

SEGRO LOGISTICS PARK
EAST MIDLANDS GATEWAY

EMG 220

220,000 SQ FT

AVAILABLE OCTOBER 2021
UNDER CONSTRUCTION



slp-emg.com

DELIVERING ON NEW BIG THINGS

AVAILABLE OCTOBER 2021



POWER

600 KVA of power with the ability to upgrade



RAIL FREIGHT TERMINAL

All major UK ports can be accessed from the dedicated rail terminal



MULTI-MODAL

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



PEOPLE POWER

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

Delivering a speculatively developed building of 220,000 sq ft (20,240 sq m) at the successful SEGRO Logistics Park East Midlands Gateway.

An exciting opportunity to be part of a 700 acre vibrant and active logistics park with a diverse mix of customers, including Games Workshop, DHL, XPO Logistics, Amazon and Kuehne+Nagel.



QUALITY
WITHOUT
COMPROMISE



BREEAM
EXCELLENT



15M INTERNAL
CLEAR HEIGHT



21 DOCK LOADING &
4 LEVEL ACCESS DOORS



55M SERVICE
YARD



50 kN/M²
FLOOR LOADING



SECURE YARD
WITH GATEHOUSE



0.6 MVA
POWER



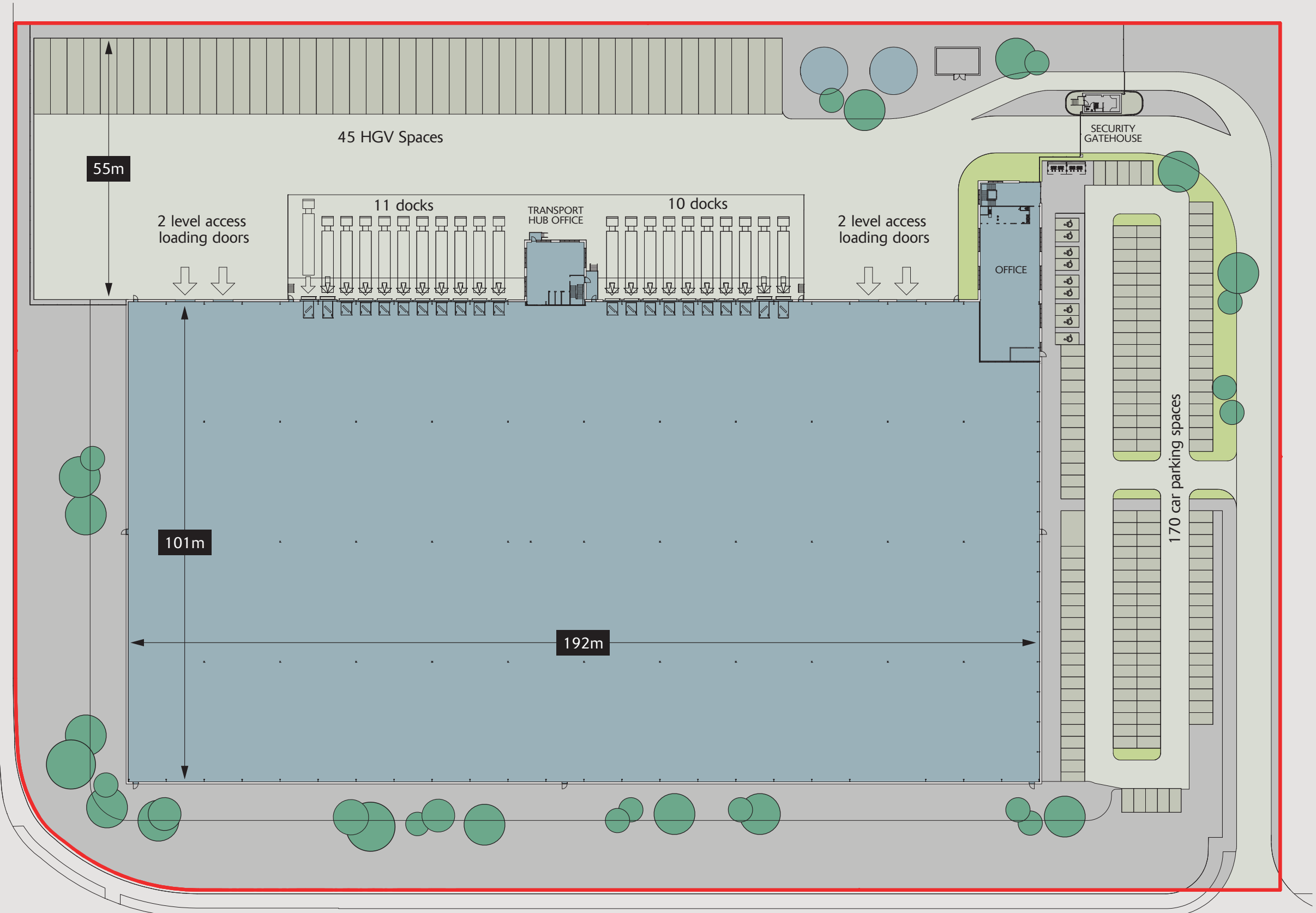
45 HGV
SPACES



15 ELECTRIC VEHICLE
CHARGING POINTS



170 CAR PARKING
SPACES



SCHEDULE	
Warehouse	207,000 sq ft
Office – Ground floor	5,000 sq ft
Office – First floor	5,000 sq ft
Transport Hub Office	3,000 sq ft
Security Gatehouse	300 sq ft
TOTAL	220,300 sq ft

ENHANCED
SPECIFICATION

- Net carbon zero
- Power upgrades available
- Roof mounted PV installation (c. 45,000 kWh)
- EPC A+
- Infrastructure for additional future electric charging points to all car parking spaces
- Twin-Therm Chronus cladding
- Infrastructure for future battery storage
- SLPEMG liftshare scheme
- Free, on-site shuttle bus from dedicated transport hub
- On-site rail freight terminal for low-carbon logistics

IMMEDIATE ACCESS TO ROAD, RAIL AND AIR

SLPEMG is centrally located within the UK industrial and logistics market, offering immediate access to the UK's motorway network as well as dedicated on-site rail and air freight terminal with a direct link to Felixstowe and Southampton.

EAST MIDLANDS AIRPORT

BUS INTERCHANGE

M1
JUNCTION 23A

A453

M1
JUNCTION 24

KUEHNE + NAGEL

FUTURE DEVELOPMENT PLOT

very

XPOLogistics

amazon

GAMES WORKSHOP

EMG220

DHL

LET

FUTURE DEVELOPMENT PLOT

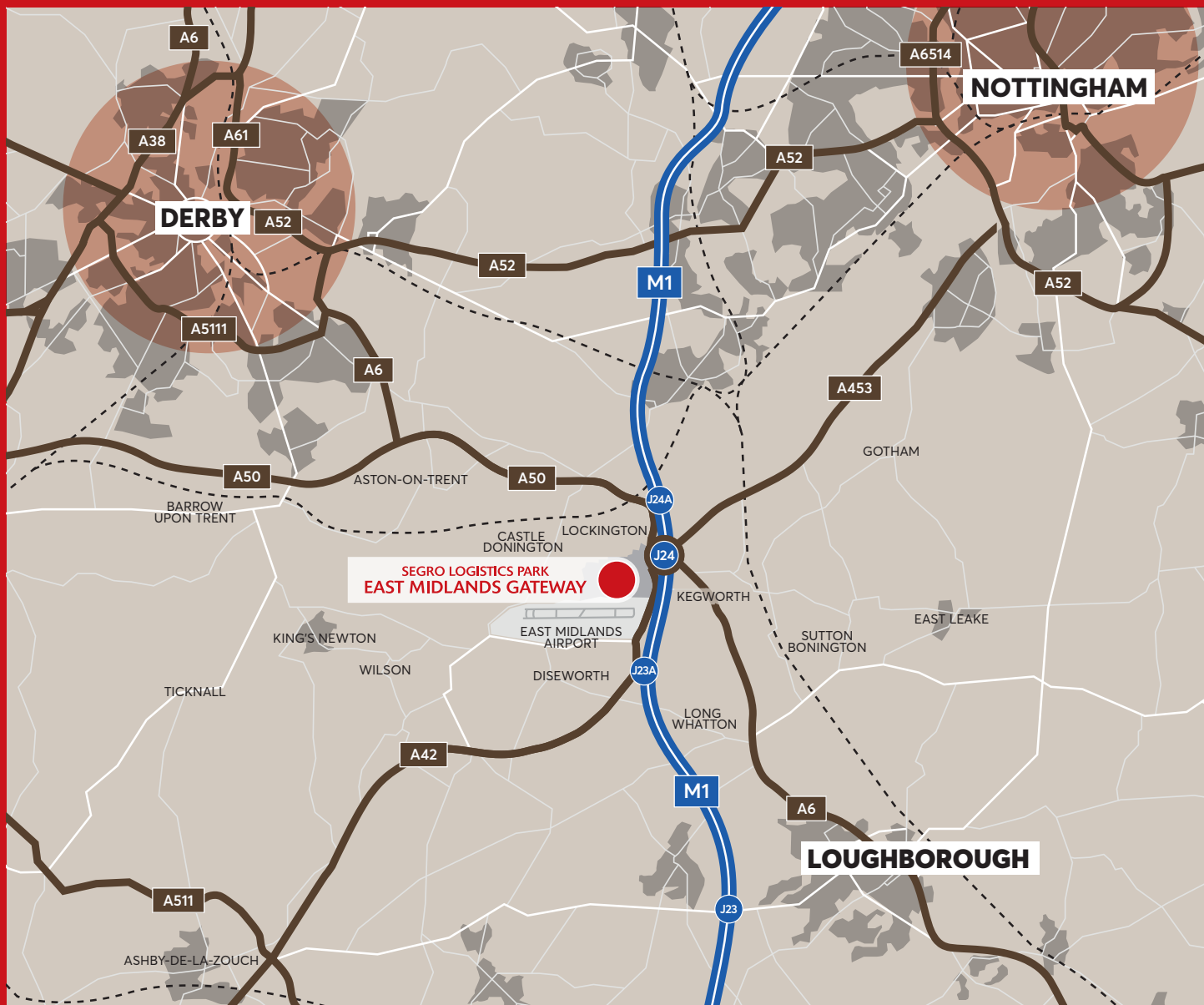
DHL

CONTAINER STORAGE

Running six trains a day, the rail terminal connects the site to the Castle Donington freight line, providing direct access to the major UK ports, the Channel Tunnel and other UK freight interchanges.

MARITIME

RAIL FREIGHT TERMINAL



SLP-EMG.COM

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**FULFILLED AND
DELIVERED BY**

SEGRO

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 8.1 million square metres of space (88 million square feet) valued at over £13.3 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 for further information.

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