

PROLOGIS
**APEX
PARK**
DAVENTRY

B U I L D
W I T H O U T
B O U N D A R I E S

**Flexible industrial & logistics
opportunities up to 416,000 SQ FT**



YOUR DESIGN DELIVERED

You're in good company



wetherspoon



Welcome to Prologis Apex Park – a successful, established industrial and logistics park only 9 miles from Junction 16 of the M1. With outline planning permission for up to 4 units, Prologis Apex Park offers the ultimate in 'build to suit' flexibility. Over the following pages, we'll explain why Prologis Apex Park is the place to be if you're looking for a new facility in the region or the ability to grow your business within Daventry town.



James Straw
Capital Deployment and Leasing, Associate

YOUR MILES MINIMISED

Prologis Apex Park is in the ideal location for serving both London and the Midlands. It is strategically located approximately 1.5 miles north of Daventry town centre, adjacent to the A45 with access to the M1, M40 and M45 motorways via the A45 and A361 trunk roads.



The M1 provides direct access to the M25 / London to the south and Leeds / Scotland to the north. The M6 serves Birmingham and the north west of the UK, whilst the A14 provides access to Felixstowe, one of the UK's largest deep sea-ports.

Daventry International Rail Freight Terminal is also within 7 miles, providing direct access to major UK and European destinations. Luton, Birmingham and East Midlands International Airports are all situated within a 1 hour drive time, the latter being Britain's largest dedicated air freight hub.



BUILD WITHOUT

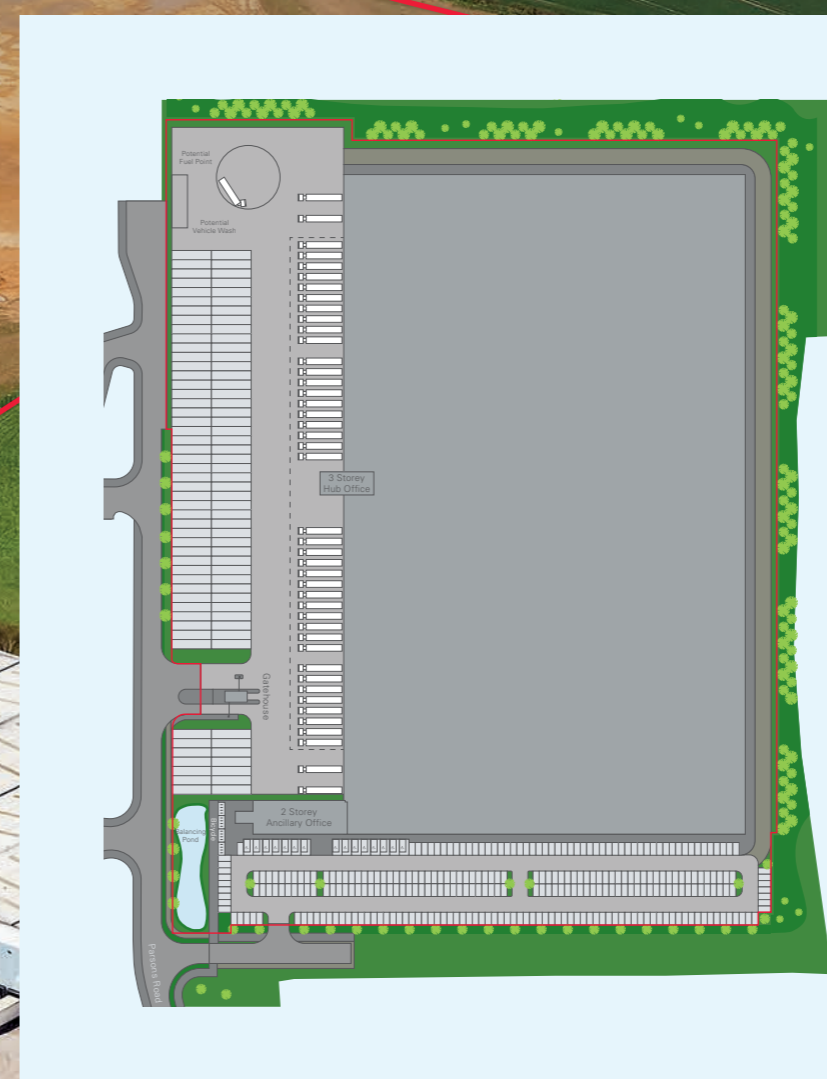
BOUNDARIES

Prologis Apex Park offers complete flexibility and benefits from an outline planning consent for up to 4 units, as well as full planning consent for a single 416,000 sq ft logistics and industrial building. If your business is looking to relocate or expand, we can tailor our offering to meet your needs.

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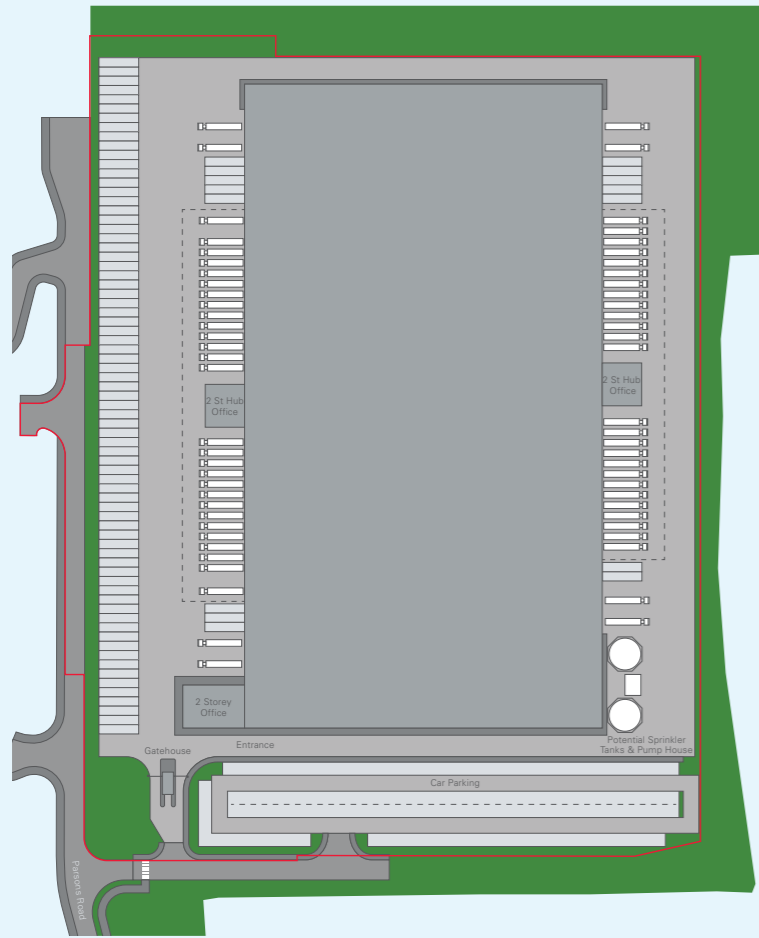


Single Unit Scheme - Full Planning Consent

- Warehouse:** 401,008 sq ft (37,255 sq m)
- 2St Office:** 9,081sq ft (843 sq m)
- Plant Room:** 1,493 sq ft (139 sq m)
- Hub:** 4,830 sq ft (449 sq m)
- Total:** 416,412 sq ft (38,686 sq m)

- 15.0m Clear Haunch Height
- 40 Dock Levellers
- 4 Level Access Doors
- 100 HGV Trailer Spaces
- 308 Car Parking Spaces

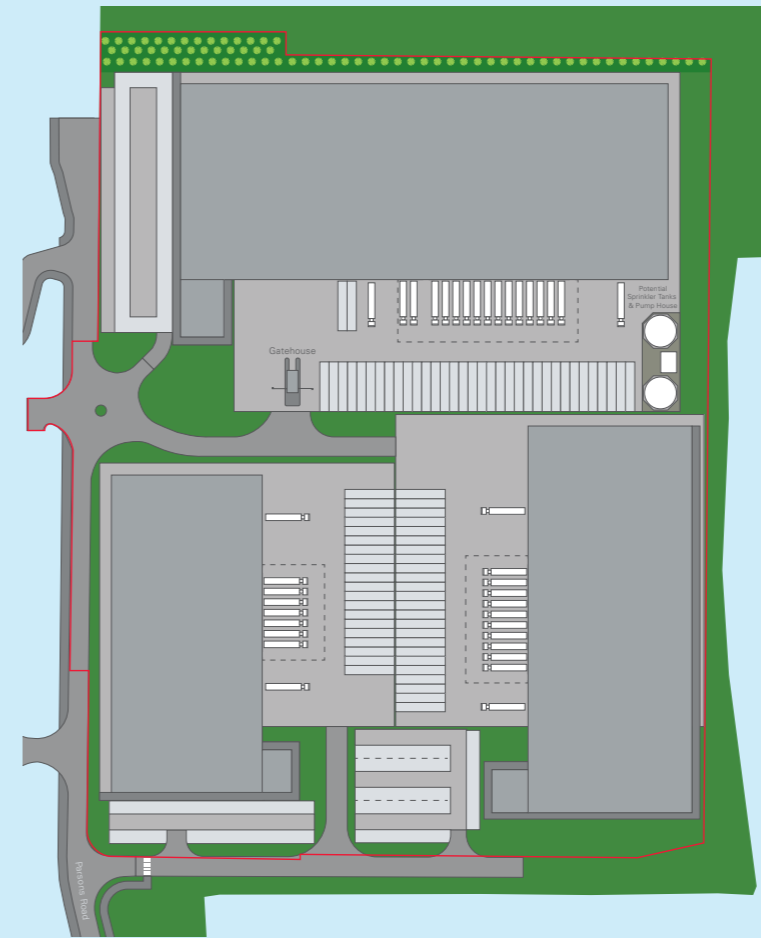




DC366 Cross Dock Unit

Warehouse: 348,388 sq ft (32,366 sq m)
Hub: 10,019 sq ft (931 sq m)
Offices: 7,774 sq ft (722 sq m)
Gatehouse: 262 sq ft (24 sq m)
Total: 366,443 sq ft (34,044 sq m)

15.0m Clear Haunch Height
 54 Dock Levellers
 8 Level Access Doors
 88 HGV Trailer Spaces
 284 Car Parking Spaces

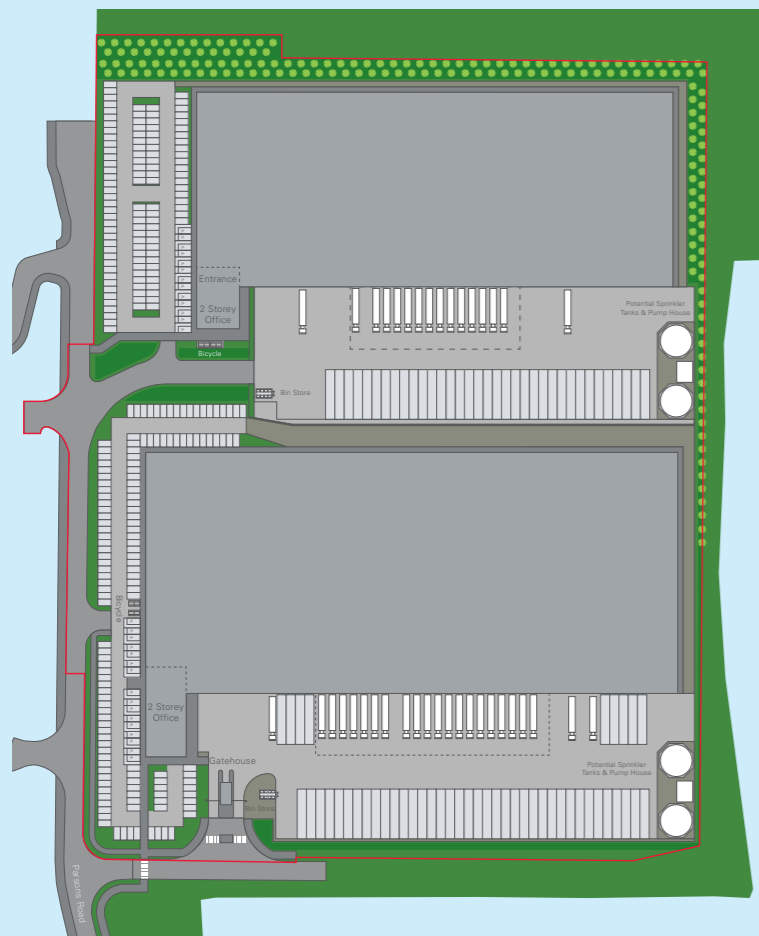


Three Unit Scheme DC150

Warehouse: 143,157 sq ft (13,300 sq m)
Total: 150,326 sq ft (13,966 sq m)
 15 Dock Levellers
 2 Level Access Doors
 36 HGV Trailer Spaces

DC70
Warehouse: 71,223 sq ft (6,617 sq m)
Total: 74,988 sq ft (6,967 sq m)
 7 Dock Levellers
 2 Level Access Doors
 18 HGV Trailer Spaces

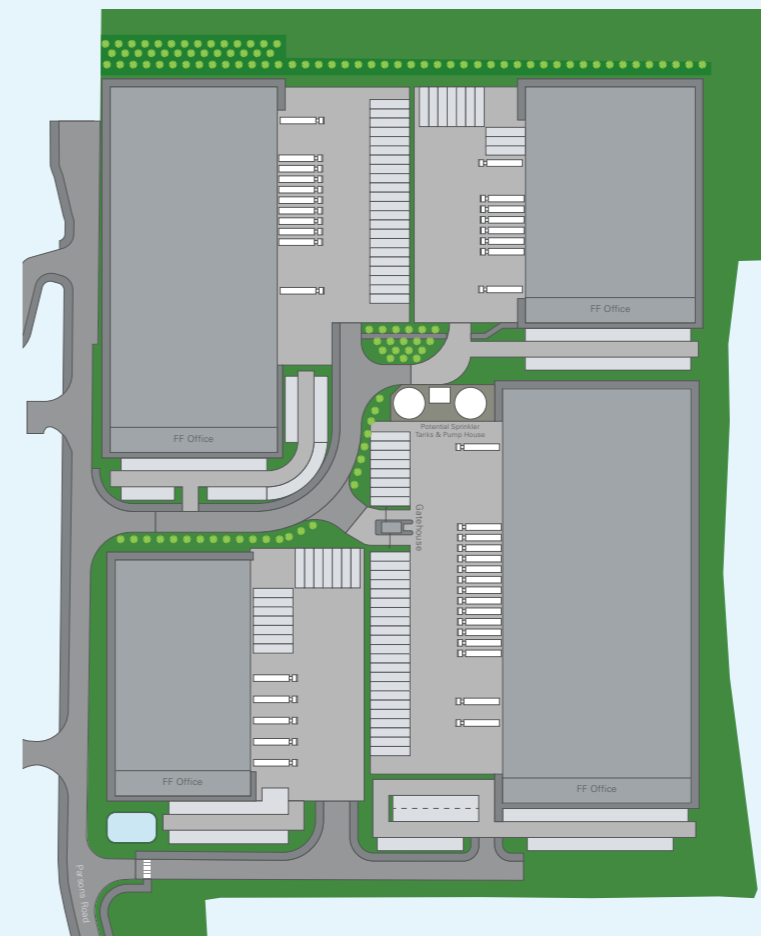
DC100
Warehouse: 94,649 sq ft (8,793 sq m)
Total: 99,262 sq ft (9,222 sq m)
 10 Dock Levellers
 2 Level Access Doors
 24 HGV Trailer Spaces



Two Unit Scheme DC145

Warehouse: 138,299 sq ft (12,848 sq m)
2St Office: 7,261 sq ft (675 sq m)
Total: 145,560 sq ft (13,523 sq m)
 14 Dock Levellers
 2 Level Access Doors
 36 HGV Trailer Spaces
 113 Car Parking Spaces
 12.5m Clear Haunch Height

DC202
Warehouse: 191,991 sq ft (17,837 sq m)
Gatehouse: 262 sq ft (24 sq m)
2St Office: 10,223 sq ft (950 sq m)
Total: 202,476 sq ft (18,811 sq m)
 20 Dock Levellers
 3 Level Access Doors
 48 HGV Trailer Spaces
 157 Car Parking spaces
 15.0m Clear Haunch Height



Four Unit Scheme DC52

Warehouse: 46,198 sq ft (4,292 sq m)
2St Office: 4,843 sq ft (450 sq m)
Total: 52,204 sq ft (4,850 sq m)
DC125
Warehouse: 115,927 sq ft (10,770 sq m)
2St Office: 6,781 sq ft (630 sq m)
Total: 123,871 sq ft (11,508 sq m)

DC65
Warehouse: 58,512 sq ft (5,436 sq m)
2St Office: 6,103 sq ft (567 sq m)
Total: 64,615 sq ft (6,111 sq m)
DC97
Warehouse: 90,271 sq ft (8,386 sq m)
2St Office: 6,006 sq ft (558 sq m)
Total: 97,440 sq ft (9,052 sq m)

YOUR EXPECTATIONS

EXCEED

When you choose a Prologis building, you choose a building that gives you an operational advantage. At Prologis Apex Park not only will you get a building tailored to your needs, you'll get a space that works as hard as you do. That's because, over the past twenty years, we've been leading the way in developing innovative, sustainable buildings, designed with the operational needs of your business in mind. Occupying a building that's both smart and sustainable can help you attract and retain employees and provide you with valuable data that helps you manage operational costs such as lighting.

Indicative base specification

Warehouse

- Dock and level access doors
- Steel portal frame
- Built-up cladding with 25-year system guarantee
- Triple-skinned rooflights to 15% of floor area
- 50kN/m² floor loading
- Level access and dock doors to cover a range of vehicle sizes
- Hub offices

External

- Secure service yard
- Lorry parking
- Car parking
- Gatehouse

Office

- Two-storey offices
- Gas central heating
- Suspended ceilings
- Raised floors
- Male, female & disabled WCs

Sustainability

We know that sustainability is important to you and your customers. That's why, if you choose Apex Park as your home, you'll get a building that delivers real change – both for your business and the environment.

Every sustainability feature we introduce in our buildings and parks is based on sound principles that deliver operational and environmental benefits. We also put people at the heart of our sustainability offering, focusing on ways to enhance employee wellbeing through the provision

of comfortable temperatures, access to daylight and connection to nature through green spaces both in and around our buildings.

You'll also be pleased to know that your new building will be delivering environmental benefits before you've even moved in: protecting an area of rainforest five times its built area, educating local school children about climate change and delivering measurable social value in the local community.



PARKlife™

At Prologis we make so much more than buildings: we make the spaces and places where our customers' businesses can thrive and where their employees enjoy coming to work.

Our PARKlife™ initiative is unique to Prologis and puts people at the very centre of our approach. From the buildings we own, right through to the communities and environments we create on and around our parks, PARKlife™ helps us create a sense of place and belonging. It's this desire to create something our customers, their employees and the local community can be proud of that makes our Prologis Parks so special.



TRAVEL THAT DOESN'T COST THE EARTH

It's a fact of life that your employees will have to get to and from your new building and it's only right that we should make this as easy and environmentally friendly as possible for them. That's why, if you move your business to Prologis Apex Park, we'll work with you to give your employees travel options that won't cost the earth.

Whether your employees choose to come to work by bike, train, car, bus or on foot, we'll help them find the best option for them: we'll even work with local bus companies to adjust bus services to shift patterns. And, should they wish to make the journey by car, they can even choose to join our parkwide carsharing scheme, which we operate in conjunction with our partner, Liftshare.

PROLOGIS ESSENTIALS MARKETPLACE

Welcome to Prologis Essentials Marketplace

When it comes to getting your warehouse up and running, we've got you covered. Prologis Essentials Marketplace conveniently brings you all the set-up and operational equipment needed for a cost effective, quick and carefree start.

Already a customer? That's great. Prologis Essentials Marketplace is your source for replacements, upgrades or temporary solutions as well – making life easier and giving you back valuable time.

Your Prologis Essentials Marketplace

An evolving supply line of essential products to help with your warehouse operations.

Forklifts your partner to equip, expand or upgrade your fleet quickly.

Racking flexible solutions to help you structure or restructure an efficient facility layout.

LED lighting easy to install, low maintenance fixtures for brighter, safer workspaces.

Prologis SolarSmart discover the benefits of generating environmentally friendly solar energy.

If you want to drive-down energy costs, improve safety and efficiency and create a more pleasant working environment for your employees, contact Stuart Davies on 0121 224 8716 or email sdavies@prologis.com.

FOR QUICK WAREHOUSE SETUP AND SMOOTH OPERATIONS

LED LIGHTING

Efficient and reliable- upgrade to 'smart' lighting with movement and daylight controls at an incredibly low price.

PROLOGIS SOLARSMART

Harness green energy and benefit from onsite power while reducing your carbon footprint.

RACKING

The right racking system to suit your needs – a fast and easy service that makes arranging racking simple.

FORKLIFTS

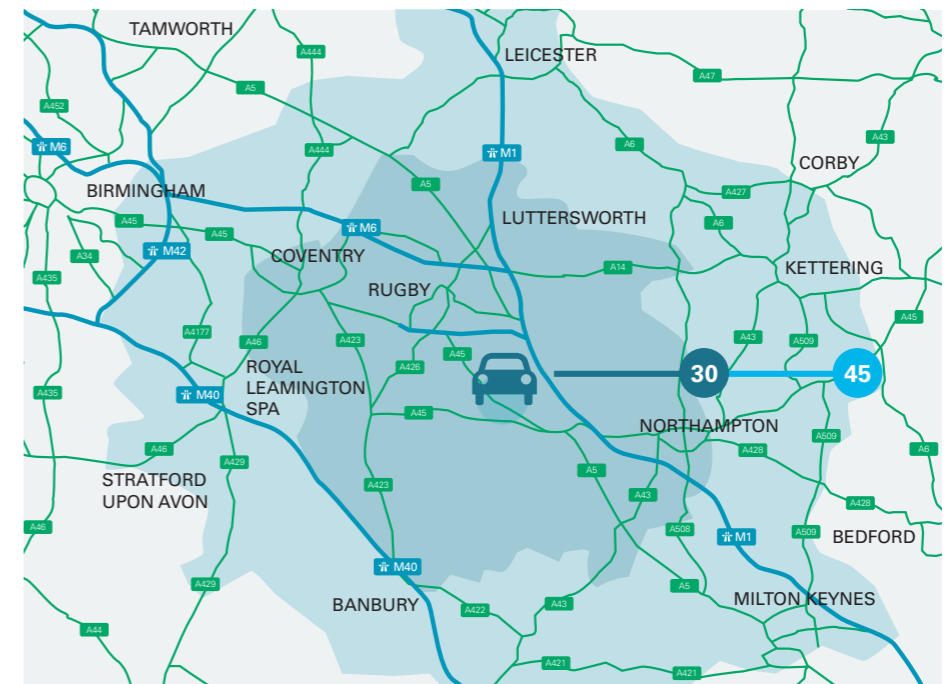
An easy and cost-effective solution for preconfigured forklifts, reach- and pallet trucks, from our world-class partners.

YOUR PERSONNEL

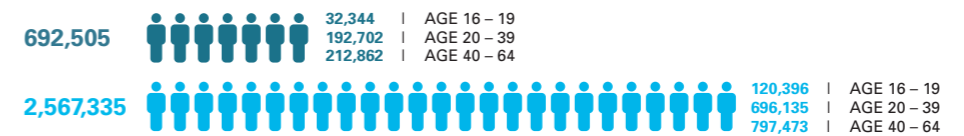
PRIORITISED

We know that people make your business what it is and that attracting and retaining those people is important to you. Prologis Apex Park is located in an area with a labour pool ideally suited to the industrial and logistics sector. What's more, the Park is well-served by local bus routes, making it easier for your staff to get to and from work. The quality of the buildings and Park environment will also aid staff retention by helping to make your business a great place to work.

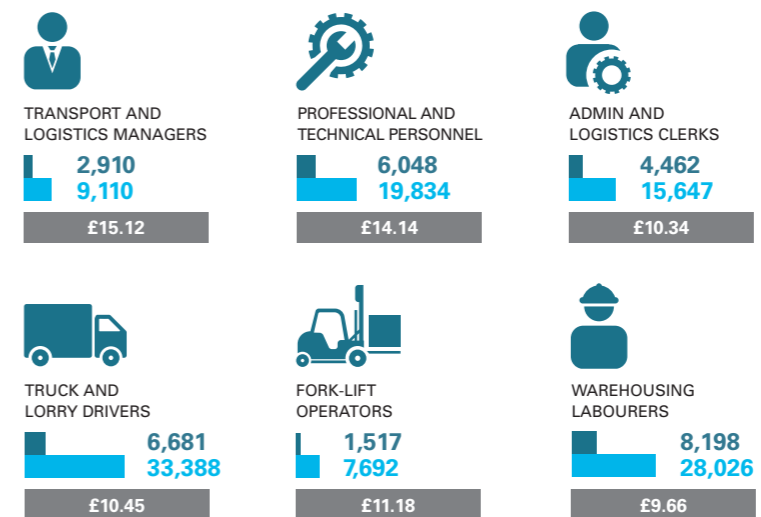
30-45 minute commute area



Total Population in the Commute Area (2018)



Labour Catchment & Wage Analysis* in the Commute Area (2019)



*Gross hourly rate



About Prologis

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver the high quality buildings that help our customers run their businesses as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future. For more information please visit: prologis.co.uk

POSTCODE: **NN11 8NF**

Terms

Available on leasehold terms on a full repairing and insuring basis. Please contact the joint sole agents for further details.



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