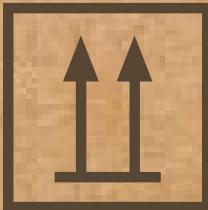


# BIG BOX DELIVERY



**WHAT DO  
YOU NEED  
TO DELIVER  
THE PERFECT  
BIG BOX?**

# FREE FLOWING

With **direct access to the M1** and work under way to improve traffic flows at neighbouring Junction 24 and Junction 24a, our site delivers outstanding road connections. And things will move even more smoothly when the current smart motorway project is complete.



# ALWAYS ON-LINE

We're building our own rail interchange to connect directly to Network Rail's Strategic Freight Network. From the end of 2019, we'll be operating day and night with a daily capacity of up to 16 freight trains.



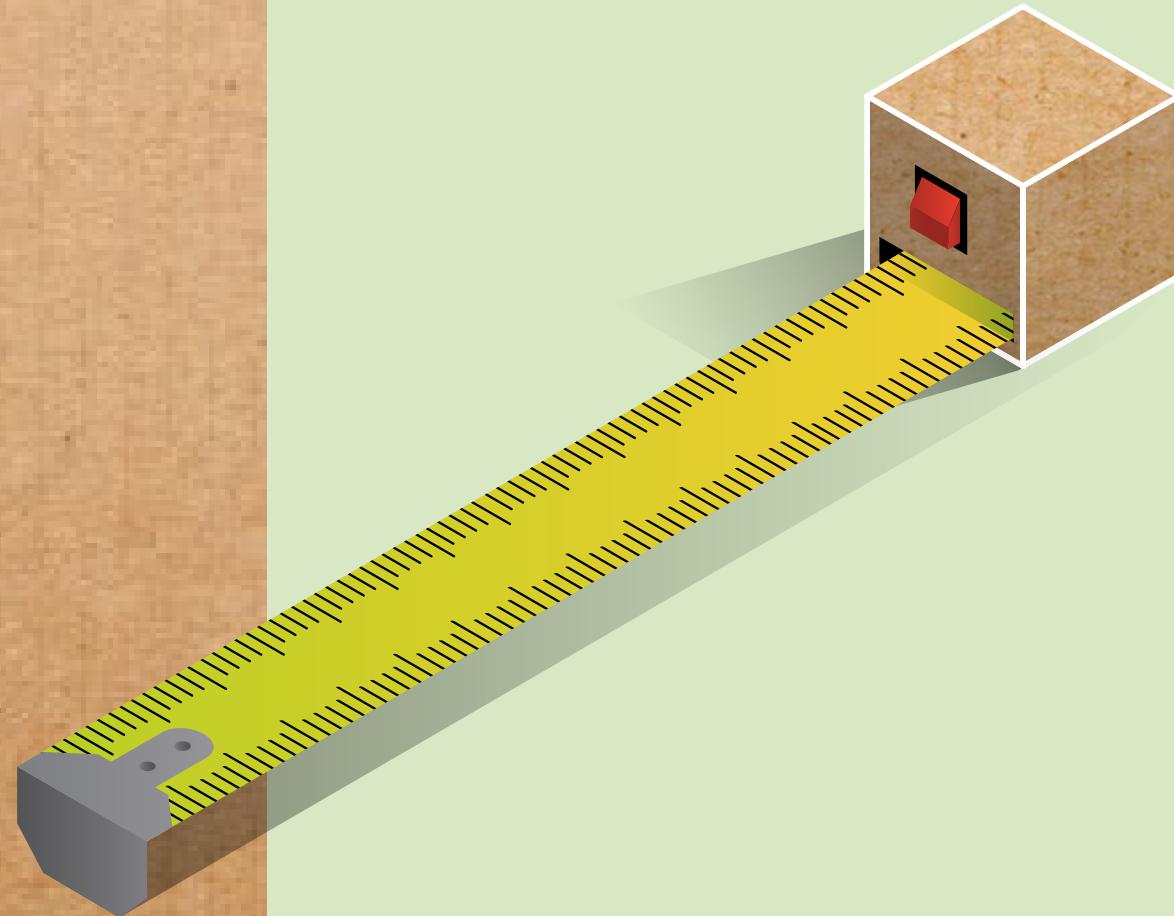
# AIR-DYNAMIC

Our super-sized big box site is adjacent to the UK's busiest **pure cargo airport**. East Midlands Airport is a 24/7 operation with national and international connections.



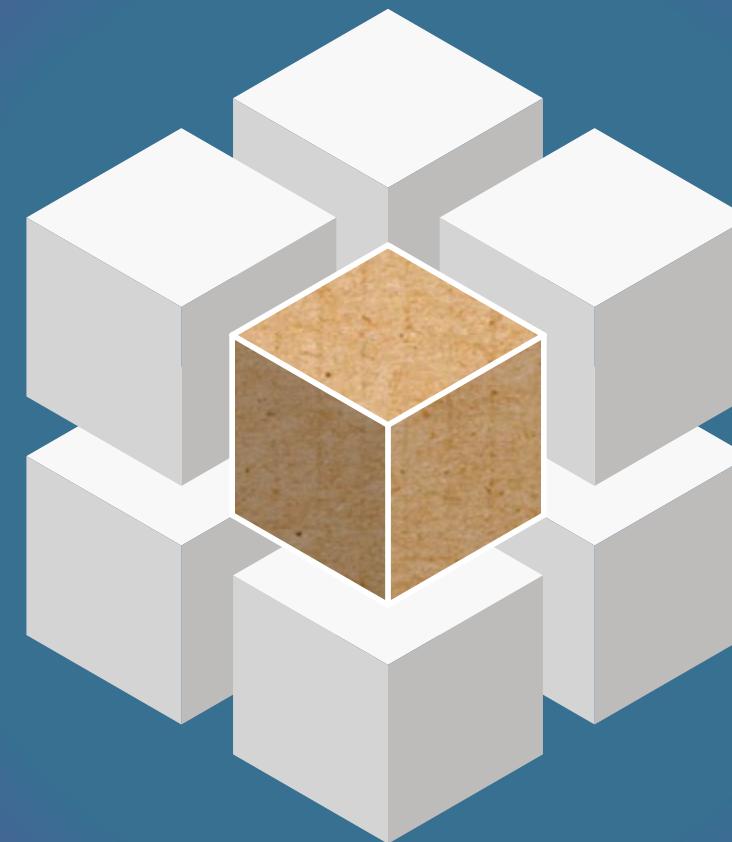
# BIG & MASSIVE BOXES

Consent for up to **6 million square feet** means we can offer unrivalled levels of floor space. Our boxes start at a big **150,000 sq ft** and go up to a massive **2,000,000 sq ft**. And every inch is bespoke, so you can choose the scale and fit-out that's perfect for your business.



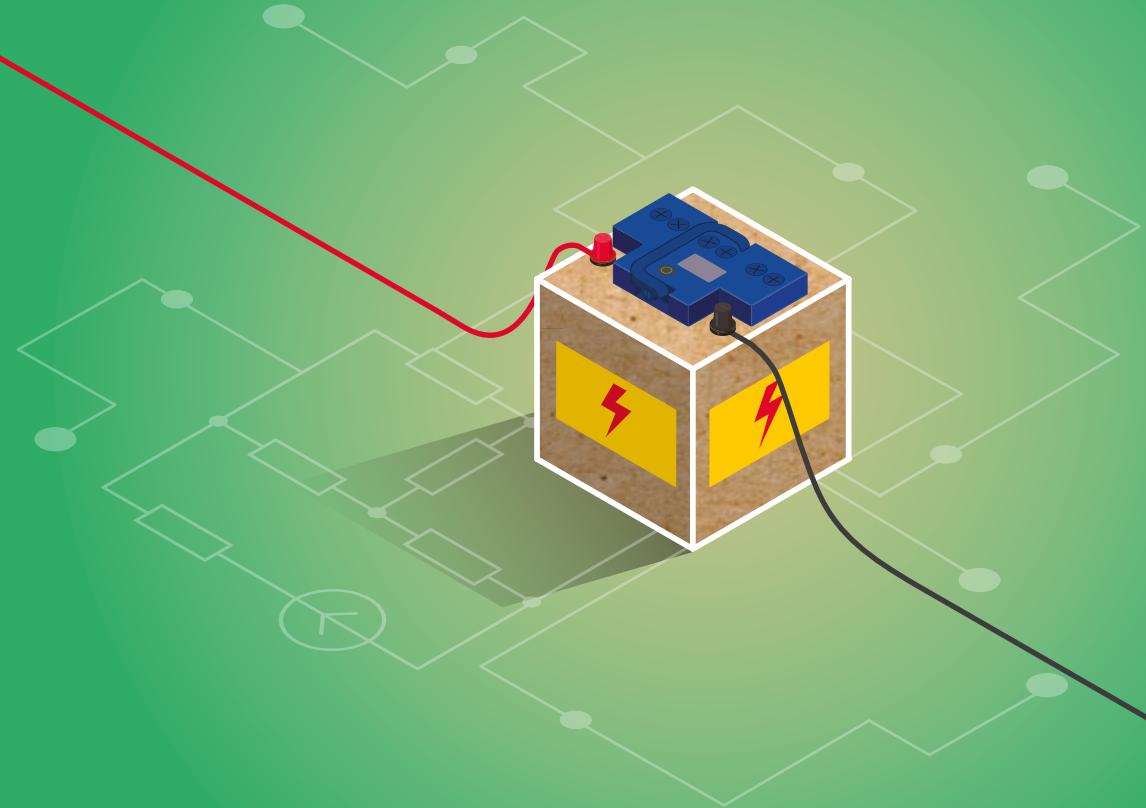
# PUMP UP THE VOLUME

High roofs and high spec are the order of the day when you step inside our big boxes. The roof heights are up to 30m, far above industry standard, and the facilities are state of the art – everything modern logistics businesses demand.



# SUPPLY & DEMAND

Our industrial-scale power infrastructure is best-in-class, designed to deliver high levels of supply reliably and securely. With up to **28MVA** available on site, everything's in place to meet the power needs of modern logistics businesses.



# IN GREAT SHAPE

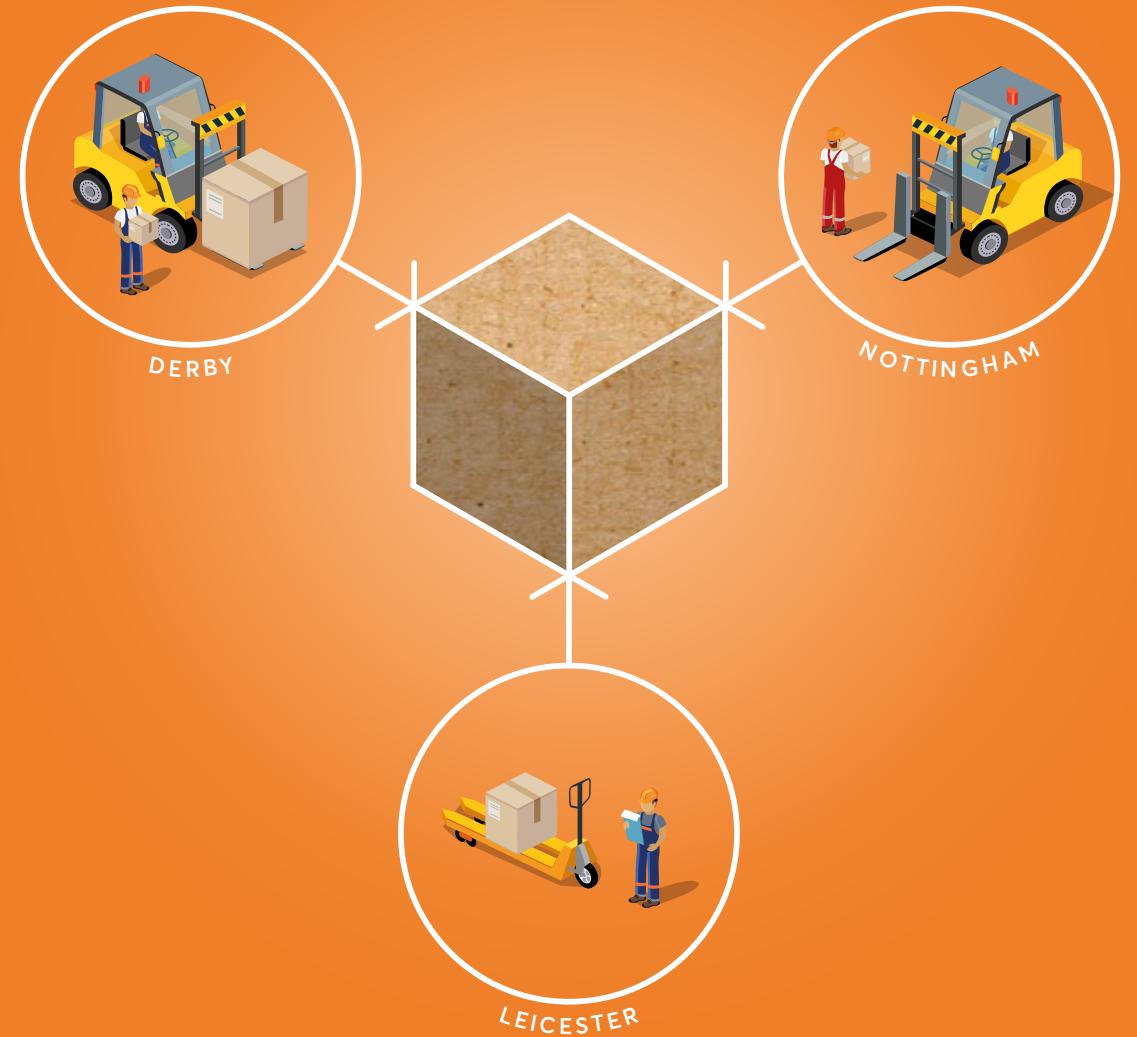
We are in the number 1 location for UK logistics – from our site, your drivers are just 4.5 hours to anywhere in the UK, bringing **96% of the population** within easy reach of your business.



# BOX CLEVER

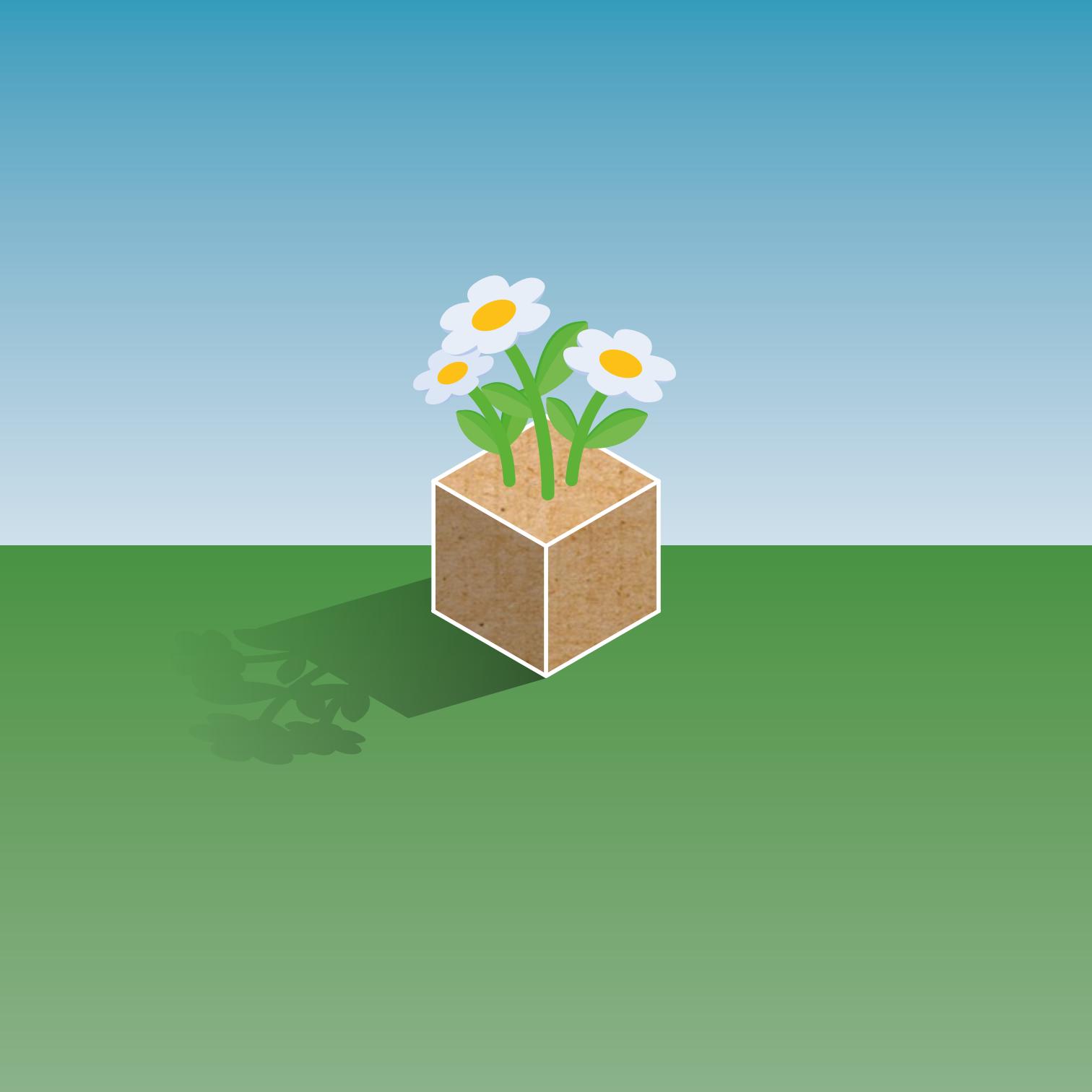
With the population of Derby, Nottingham and Leicester close by, you have an instant workforce ready to go. Research shows that there is a **total of 1 million people** within a **30-minute drive-time** of the site.

*Source: NOMIS & CBRE Analysis, 2017*



# BOX FRESH

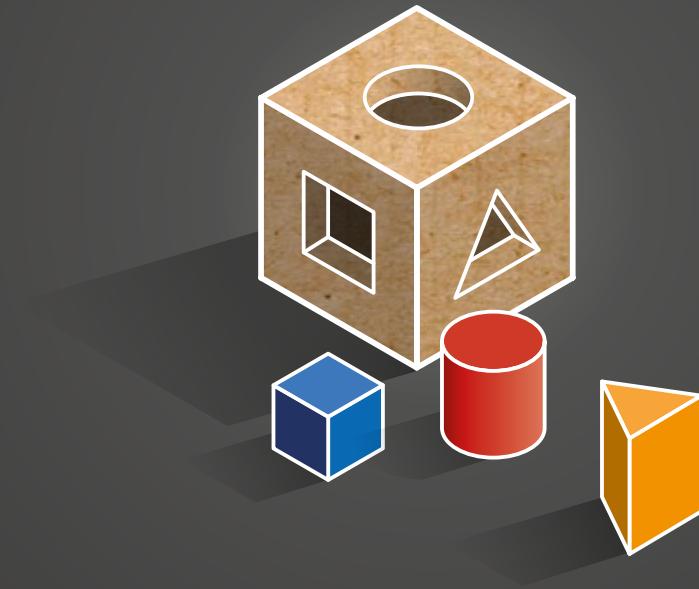
We're building to a high specification throughout the site, with a stated objective of **EPC A** and **BREEAM Very Good**. And our wider commitment to the environment is reflected in initiatives like promoting rail travel as an alternative to road.



# A PERFECT FIT

SEGRO brings their **experience** and **expertise** to realise the largest projects of its kind in the UK.

SEGRO owns, develops and manages high quality warehouse and light industrial properties throughout the UK and Europe.

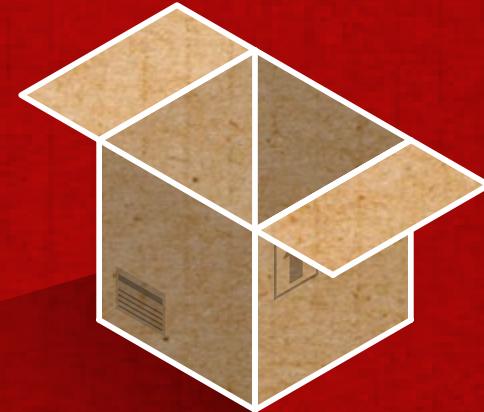


**BIG BRANDS  
NEED A BIG  
BOX WITH A  
BIG NAME...**



# SEGRO LOGISTICS PARK EAST MIDLANDS GATEWAY

(Or SLPEMG for short)



# WORK IN PROGRESS

We're breaking new ground in every sense – work is already well under way with our road, rail and infrastructure projects on track to be complete and ready for occupation for **September 2018**, when we will be ready to welcome our first customers.



# BIG BOX TICKING

-  MULTI-MODAL
-  SCALE
-  POWER
-  LOCATION
-  WORKFORCE
-  QUALITY
-  CREDIBILITY

For enquiries:

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[cbre.com](http://cbre.com)

**Burbage Realty**  
01604 232555  
[burbagerealty.com](http://burbagerealty.com)

**Savills**  
0121 634 8400  
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FULFILLED AND DELIVERED BY

**SEGRO**

**SLP-EMG.COM**

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