

RARE TIER IV DATA CENTRE OPPORTUNITY | 145,585 SQ FT (13,524 SQ M)

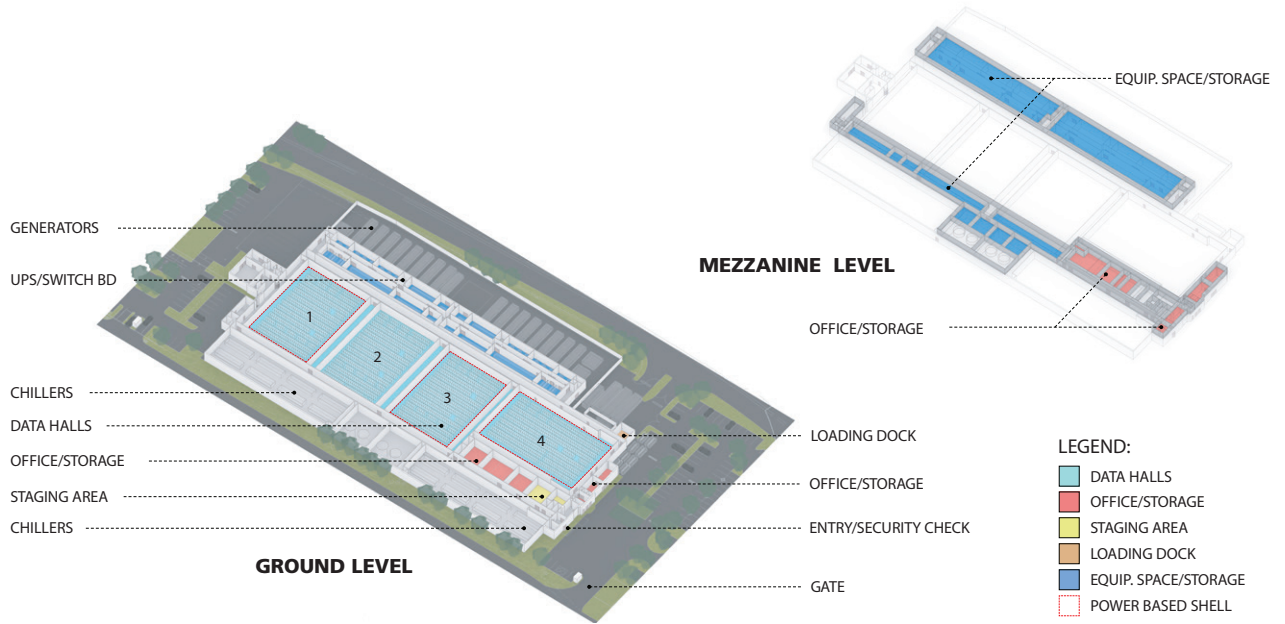
DATA CENTRE

**STANHOPE ROAD
CAMBERLEY GU15 3BW**

PART LET TO GLOBAL FINANCIAL INSTITUTION WITH TWO VACANT DATA HALLS

Property Overview

The premises comprise a single storey steel portal frame building in two bays with adjoining two storey structure under a flat roof, originally constructed in 1994 as a Nokia Production centre and converted into a Tier IV (designed) data centre in 2006 for the Global Financial Institution. The facility provides 4 data halls, each of 1,000m², two of which are vacant, with ancillary accommodation on a secure site. One of the vacant halls is independent of the other three with separate electrical supply and mechanical & electrical infrastructure.



Highlights

- Modern High Quality Building
- High level of redundancy 2(N + 1), diversity and resilience
- Two geographically separate sub stations (dual feed) with contracted power of 17MVA and 4.5MVA
- Designed & built to Tier IV Classification
- Two vacant data halls each of 1000m²
- Existing electrical & mechanical infrastructure capable of delivering 3.5MW of IT load across the vacant halls

SECURED INCOME & STRONG TENANT COVENANT

Two halls of 1000m² each let to a Global Financial Institution until 2032 at initial rental of £2,172,000 per annum subject to 2% annual indexation with 3 x 5 year options to extend.

STRATEGICALLY LOCATED

Strategically located within the London 'Gigawatt Market', the largest colocation market by built IT power in Europe with wholesale co location comprising more than half of all data centre supply.

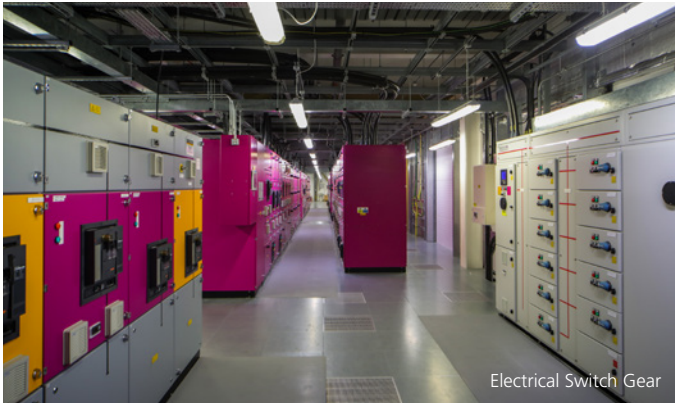
RARE OPPORTUNITY

Rare opportunity to lease a fully fitted data centre, underpinned by long term income from strong covenant with vacant capacity and existing mechanical & electrical infrastructure to service that capacity.

Floor Area

Ground Floor	10,153.5 sq m	[109,291 sq ft]
First Floor Office	166.9 sq m	[1,796 sq ft]
North Mezzanine	1,335.8 sq m	[14,378 sq ft]
South Mezzanine	1,528.3 sq m	[16,450 sq ft]
Roof Plant	334.9 sq m	[3,605 sq ft]
Total	13,519.4m2	[145,520 sq ft]

4,831m2 [52,000 sq ft] data center footprint.



Technical Information

CURRENT USAGE 4 x 1,000m² data halls, two vacant (one shell)

INCOMING MAINS POWER Two geographically separate HV SSE substations

- ▶ **Main Facility:** 17MVA Capacity at N + 1 served by 2 x incoming feeders each rated at 8.5MVA
- ▶ **DKW Hall:** 4.8MVA Capacity at N + 1 served by 2 x feeders each rated at 2.4MVA

EMERGENCY POWER GENERATION

- ▶ **Main Facility:** 2 groups of HV generators in 2(N+1) configuration with separate HV generator switchboards for each group of generators. Each group comprising 5No. generators, each continuously rated at 2MVA/1.6MW
- ▶ **DKW Hall:** 3No. LV generators operating in parallel into common synchronising switchboard, with N+1 resiliency configuration. Each generator standby rated at 1.875MVA/1.5MW

UPS

- ▶ **Main Facility:** 2 occupied halls served via 4 No. UPS substations arranged in pairs, each pair (input and output substation) comprise 2x 5No 500KW rotary type UPS modules in 2(N+1) configuration, with 5 minute battery back-up.
- ▶ **DKW Hall:** 2No. modular UPS systems (A and B side with each module comprising 6 x 200KW at N + 1) operating in 2(N+1) configuration.

CHILLERS

- ▶ **Main Facility:** Two separate chilled water systems providing final cooling via CRAH units. System designed to provide 2(N+1) with each set of chillers consisting of 6 chillers, each rated at 1266KW, providing separate high and low system. Pair of primary chilled water pumps fitted to each chiller. Each system has 2x40m³ buffer tanks.
- ▶ **DKW Hall:** DX system with CRAC units installed in service corridor, with external condensers.

DATA HALL CAPACITY Spare capacity of 2.6MW of available cooling (assuming N+20% on two occupied halls).

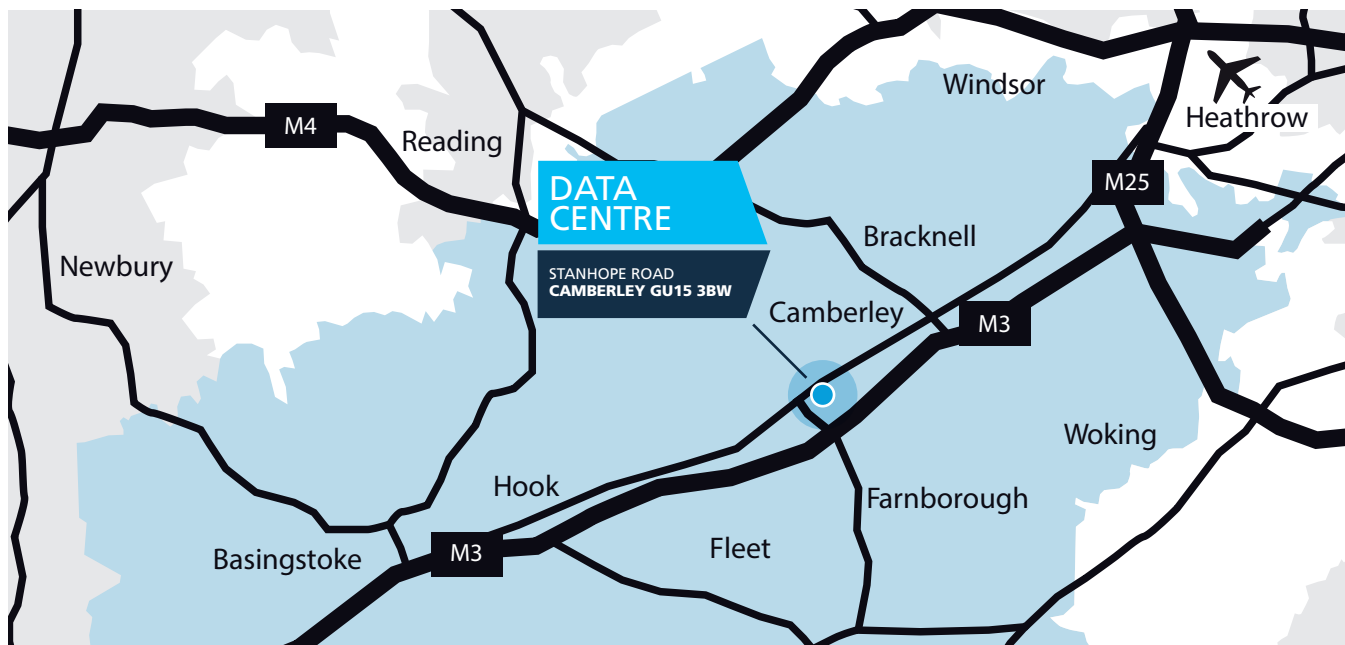
FIRE SUPPRESSION Vesda double Knock gas suppression system

RAISED FLOOR 1,000mm

EXTERNAL SECURITY Site secured by 3m paladin and galvanised steel palisade fencing with access via man traps and vehicle holding bay with electric sliding gates and manned security hut. Site full monitored by CCTV with onsite 24/7/365 security.

INTERNAL SECURITY Man Traps and Key Card System with Reception and Manned Security 24/7/365 security.





Further Information

Terms

The premises are available to lease either as a whole with the benefit of the sub lease to a Global Financial Institution of the Central and East Data Halls or in part. Terms on application.

Contact Details

Strictly by appointment of with the sole agent:

William Bellman

Colliers International

T: +44 (0)7881 553 904

william.bellman@colliers.com



35 King Street
London EC2V 8EH

www.colliers.com

Ryan Crabtree

Lincoln Rackhouse

T: +44 (0)214 740 4402

rcrabtree@lpc.com



41 Hackthorn Road,
Welton, Lincoln LN2 3LY

www.rackhouse.com



Misrepresentation: Colliers and Lincoln Rankhouse, these particulars do not constitute an offer or contract. They are intended as a guide to prospective purchasers. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser should satisfy themselves and as to the correctness of these details. Neither the agents nor the vendors or lessors are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office.