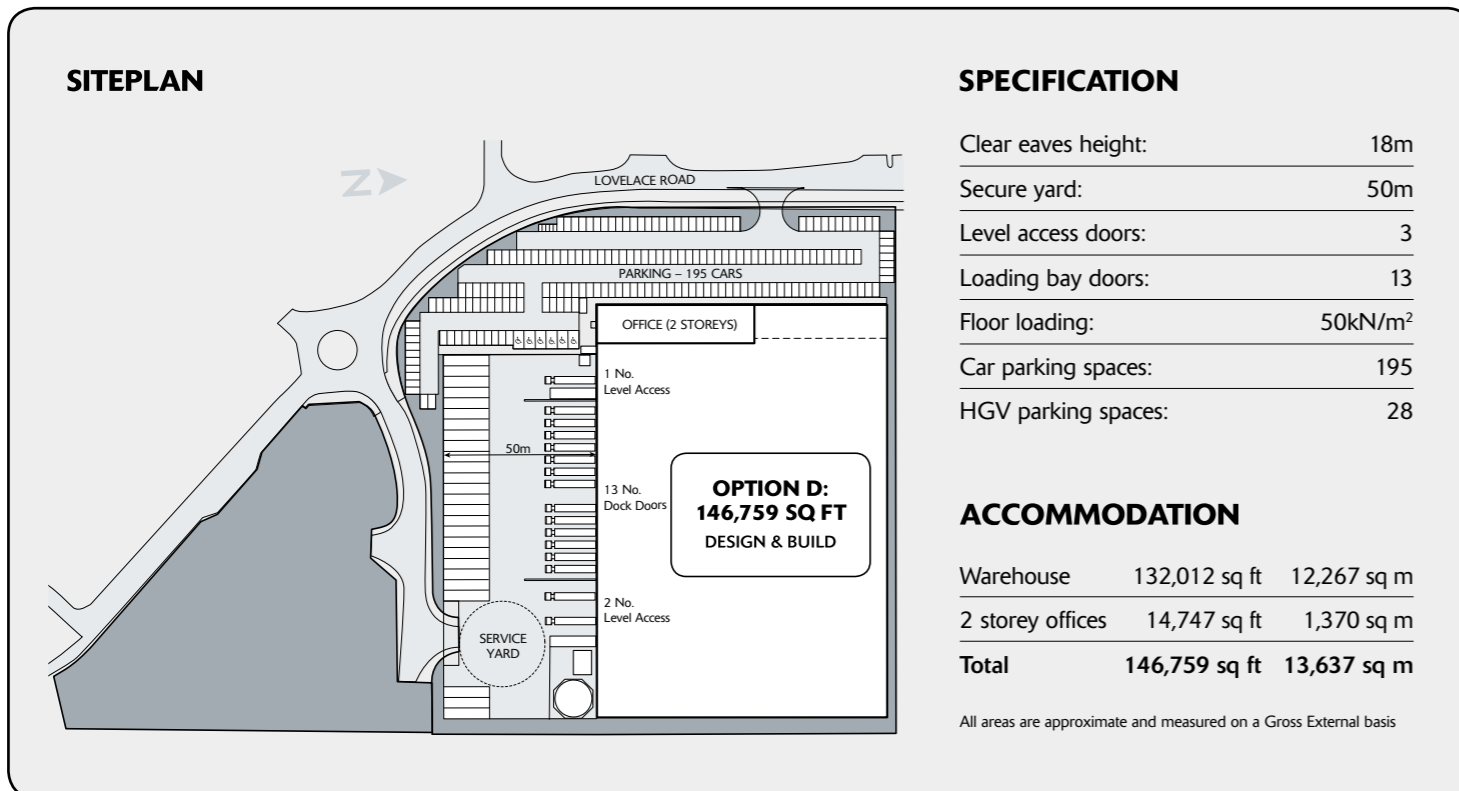
**EPC RATING 'B'
BREEAM 'VERY GOOD'**
- 

DELIVERED WITHIN 12 MONTHS

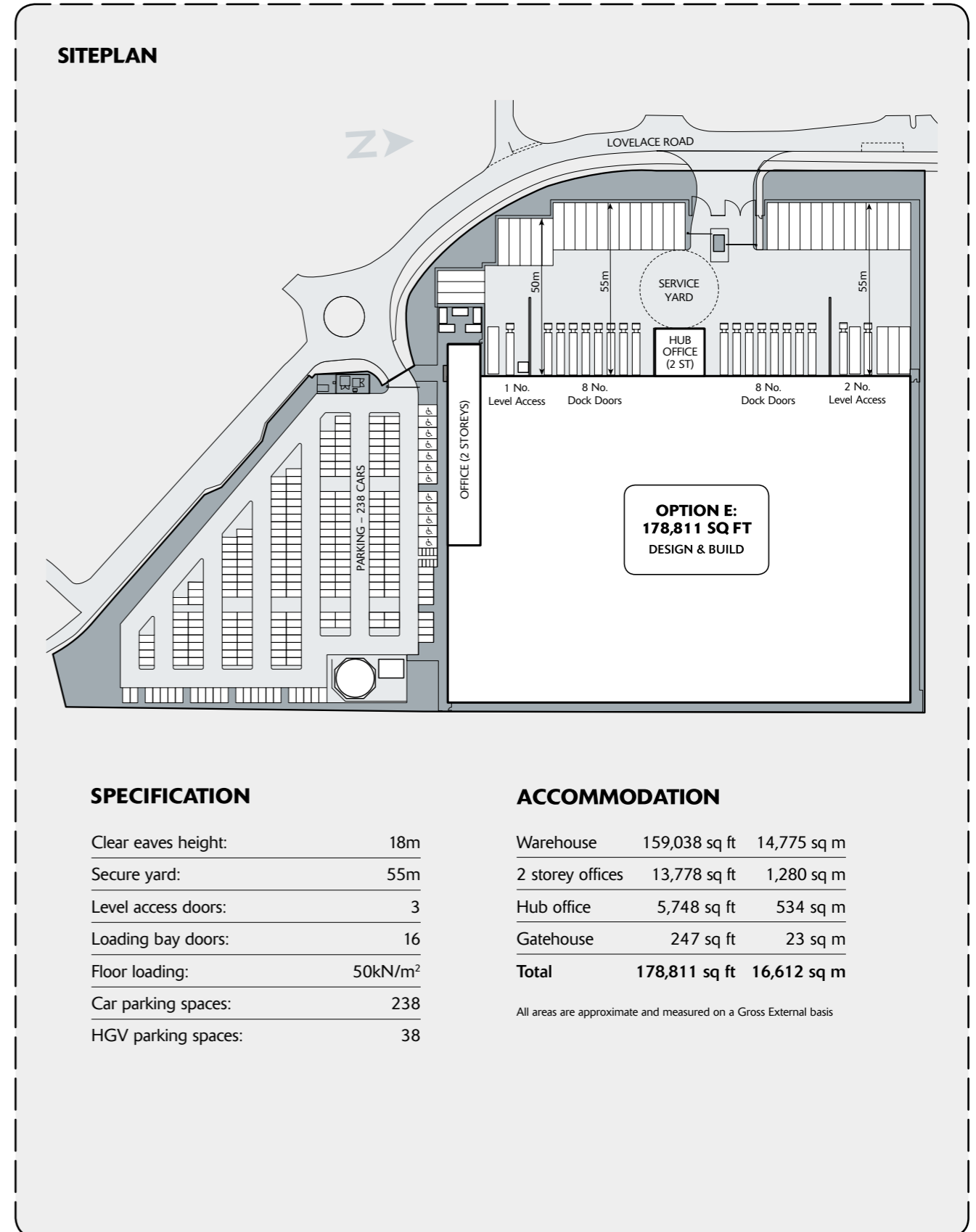
OPTION D:



Option D offers an alternative configuration and car / HGV parking layout



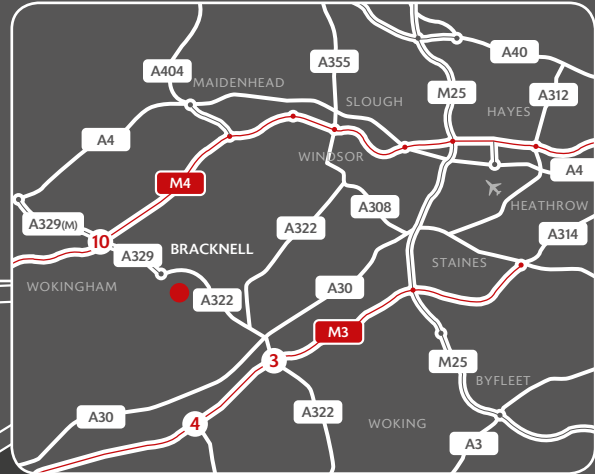
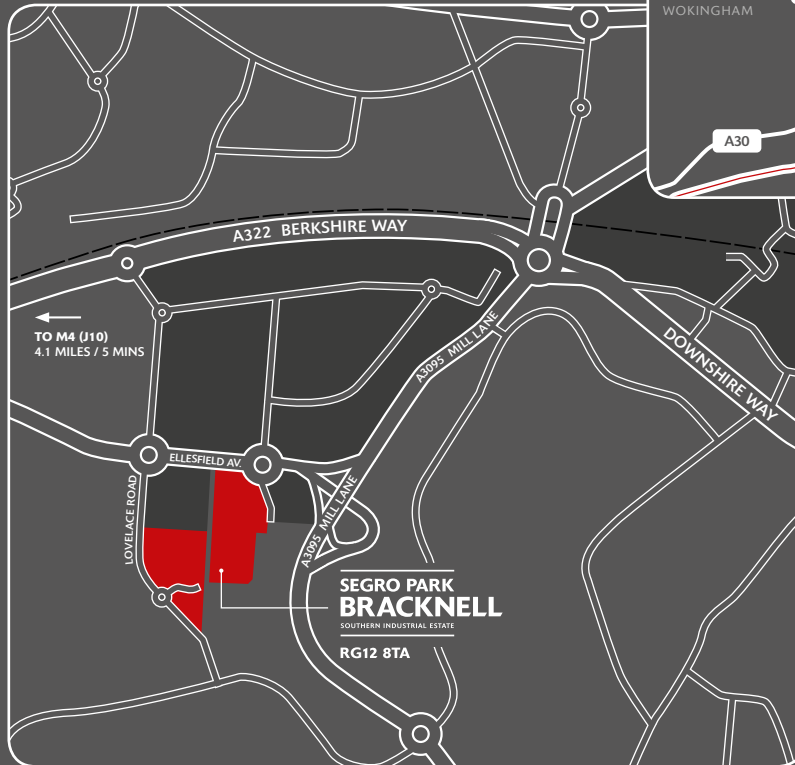
OPTION E:



SEGRO PARK BRACKNELL

SOUTHERN INDUSTRIAL ESTATE

RG12 8TA



DRIVE TIMES

	Miles	Mins
M4 J10	4.1	5
M3 J3	7.0	13
M3 J4	11.2	19
Reading	10.7	22
Slough	13.5	24
M25 (J12)	13.8	19
Heathrow Airport	19.8	25
Central London	38.6	65
Southampton	54.1	71
Bristol	87.3	90

Source: Google Maps

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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 6.7 million square metres of space (72 million square feet) valued at over £9 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.

See SEGRO.com for further information.

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