

SEGRO LOGISTICS PARK  
EAST MIDLANDS GATEWAY

# EMG 220

220,000 SQ FT

AVAILABLE OCTOBER 2021  
UNDER CONSTRUCTION



[slp-emg.com](http://slp-emg.com)

# DELIVERING ON NEW BIG THINGS

## AVAILABLE OCTOBER 2021

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.



### 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



# QUALITY WITHOUT COMPROMISE



BREEAM  
EXCELLENT

15M INTERNAL  
CLEAR HEIGHT

21 DOCK LOADING &  
4 LEVEL ACCESS DOORS

55M SERVICE  
YARD

50 KN/M<sup>2</sup>  
FLOOR LOADING

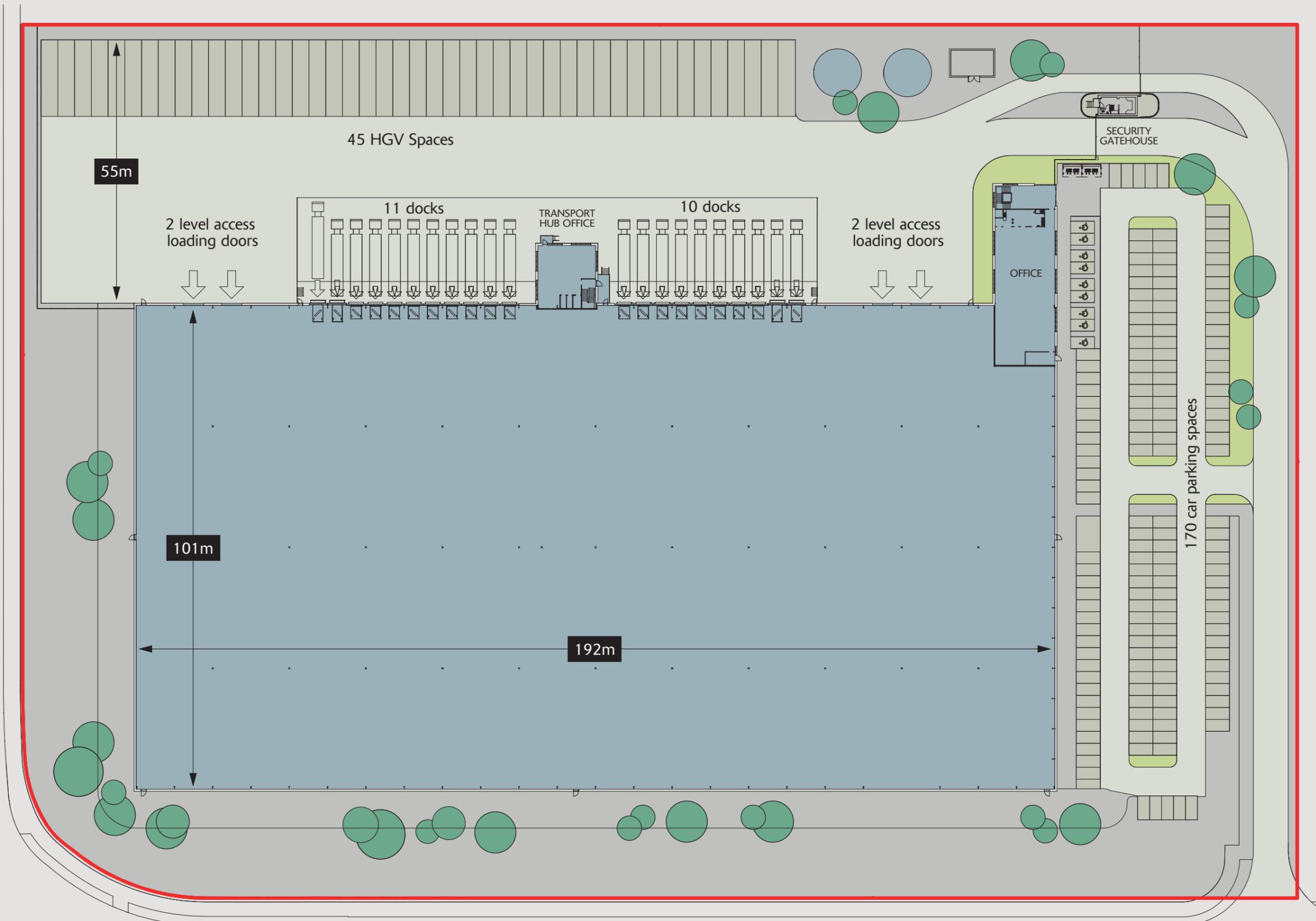
SECURE YARD  
WITH GATEHOUSE

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
<b>TOTAL</b>	<b>220,300 sq ft</b>

## 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

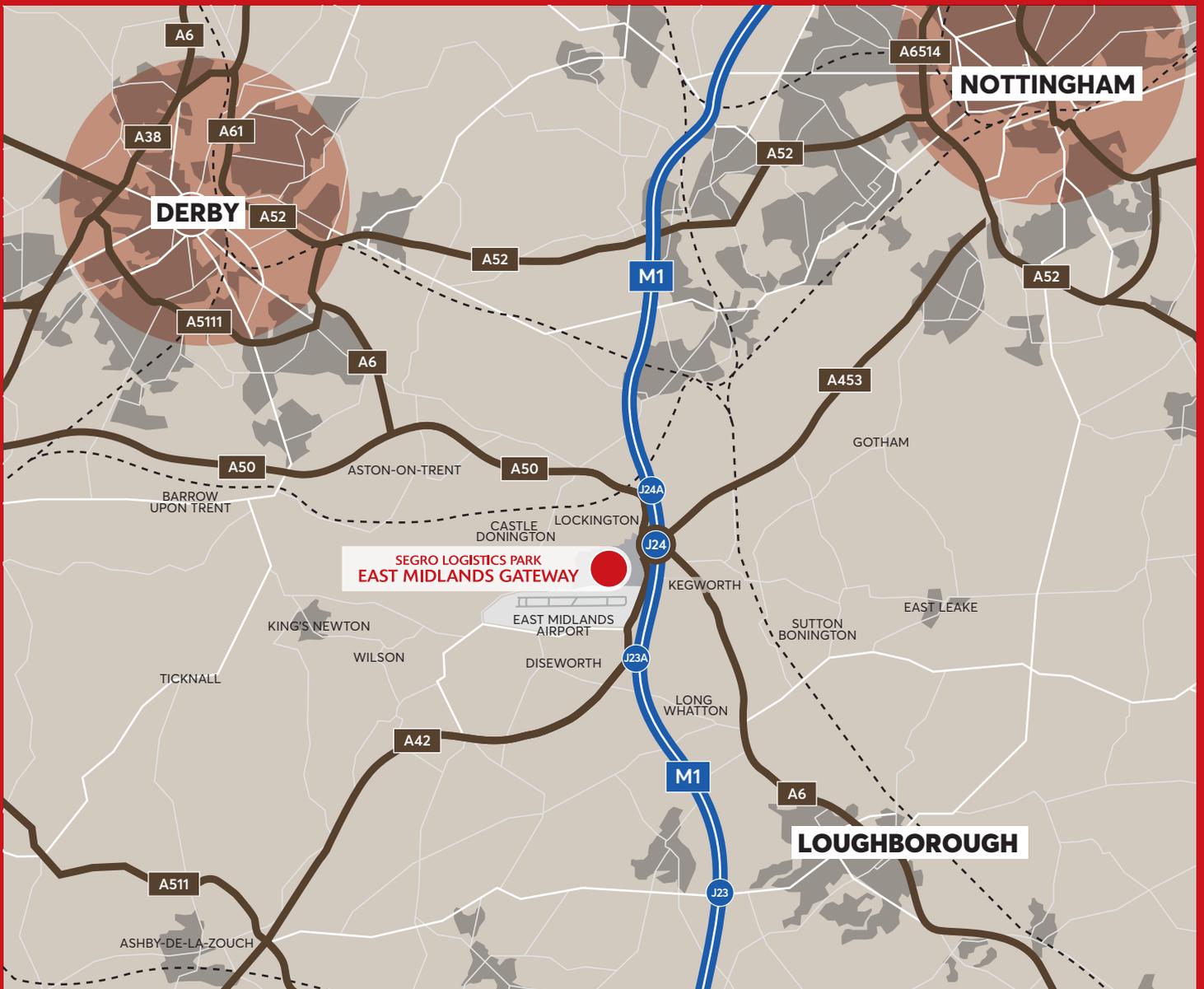
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M1 JUNCTION 24



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](http://SEGRO.com) for further information.

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