

SEGRO LOGISTICS PARK
EAST MIDLANDS GATEWAY

WHERE BIG THINGS ARE BEING DELIVERED



slp-emg.com



**NOW UP
AND RUNNING**

SEGRO

**SEGRO LOGISTICS PARK
EAST MIDLANDS GATEWAY**

SEGRO.COM



PLOTS AVAILABLE

Industrial and logistics development opportunities available from 100,000 sq ft – 3,000,000 sq ft



MULTI-MODAL

Offering immediate access to the UK's motorway network as well as dedicated rail and air freight services



PEOPLE POWER

The proximity to Leicester, Derby and Nottingham also ensures a healthy supply of labour



POWER

28 MVA immediately available onsite



**MARITIME
RAIL FREIGHT**

All major UK ports can be accessed from the dedicated rail terminal within three and a half hours



3

MULTI-MODAL

M1 JUNCTION 24

Significant highway upgrades have been completed to J24 and 24A, offering outstanding road connections



EAST MIDLANDS AIRPORT

Adjacent to UK's busiest cargo airport

RAIL

Dedicated rail freight interchange operated by Maritime Transport

PRIME

PRIME LOCATION

85% of the mainland UK population are within 4 hours



"We have established East Midlands Gateway as our European Road Freight hub, from where we can consolidate and transport our customers' goods to and from 32 European destinations every day."

JIM HEDDERWICK, DIRECTOR OF OVERLAND, UK, KUEHNE + NAGEL

PUBLIC

PUBLIC TRANSPORT

Extensive existing network



PEOPLE

7,250 JOB OPPORTUNITIES

1,000,000 people are within a 30 minute drive







The rail terminal will connect the site to the Castle Donington freight line, providing direct access to the major UK ports, the Channel Tunnel and other UK freight interchanges. First trains due at the end of 2019.



RAIL FREIGHT TERMINAL

Extensive infrastructure works have been undertaken. These works include: improvements to J24 and J24A of the M1 including the introduction of a smart motorway system by Highways England, safer access to the A50 at Lockington and Hemington, and a new Kegworth bypass.



JUNCTION 23A

M1
JUNCTION 24

A453

A50

KEGWORTH BYPASS

BUS INTERCHANGE

UNIT ONE LET

UNIT TWO LET

UNIT THREE SOLD

UNIT FOUR LET

PLOTS AVAILABLE FROM 100,000 SQ FT TO 3,000,000 SQ FT FOR IMMEDIATE DEVELOPMENT WITH FAST TRACK DELIVERY

UNIT SIX LET

EAST MIDLANDS AIRPORT

READY FOR IMMEDIATE DEVELOPMENT

SLPEMG is centrally located in the Midlands, adjacent to East Midlands Airport, with direct access to J24 of the M1. Nottingham is 13 miles to the north east, Leicester 20 miles to the south and Derby is 14 miles to the north west.

DERBY, DE74 2BB

UNITS FOR BIG BUSINESSES WITH BIG IDEAS

LOTS AVAILABLE FOR IMMEDIATE DEVELOPMENT



TYPICAL SPECIFICATION

- SEGRO work with customers to ensure building specifications are tailored to meet individual occupational requirements.
- Flexible heights of up to 30m
 - Minimum 50m yards
 - 10% Rooflights
 - Air tightness to 2.5m³/hr/m²
 - 50kN/m² warehouse floor loading
 - Comfort cooling to offices
 - Rainwater harvesting
 - Solar thermal heating
 - Low energy high frequency lighting to offices
 - Intelligent lighting controls to offices
 - BREEAM Rating to be "Very Good" as a minimum
 - Carbon neutral build options available
 - Electric car charging points

UNIT SIZES

UNIT ONE	LET	UNIT EIGHT	
TOTAL	517,000	Warehouse	225,000 sq ft
		Office	15,000 sq ft
		TOTAL	240,000 sq ft
UNIT TWO	LET	UNIT NINE	
TOTAL	638,000	Warehouse	325,000 sq ft
		Office	20,000 sq ft
		TOTAL	345,000 sq ft
UNIT THREE	SOLD	UNIT TEN	
TOTAL	552,000	Warehouse	600,000 sq ft
		Office	30,000 sq ft
		Yard Office	10,000 sq ft
		TOTAL	640,000 sq ft
UNIT FOUR	LET	UNIT ELEVEN	
TOTAL	195,000	Warehouse	750,000 sq ft
		Office	40,000 sq ft
		Yard Office	10,000 sq ft
		TOTAL	800,000 sq ft
UNIT FIVE	LET		
Warehouse	650,000 sq ft		
Office	35,000 sq ft		
Yard Office	5,000 sq ft		
TOTAL	690,000 sq ft		
UNIT SIX	LET		
Warehouse	230,000 sq ft		
Office	15,000 sq ft		
TOTAL	245,000 sq ft		
UNIT SEVEN	LET		
Warehouse	250,000 sq ft		
Office	15,000 sq ft		
TOTAL	265,000 sq ft		

*Masterplan is for illustrative purposes only. All areas are approximate and measured on a gross internal basis.

 UNITS CAN BE DELIVERED WITHIN 32 WEEKS POST SIGNING OF COMMERCIAL TERMS



SCALE

FLEXIBLE BUILD

Space for units from 100,000 sq ft to 3,000,000 sq ft

FLEXIBLE EAVES HEIGHTS

Bespoke up to 30m



QUALITY

BOX FRESH

High specification rating EPC A and BREEAM 'Very Good'

ENVIRONMENT

Highest standards of infrastructure, security and design



POWER

SUBSTANTIAL POWER

28 MVA immediately available onsite with ability to further upgrade if required



SUBSTANTIAL POWER

OUR INDUSTRIAL-SCALE POWER INFRASTRUCTURE IS BEST-IN-CLASS, DESIGNED TO DELIVER HIGH LEVELS OF SUPPLY RELIABLY AND SECURELY

SLPEMG has a guaranteed supply of 28 MVA which is immediately available to incoming occupiers. There is further ability to upgrade this supply if required, ensuring that SLPEMG can cater for the most demanding power requirements.

With increased pressure on utility supplies, SLPEMG ensures that buildings are truly future proofed.



The scheme benefits from 28 MVA power available immediately



Ability to upgrade power supply if required

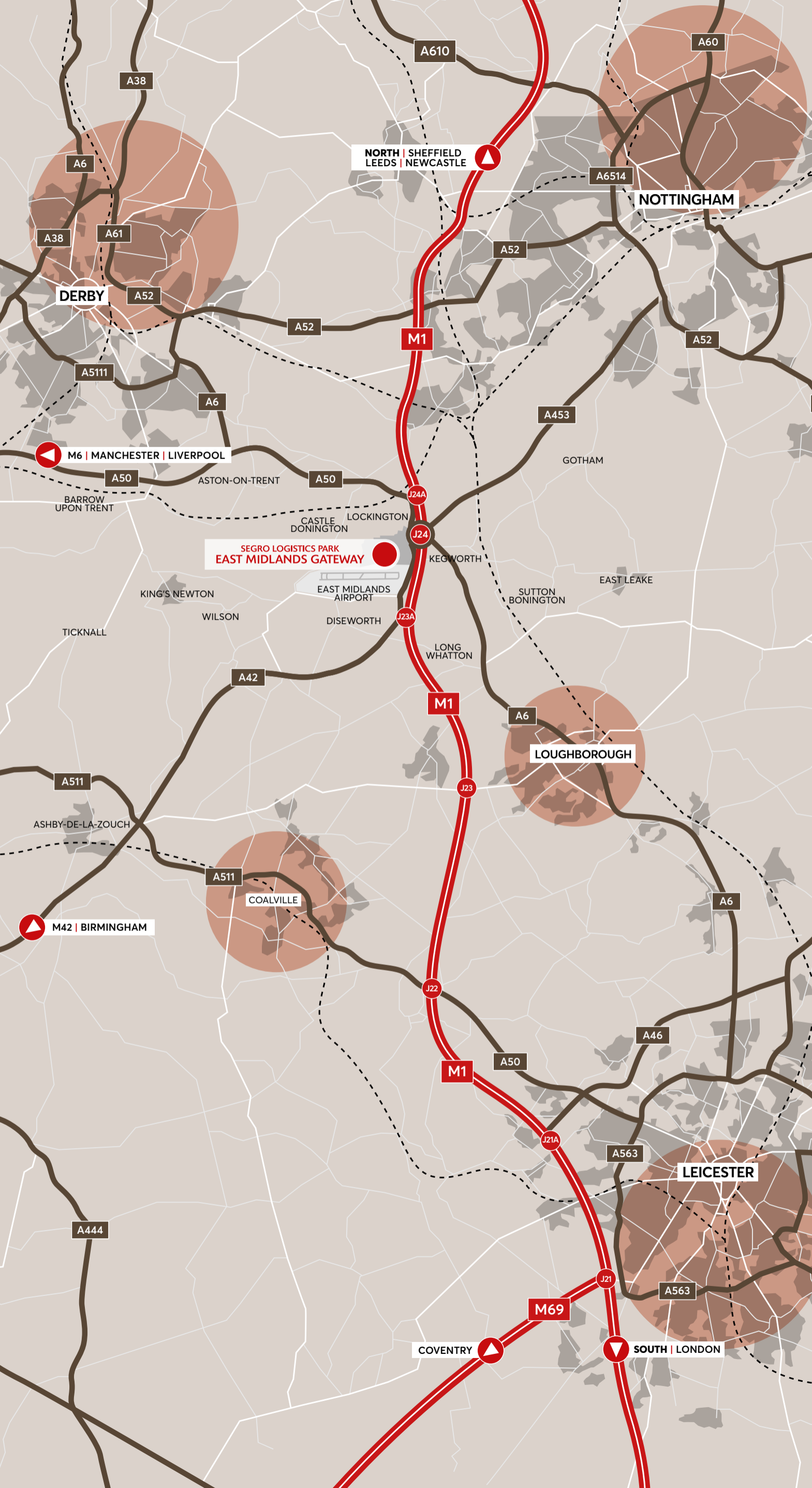


SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property.

It owns or manages 7 million square metres of space (75 million square feet) valued at over £11 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](https://www.segro.com) for further information.





NOTTINGHAM

Population:
321,500
12.5 miles
24 minute drive

DERBY

Population:
248,750
13.5 miles
23 minute drive

LEICESTER

Population:
348,300
20 miles
24 minute drive

PEOPLE POWER

THE PROXIMITY TO COMMUNITIES, INCLUDING THE THREE CITIES OF LEICESTER, DERBY AND NOTTINGHAM, ALSO ENSURES A HEALTHY SUPPLY OF LABOUR.



Three city labour supply



90,000 people are economically active but unemployed within a 45 minute drive time



1,000,000 people within a 30 minute drive time



440,000 people are economically active within a 30 minute drive time



91% of the UK's domestic spending power within four hours



There are currently 332,000 typical logistics employees within a 30 minute drive time



85% of the mainland UK population within four hours' HGV drive time

BIG CONNECTIONS

SLPEMG IS CENTRALLY LOCATED WITHIN THE UK INDUSTRIAL AND LOGISTICS MARKET, OFFERING IMMEDIATE ACCESS TO THE UK'S MOTORWAY NETWORK AS WELL AS DEDICATED RAIL AND AIR FREIGHT SERVICES.



ROAD

SLPEMG is strategically situated at a significant location on the road network with direct access to the M1, giving access to the whole of the UK.

The site sits adjacent to the A50 and A453 trunk roads and only 1.5 miles from J24, M1, A42/M42 connection at J23A.

A significant and comprehensive package of highways works and improvements have been completed, including J24 and 24A, now being a smart motorway ensuring managed traffic flows.



RAIL

SLPEMG connects directly to the Castle Donington freight line. This provides direct access to the UK's network of RFIs as well as major UK ports such as Southampton, Felixstowe, London Gateway and the Channel Tunnel.

The 50 acre intermodal rail freight terminal can accommodate up to sixteen 775m freight trains per day, container storage and HGV parking.



SEA

With the benefit of the rail terminal, all major UK ports can be accessed within three and a half hours. By road, the Humber Ports can be accessed within 1 hour 45 minutes and have a strong connectivity to mainland Europe which enables efficient access to the rest of the world.



AIR

East Midlands Airport neighbours the site with access just one mile away from SLPEMG. East Midlands Airport is the UK's busiest regional cargo airport and second only to London Heathrow in terms of total cargo.

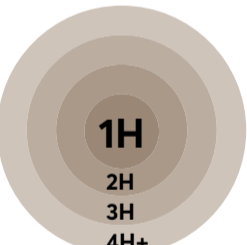
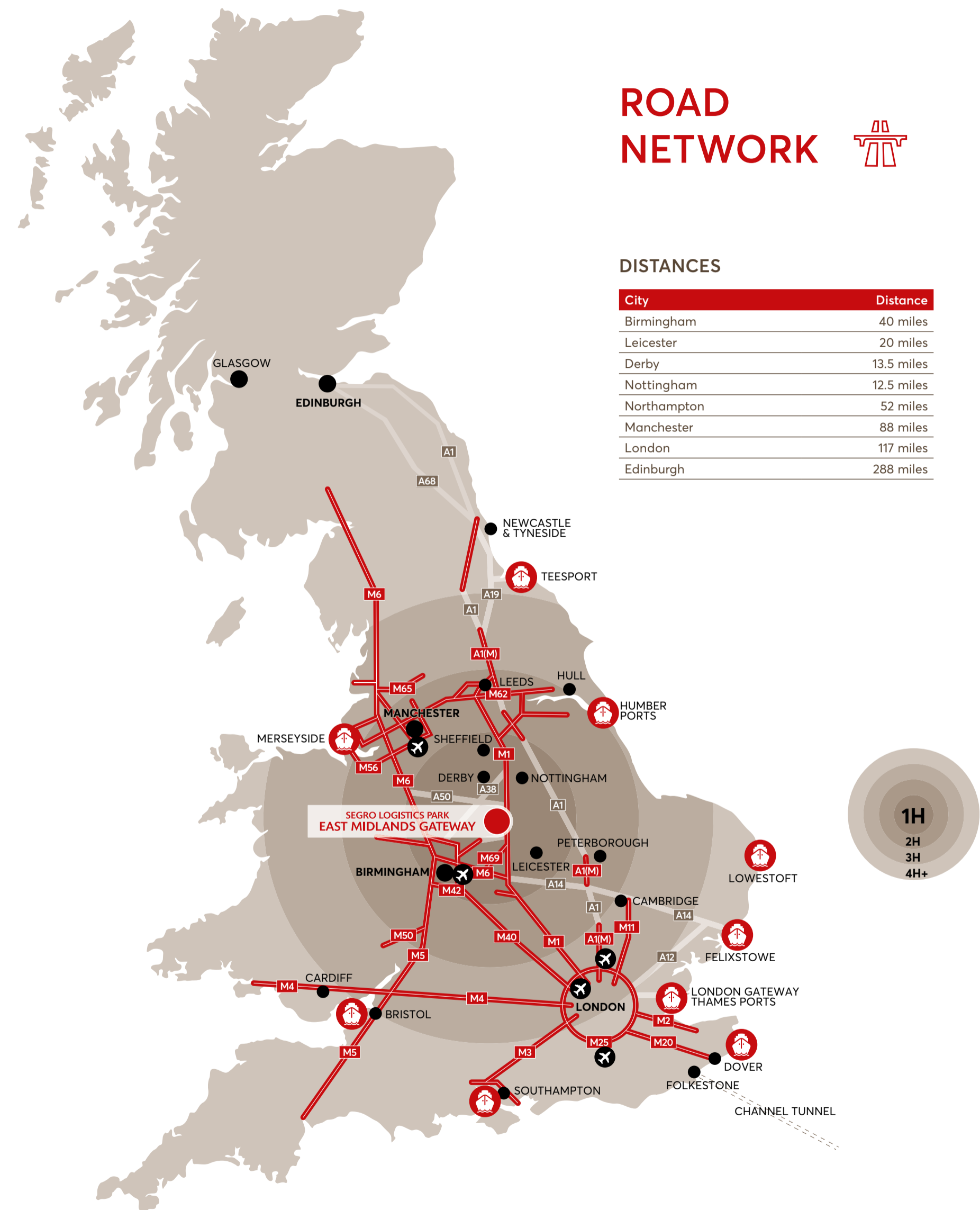
It handles over 320,000 tonnes of flown cargo each year. It is the UK hub for DHL, TNT and UPS, and is the UK's main air hub for Royal Mail. East Midlands Airport connects over four million passengers with the world, to serve more than 90 leisure and business destinations.

ROAD NETWORK



DISTANCES

City	Distance
Birmingham	40 miles
Leicester	20 miles
Derby	13.5 miles
Nottingham	12.5 miles
Northampton	52 miles
Manchester	88 miles
London	117 miles
Edinburgh	288 miles



RAIL NETWORK

DISTANCES

Port	Distance
Humber Ports	96 miles
Merseyside	108 miles
Bristol	123 miles
Thames Ports	142 miles
Teesport	142 miles
Felixstowe	163 miles
Southampton	166 miles
Lowestoft	185 miles
Dover	201 miles

Airport	Distance
East Midlands	1 miles
Birmingham	37 miles
Manchester	80 miles
London Heathrow	116 miles
London Stansted	123 miles
London Gatwick	153 miles



*Information sourced by www.googlemaps.com



AIR

DESTINATIONS SERVED BY EAST MIDLANDS AIRPORT

Africa		North America		Western Europe	
Nigeria	Lagos	USA	Anchorage, Cincinnati, Los Angeles, Louisville, New York, Philadelphia	Greece	Athens
Asia-Pacific		Eastern Europe		Iceland	Keflavik
China	Shanghai	Poland	Warsaw	Italy	Bergarno
Hong Kong SAR	Hong Kong	Turkey	Istanbul	Rep. Ireland	Dublin, Shannon
India	Delhi, Mumbai	Western Europe		Spain	Barcelona, Madrid, Vitoria
Singapore	Singapore	Belgium	Brussels, Liege	Sweden	Stockholm
South Korea	Seoul	Denmark	Copenhagen	UK	Aberdeen, Belfast, Bournemouth, Edinburgh, Exeter, Isle of Man, Jersey, Newcastle
Middle East		France	Paris, Paris-Vatry		
Israel	Tel Aviv	Germany	Cologne, Frankfurt, Leipzig, Munich		
UAE	Bahrain, Dubai, Sharjah (Dubai)				
Uzbekistan	Tashkent				

*Information sourced by www.magworld.co.uk



MARITIME RAIL FREIGHT



Upon completion at the end of 2019, the intermodal Maritime Transport rail freight terminal will connect SLPEMG directly to the Castle Donington freight line. This provides direct access to the UK's network of RFIs as well as major UK ports such as Southampton, Felixstowe, London Gateway and the Channel Tunnel.

The 50-acre intermodal rail freight terminal will operate 24/7 and be able to accommodate up to sixteen 775m freight trains per day. It will also be able to provide storage capacity for over 5,000 TEU (the measurement of capacity of container terminals – which is equal to approximately 45,000 pallets of cargo).

Maritime Transport Ltd have been chosen as the terminal operators on a long term deal for the site. Since the announcement of the decision, Maritime have launched 'Maritime Intermodal' a dedicated division focusing on growing intermodal volumes nationally through increasing their rail-connected terminals and dedicated Maritime trains.

SLPEMG has been chosen as the site to house their intermodal headquarters with planning underway on a new 20,000 sq ft operations hub for 'Maritime Intermodal'.

Their commitment to rail is shown in their investment in their new intermodal headquarters plans, which include container and curtainsider transport operation on site, HGV parking and fantastic environmental credentials combining rail and Euro 6 vehicles, whilst also installing facilities for the potential for electric trucks in the future.

Use of the onsite freight terminal is of no additional cost to occupiers.



16

775M FREIGHT TRAINS
OPERATING PER DAY



100

VEHICLES OPERATING
BOTH DAY AND NIGHT



24/7

OPERATION WITHIN
THE TERMINAL



5,000

TEU CONTAINER
STORAGE



SLP-EMG.COM

**SEGRO LOGISTICS PARK EAST MIDLANDS GATEWAY
DERBY, DE74 2BB**

FULFILLED AND DELIVERED BY

SEGRO

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