

Logicor Park Daventry

LOGICOR.EU

Royal Oak Industrial Estate, NN11 8QL

Three speculatively built units
135,000, 280,000 & 385,000 sq ft

Availability Q4 2024



Logicor Park Daventry

Logicor Park, Daventry will total 800,000 sq ft of grade A logistics space. Delivering best in class accommodation in a golden triangle location ideal for serving both London and The Midlands, adjacent to the A45 with access to the M1, M40 and M45 motorways via the A45 and A361 trunk roads.

All units will be built with sustainability in mind and will target a BREEAM 'Excellent' and EPC 'A' rating, along with solar PV installed, 15% warehouse rooflights, EV charging points, air source heat pumps throughout. With detailed planning in place, building work has commenced to deliver all three units ready to occupy from Q4 2024.



J17

M1

M1

M45



wetherspoon

Hankook

CEVA LOGISTICS

CEVA LOGISTICS



Logicor Park Daventry

A45

amazon

Ford



A425

the (nX) group

the (nX) group

FIDELITY FULFILLMENT

Built for sustainability

Logicor is committed to sustainable development and future proofing the development. All buildings will benefit from a market leading specification, targeting BREEAM 'Excellent' and an EPC rating of an 'A'.



Roof-mounted solar photovoltaic (PV) system



Energy efficient air source heat pumps



LED lighting to office and external areas



Grey water recycling



Water saving taps and WC's



Electric vehicle charging points in the car parks



15% rooflights to warehouse roof



Building fabric designed and constructed to very high standards of insulation and air tightness



Cycle parking to encourage sustainable travel



External gyms at Unit 2 and Unit 3



Generous landscaping provisions



51 New extra heavy trees and 4,500 additional trees and saplings planted



2.2 Acres of native woodland



Areas of amenity grassland



Significant net gain in bio-diversity



Three speculatively built units totalling 800,000 sq ft

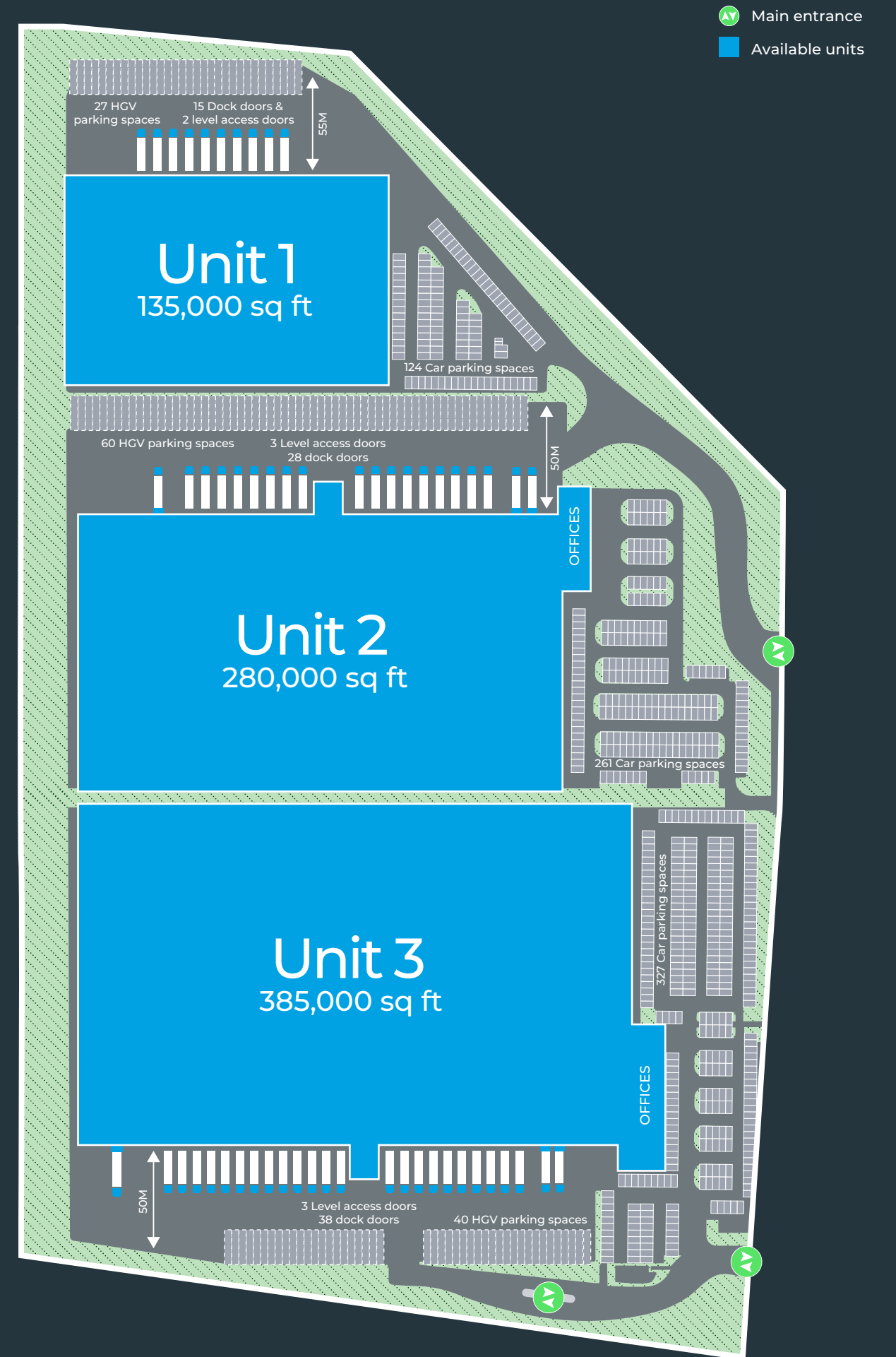
Accommodation

Unit	Warehouse Sq Ft	Office Sq Ft	Total Sq Ft
1	126,500	8,500	135,000
2	264,250	15,750	280,000
3	364,000	21,000	385,000

*Gross internal areas

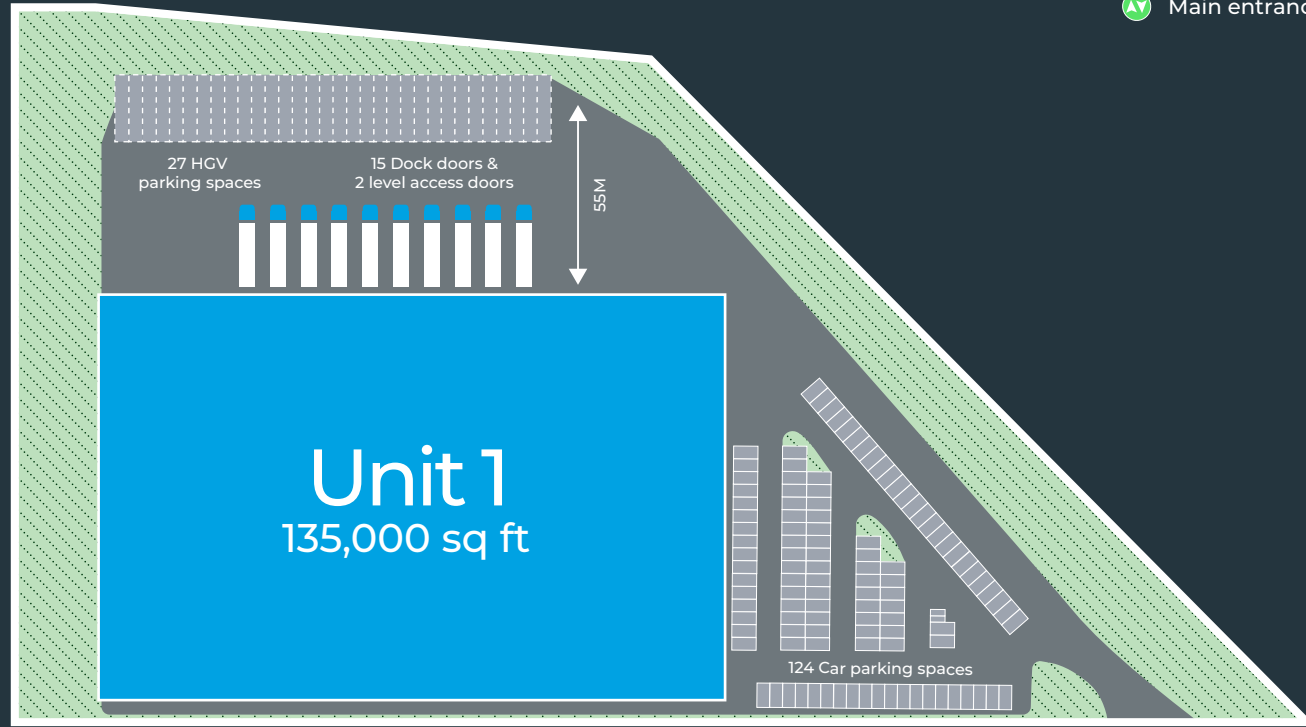
Specification

- LED lighting to office and external areas
- 15% roof lights
- EPC rating 'A'
- Solar PV installed to all units
- EV charging points
- Secure cycle parking spaces
- BREEAM 'Excellent'
- FM2 warehouse floors
- Dock and level access doors
- Up to 327 car parking spaces
- Up to 55m yard depth
- Up to 80kN/m2 floor loading
- External gyms
- 15 to 18m internal haunch height
- Secure yards
- 5% offices



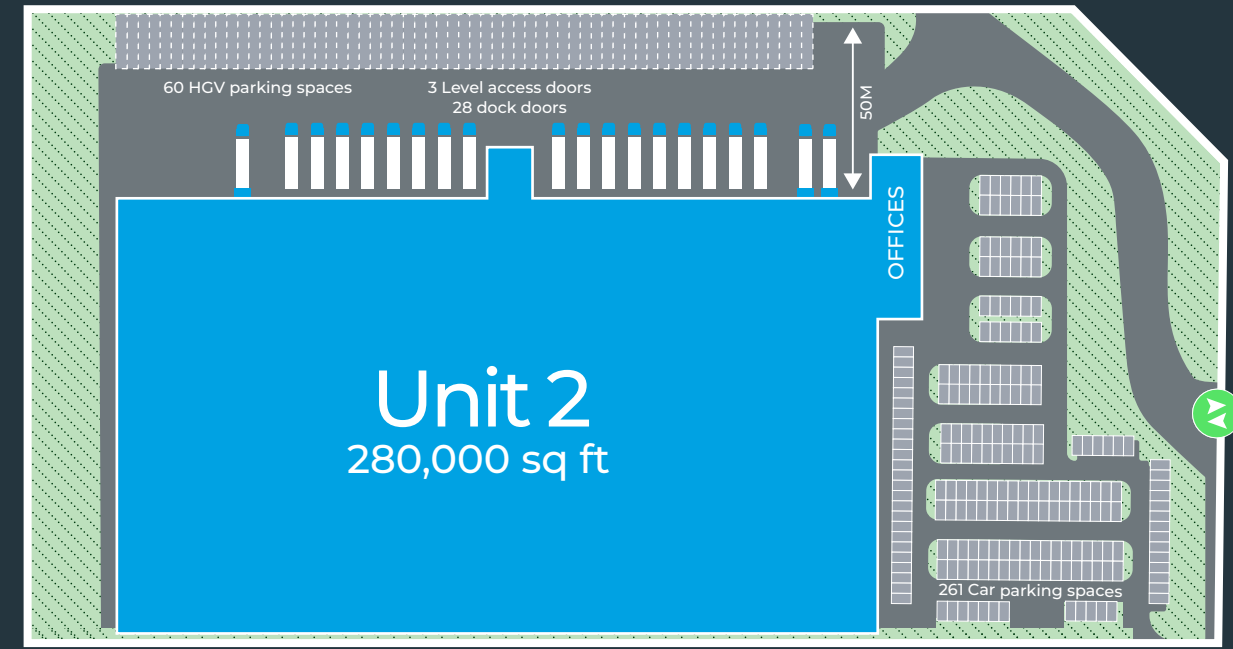
Unit 1

Main entrance



Unit 2

Main entrance



Accommodation

Unit	Warehouse Sq Ft	Office Sq Ft	Total Sq Ft
1	126,500	8,500	135,000

*Gross internal areas

Specification

- EPC rating 'A'
- BREEAM 'Excellent'
- Solar PV 120kwp
- 15m internal haunch height
- 27 HGV parking spaces
- 55m yard depth
- FM2 warehouse flooring
- 5% offices
- 15 dock and 2 level access doors
- 124 car parking spaces
- 50kN/m2 floor loading

Accommodation

Unit	Warehouse Sq Ft	Office Sq Ft	Total Sq Ft
2	264,250	15,750	280,000

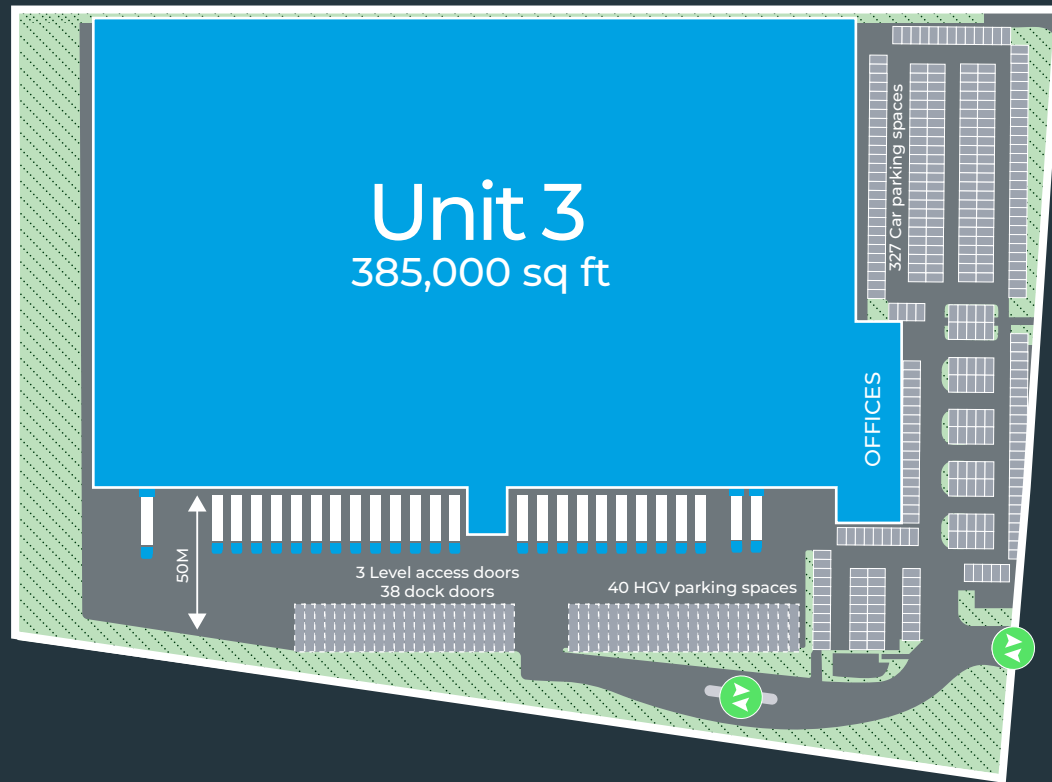
*Gross internal areas

Specification

- EPC rating 'A'
- BREEAM 'Excellent'
- Solar PV 120kwp
- 18m internal haunch height
- 60 HGV parking spaces
- 50m yard depth
- FM2 warehouse flooring
- 5% offices
- 28 dock and 3 level access doors
- 261 car parking spaces
- External gym
- 80kN/m2 floor loading

Unit 3

AY Main entrance



Computer generated images

Accommodation

Unit	Warehouse Sq Ft	Office Sq Ft	Total Sq Ft
3	364,000	21,000	385,000

*Gross internal areas

Specification

- EPC rating 'A'
- BREEAM 'Excellent'
- Solar PV 120kwp
- 18m internal haunch height
- 40 HGV parking spaces
- 50m yard depth
- FM2 warehouse flooring
- 5% offices
- 38 dock and 3 level access doors
- 327 car parking spaces
- External gym
- 80kN/m2 floor loading

Demographics & population

1000 jobs expected to be created once the warehouses have been completed and leased

Labour catchment & wage analysis (2022)



89.5%

89.5% of the GB population lives within a 4.5 hour drive time of the site



65.2%

The working-age population accounts for 65.2% of the total, surpassing the national average (63.3%)



20,500

An additional 20,500 people available to join the labour force within the region



+7.7%

The percentage rate of growth (+7.7%) in the 30-minute catchment area is more than double the corresponding rate of growth for GB (+3.6%)



£606.90

The average weekly earnings for full-time workers in West Northamptonshire is £606.90, which is lower than potential competitor locations in the M1 corridor including: Luton (£638.70); Milton Keynes (£697.30); Rugby (£667.90); Coventry (£651.50)



227,000

In 2021, the 'Transportation and Storage' sector in West Northamptonshire employed 9.7% of all employees, totalling 227,000



SAT NAV: NN11 8QL WHAT3WORDS: STEMS.TEST.PILOTS

Logicor

Logicor provides the real estate which enables the flow of trade vital to everyday life.

We own, manage and develop logistics real estate in key transportation hubs and close to major population centres across Europe.

Our real estate and the strength of our network enables our customers' goods to move through the supply chain and into society, every day.

Network

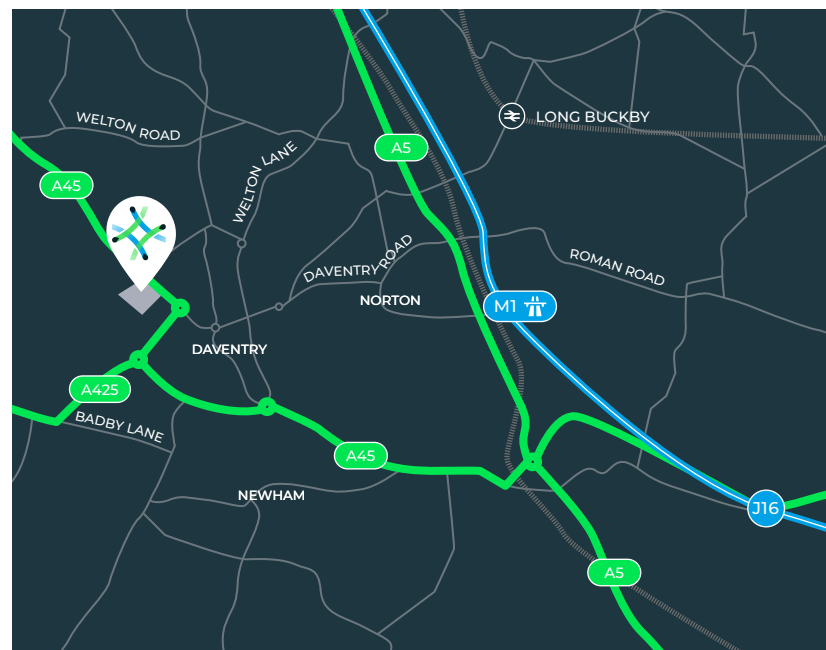
We're on the ground, in the right strategic places. Over 300 dedicated professionals, operating in 19 offices across Europe, leveraging our local knowledge and relationships to advise on and support our customers' needs, delivering value and advantage every step of the way.


Flexible real estate

We have a broad portfolio of properties, including multi-let and big box warehouses, to support industries that every-day life depends on. From entrepreneurial food and drink retailers, to e-commerce giants, and global distributors, we provide the ability for them to flex and scale to their needs and benefit from the operational agility and efficiencies this brings.


Unbeatable location

Logicor Park Daventry is located in a prime golden triangle location. An ideal location for serving both London and The Midlands, adjacent to the A45 with access to the M1, M40 and M45 motorways via the A45 and A361 trunk roads.




	miles	mins
M1	5.4	11
DIRFT	10	18
Northampton	15	32
Leicester	34	40
Birmingham	46	50
Sheffield	95	1 hr 40
London	79	1 hr 50
Leeds	125	2 hr 20
Manchester	128	2 hr 30

	miles	mins
East Midlands Airport	44	55

	miles	mins
London Gateway	104	1 hr 40
Felixstowe	140	2 hr 20
Dover	162	2 hr 40

	miles	mins
Daventry Rail Freight	7.7	14

	mins
Birmingham New Street	49
London Euston	1h 2
Manchester Piccadilly	1 hr 18



Anthony McCluskie - Logicor

“Logicor Park Daventry is strategically located in The Golden Triangle which continues to be the core location for distribution logistics, and we are delighted to be able to deliver modern and highly sustainable warehouses to the region.”

Logicor Park Daventry,
Royal Oak Industrial Estate,
NN11 8QL



Jamie Catherall - DTRE

“Daventry is one of the premier logistics locations within the UK for good reason. It has the ability to reach approximately 90% of the UK population within a 4.5hr drive time.”

Please contact us for further information:

DTRE
0161 549 9760
www.dtre.com


0121 643 6440
jll.co.uk/property

 CUSHMAN & WAKEFIELD
0121 697 7333
cushmanwakefield.co.uk

Jamie Catherall
jamie.catherall@dtre.com
+44 (0) 7718 242 693

Ed Cole
ed.cole@jll.com
+44 (0) 7872 677 751

Tom Kimbell
tom.kimbell@cushwake.com
+44 (0) 7920 005 471

Ollie Withers
ollie.withers@dtre.com
+44 (0) 7496 852 526

Richard James-Moore
richard.james-moore@jll.com
+44 (0) 7469 403 599

Cameron Mitchell
cameron.a.mitchell@cushwake.com
+44 (0) 7392 092 534

Sophie Kettlewell
sophie.kettlewell@jll.com
+44 (0) 7801 667 586