

SEGRO LOGISTICS PARK
EAST MIDLANDS GATEWAY

PLOT 5, SLPEMG



LAST BIG BOX
OPPORTUNITY
AVAILABLE

slp-emg.com

DELIVERING ON NEW BIG THINGS AVAILABLE NOW

Just 700,000 sq ft remains available
at SEGRO Logistics Park East Midlands
Gateway, the UK's most successful
logistics park.

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.



POWER

1.5 MVA base allowance
with 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


OPTION 1

SCHEDULE	
WAREHOUSE	296,093 sq ft
OFFICE (2 FLOORS)	17,000 sq ft
HUB OFFICE (2 FLOORS)	5,000 sq ft
TOTAL	318,084 sq ft


SCHEDULE	
WAREHOUSE	283,047 sq ft
OFFICE (2 FLOORS)	12,500 sq ft
HUB OFFICE (2 FLOORS)	5,000 sq ft
TOTAL	300,547 sq ft




TARGETING
BREEAM
EXCELLENT




15M CLEAR
INTERNAL HEIGHT




37 DOCK LOADING
& 2 LEVEL
ACCESS DOORS




55M SERVICE
YARD




50 KN/M²
FLOOR LOADING




POTENTIAL TO
UPGRADE TO NET
ZERO EMBODIED
CARBON




0.75 MVA
PER UNIT




MIN 65 HGV
SPACES




ELECTRIC VEHICLE
CHARGING POINTS



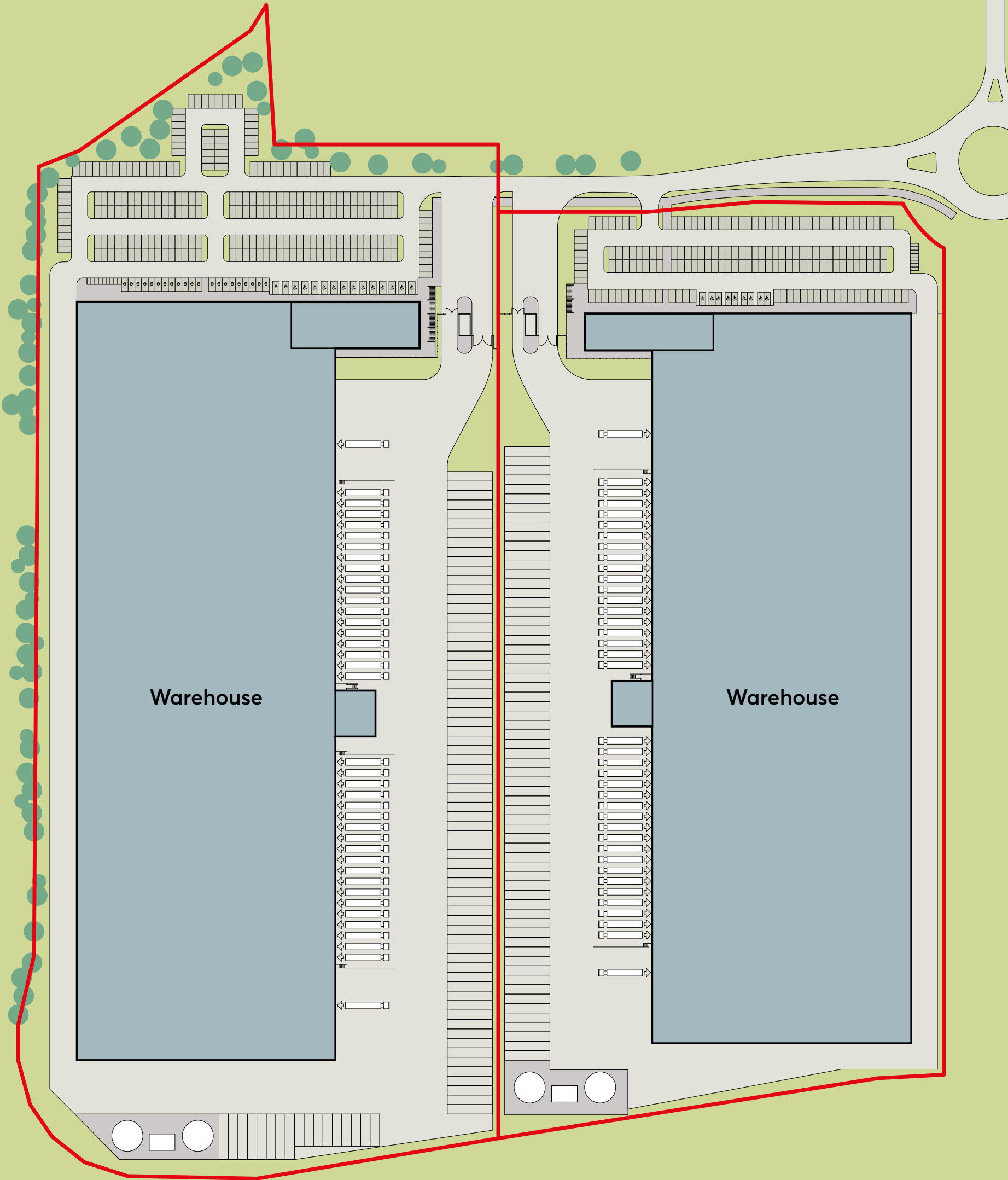
MIN 172 CAR
PARKING SPACES



COMFORT COOLED
CATEGORY A
FIT OUT OFFICES



TWO STOREY
OFFICES



OPTION 2

SCHEDULE	
WAREHOUSE	641,600 sq ft
OFFICE (2 FLOORS)	35,000 sq ft
HUB OFFICE (2 FLOORS)	5,000 sq ft
TOTAL	686,600 sq ft




TARGETING
BREEAM
EXCELLENT



18M CLEAR
INTERNAL HEIGHT




78 DOCK LOADING
& 6 LEVEL
ACCESS DOORS



UP TO 73M
SERVICE YARD



50 KN/M²
FLOOR LOADING




POTENTIAL TO
UPGRADE TO NET
ZERO EMBODIED
CARBON



1.5 MVA
POWER



100+ HGV
SPACES




ELECTRIC VEHICLE
CHARGING POINTS



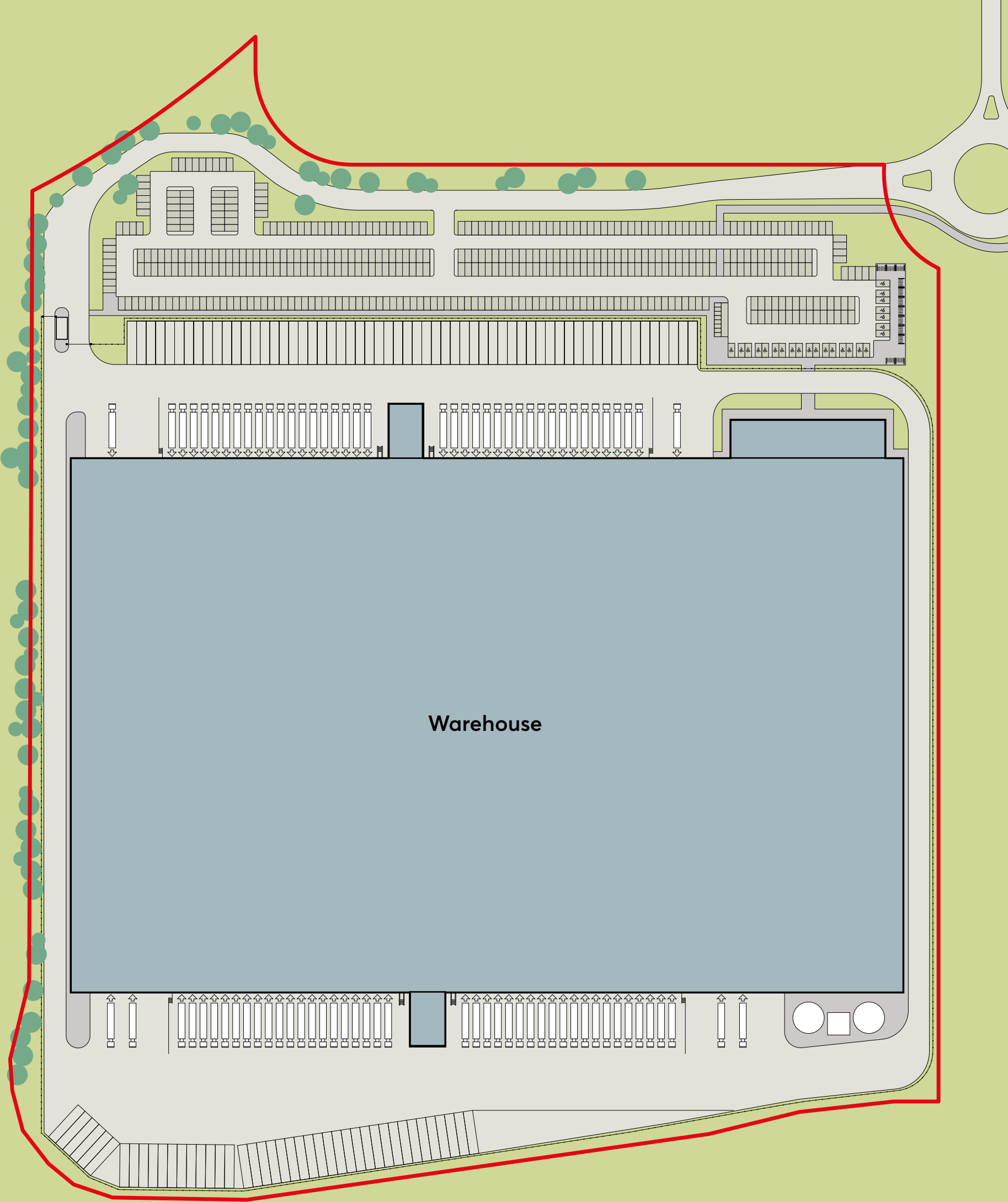
478 CAR
PARKING SPACES



COMFORT COOLED
CATEGORY A
FIT OUT OFFICES




TWO STOREY
HUB



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

 **PLOT 5 LAST BIG BOX OPPORTUNITY AVAILABLE**

 **GAMES WORKSHOP**

 **arvato**

 **DHL**

LET

 **very**

LET

 **XPO Logistics**

 **DHL**

 **amazon**

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.



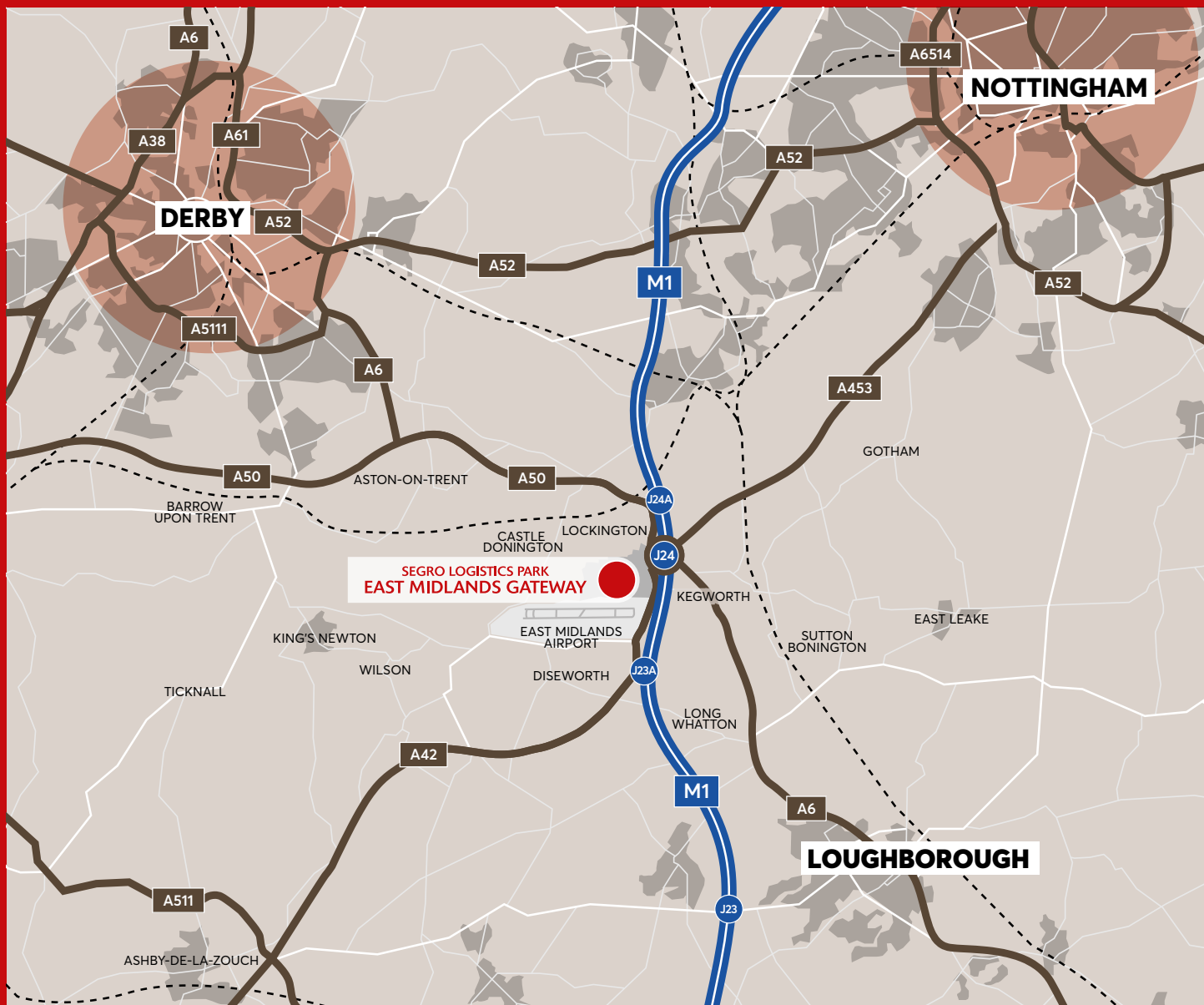
 **RAIL FREIGHT TERMINAL**

BUS INTERCHANGE

 **M1 JUNCTION 23A**

A453

 **M1 JUNCTION 24**



SLP-EMG.COM

**SEGRO LOGISTICS PARK
EAST MIDLANDS GATEWAY
DERBY, DE74 2BB**



Tesni Thacker
07944 834 660
tesni.thacker@cbre.com

Jack Buckley
07904 068 002
jack.buckley@cbre.com

Luke Thacker
07733 308 558
luke.thacker@cbre.com



Ranjit Gill
0121 634 8402
rsgill@savills.com

Charlie Spicer
0121 634 8407
caspicer@savills.com

**FULFILLED AND
DELIVERED BY**

SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 8.8 million square metres of space (95 million square feet) valued at £17.1 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 seven other European countries.

See SEGRO.com for further information.

Particulars contained within this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise arising from use of these particulars are hereby excluded. December 2021.

Siren | 020 7478 8300 | sirendesign.co.uk | S013520