

SEGRO LOGISTICS PARK
EAST MIDLANDS GATEWAY

LAST REMAINING PLOTS



slp-emg.com



**FINAL PLOTS
AVAILABLE**

Up to 75,000 sq ft



MULTI-MODAL

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



PEOPLE POWER

The proximity to Leicester, Derby and Nottingham also ensures a healthy supply of labour



PLOT 13 POWER

0.25 MVA base power, with potential to upgrade



**MARITIME
RAIL FREIGHT**

All major UK ports can be accessed from the dedicated rail terminal within three and a half hours



MULTI-MODAL

M1 JUNCTION 24

Significant highway upgrades have been completed to J24 and 24A, offering outstanding road connections



EAST MIDLANDS AIRPORT

Adjacent to UK's busiest cargo airport

RAIL

Dedicated rail freight interchange operated by Maritime Transport

PRIME

PRIME LOCATION

85% of the mainland UK population are within 4 hours' HGV drive time



"We have established East Midlands Gateway as our European Road Freight hub, from where we can consolidate and transport our customers' goods to and from 32 European destinations every day."

JIM HEDDERWICK, DIRECTOR OF OVERLAND, UK, KUEHNE + NAGEL

PUBLIC

PUBLIC TRANSPORT

Extensive existing network



PEOPLE

7,250 JOB OPPORTUNITIES

1,000,000 people are within a 30 minute drive





LAST PLOT READY FOR IMMEDIATE DEVELOPMENT

SLPEMG is centrally located in the Midlands, adjacent to East Midlands Airport, with direct access to J24 of the M1. Nottingham is 13 miles to the north east, Leicester 20 miles to the south and Derby is 14 miles to the north west.



EAST MIDLANDS AIRPORT

MAERSK

KUEHNE + NAGEL

very

GAMES WORKSHOP

DHL

arvato

amazon

CEVA LOGISTICS

DHL

GXO

amazon

BUS INTERCHANGE

PLOT 13

CONTAINER STORAGE

INTERMODAL
CONTAINER STORAGE

RAIL FREIGHT TERMINAL

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.



A453

M1
JUNCTION 23A

M1
JUNCTION 24

UNITS FOR BIG BUSINESSES WITH BIG IDEAS

PLOT 13 AVAILABLE FOR
IMMEDIATE DEVELOPMENT



TYPICAL SPECIFICATION

SEGRO work with customers to ensure building specifications are tailored to meet individual occupational requirements.

- Up to 18m clear internal height
- Up to 55m yard depth
- 10% Rooflights
- Air tightness to 2.5m³/hr/m²
- 50kN/m² warehouse floor loading
- Rainwater harvesting
- Solar thermal heating
- Low energy high frequency lighting to offices
- Intelligent lighting controls to offices
- BREEAM Rating to be "Very Good" as a minimum
- Carbon neutral build options available
- Electric car charging points
- 0.25 MVA base power, with potential to upgrade

 UP TO 75,000 SQ FT
AVAILABLE

 UNITS CAN BE DELIVERED
WITHIN 32 WEEKS
POST SIGNING OF
COMMERCIAL TERMS

*Masterplan is for illustrative purposes only.
All areas are approximate and measured on a gross internal basis.



AVAILABLE

FLEXIBLE BUILD

Space up to
75,000 sq ft

FLEXIBLE EAVES HEIGHTS

Bespoke up to 18m



QUALITY

BOX FRESH

High specification rating EPC A
and BREEAM 'Very Good'

ENVIRONMENT

Highest standards of infrastructure,
security and design



POWER

PLOT 13 POWER

0.25 MVA base allowance,
with ability to upgrade

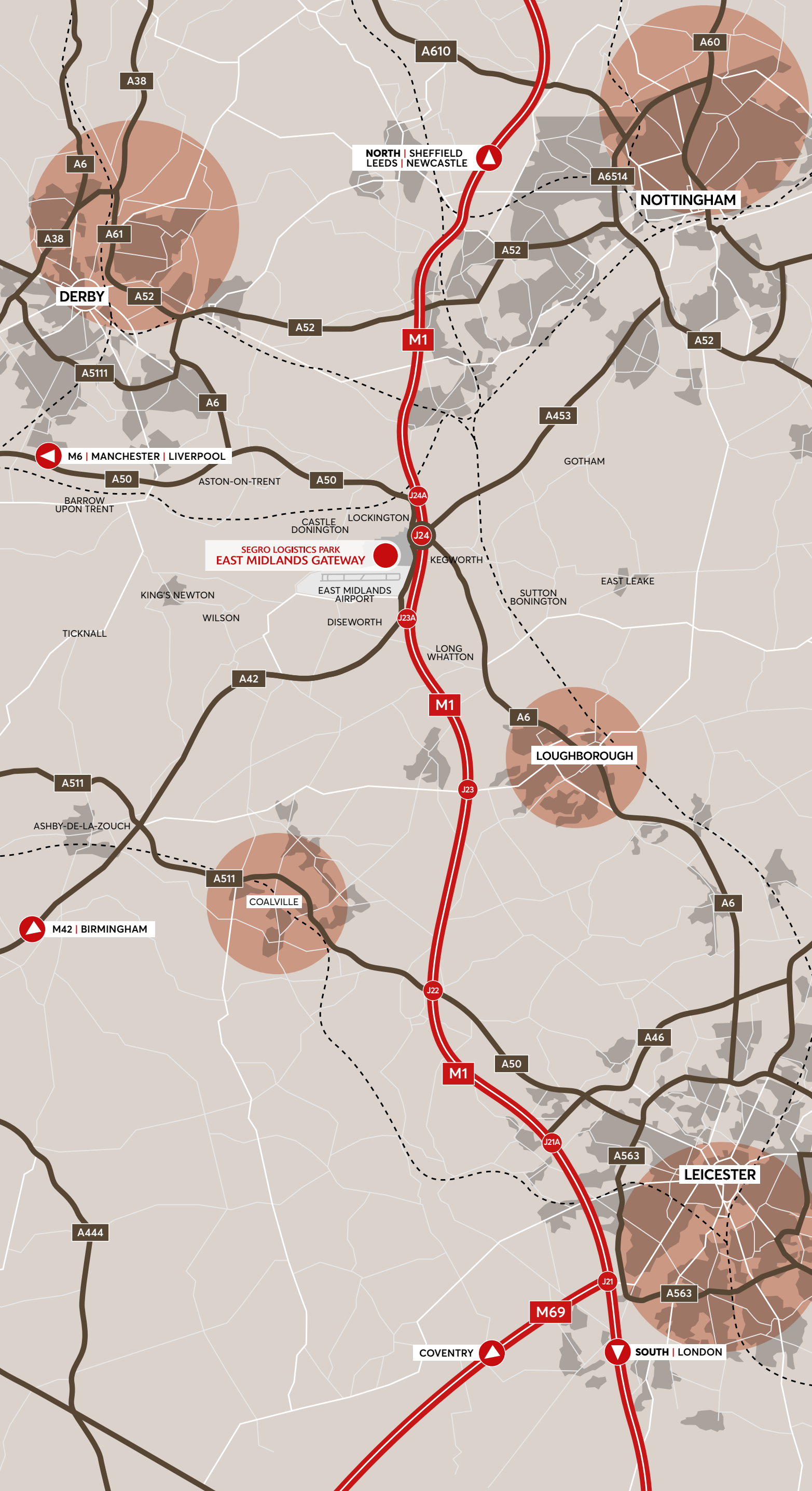


SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 9.7 million square metres of space (104 million square feet) valued at £23.8 billion 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.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive.

A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing Low-Carbon Growth, Investing in Local Communities and Environments and Nurturing Talent.





NOTTINGHAM

Population:
321,500
12.5 miles
24 minute drive

DERBY

Population:
248,750
13.5 miles
23 minute drive

LEICESTER

Population:
348,300
20 miles
24 minute drive

PEOPLE POWER

THE PROXIMITY TO COMMUNITIES,
INCLUDING THE THREE CITIES
OF LEICESTER, DERBY AND
NOTTINGHAM, ALSO ENSURES
A HEALTHY SUPPLY OF LABOUR.



Three city
labour supply



90,000 people are economically
active but unemployed within
a 45 minute drive time



1,000,000 people
within a 30 minute
drive time



440,000 people are
economically active within
a 30 minute drive time



91% of the UK's
domestic spending
power within four hours



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



85% of the mainland
UK population within four
hours' HGV drive time

BIG CONNECTIONS

SLPEMG IS CENTRALLY LOCATED WITHIN THE UK INDUSTRIAL AND LOGISTICS MARKET, OFFERING IMMEDIATE ACCESS TO THE UK'S MOTORWAY NETWORK AS WELL AS DEDICATED RAIL AND AIR FREIGHT SERVICES.



ROAD

SLPEMG is strategically situated at a significant location on the road network with direct access to the M1, giving access to the whole of the UK.

The site sits adjacent to the A50 and A453 trunk roads and only 1.5 miles from J24, M1, A42/M42 connection at J23A.

A significant and comprehensive package of highways works and improvements have been completed, including J24 and 24A, now being a smart motorway ensuring managed traffic flows.



AIR

East Midlands Airport neighbours the site with access just one mile away from SLPEMG. East Midlands Airport is the UK's busiest regional cargo airport and second only to London Heathrow in terms of total cargo.

It handles over 320,000 tonnes of flown cargo each year. It is the UK hub for DHL, TNT and UPS, and is the UK's main air hub for Royal Mail. East Midlands Airport connects over four million passengers with the world, to serve more than 90 leisure and business destinations.



RAIL

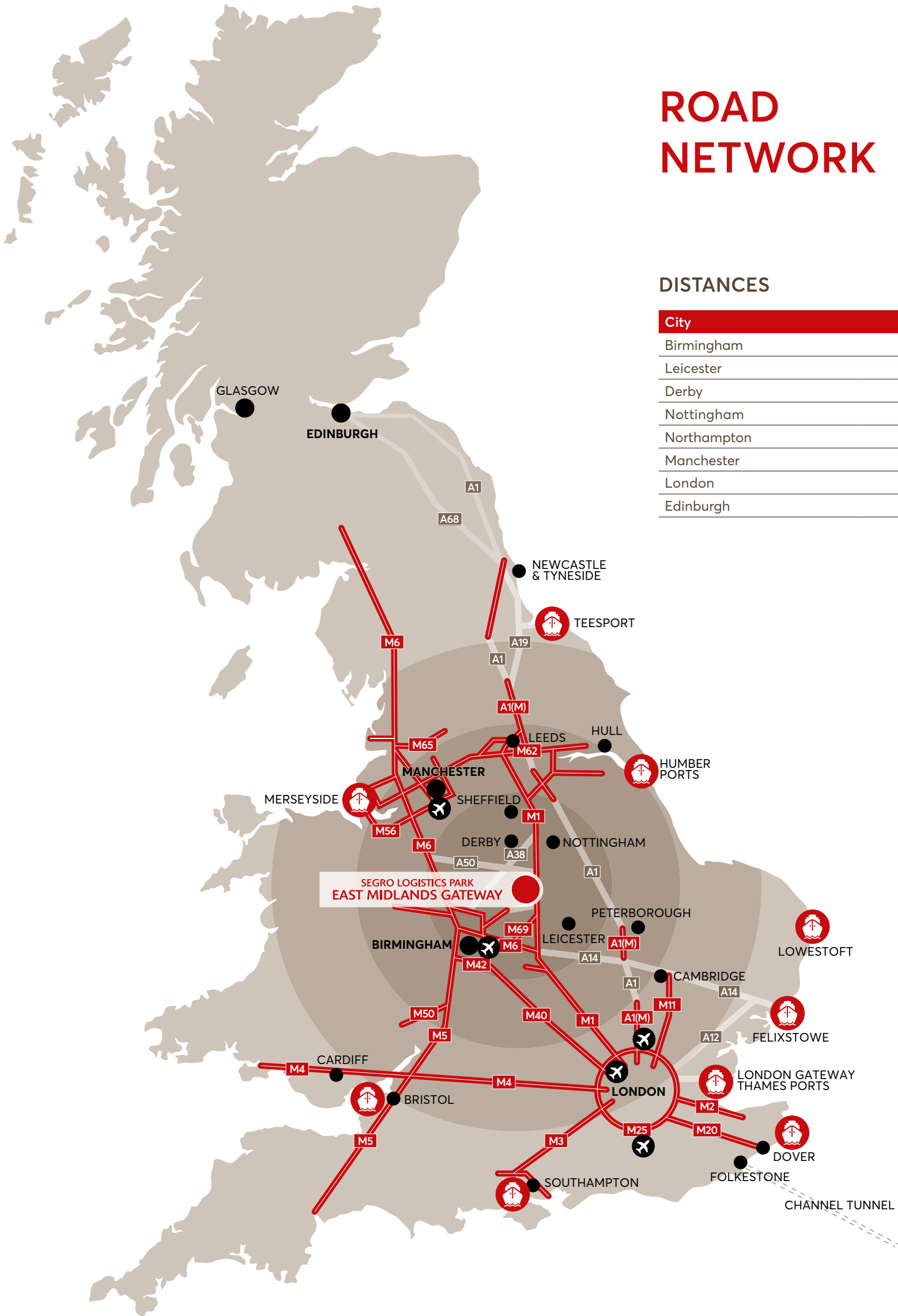
SLPEMG connects directly to the Castle Donington freight line. This provides direct access to the UK's network of RFIs as well as major UK ports such as Southampton, Felixstowe, London Gateway and the Channel Tunnel.

The 50 acre intermodal rail freight terminal can accommodate up to sixteen 775m freight trains per day, container storage and HGV parking.



SEA

With the benefit of the rail terminal, all major UK ports can be accessed within three and a half hours. By road, the Humber Ports can be accessed within 1 hour 45 minutes and have a strong connectivity to mainland Europe which enables efficient access to the rest of the world.



RAIL NETWORK



DISTANCES

Port	Distance
Humber Ports	96 miles
Merseyside	108 miles
Bristol	123 miles
Thames Ports	142 miles
Teesport	142 miles
Felixstowe	163 miles
Southampton	166 miles
Lowestoft	185 miles
Dover	201 miles

Airport	Distance
East Midlands	1 miles
Birmingham	37 miles
Manchester	80 miles
London Heathrow	116 miles
London Stansted	123 miles
London Gatwick	153 miles



*Information sourced from google.com/maps



AIR



DESTINATIONS SERVED BY EAST MIDLANDS AIRPORT

Africa	
Nigeria	Lagos
Asia-Pacific	
China	Shanghai
Hong Kong SAR	Hong Kong
India	Delhi, Mumbai
Singapore	Singapore
South Korea	Seoul
Middle East	
Israel	Tel Aviv
UAE	Bahrain, Dubai, Sharjah (Dubai)
Uzbekistan	Tashkent

North America	
USA	Anchorage, Cincinnati, Los Angeles, Louisville, New York, Philadelphia
Eastern Europe	
Poland	Warsaw
Turkey	Istanbul
Western Europe	
Belgium	Brussels, Liege
Denmark	Copenhagen
France	Paris, Paris-Vatry
Germany	Cologne, Frankfurt, Leipzig, Munich

Western Europe	
Greece	Athens
Iceland	Keflavik
Italy	Bergarno
Rep. Ireland	Dublin, Shannon
Spain	Barcelona, Madrid, Vitoria
Sweden	Stockholm
UK	Aberdeen, Belfast, Bournemouth, Edinburgh, Exeter, Isle of Man, Jersey, Newcastle

*Information sourced by www.magworld.co.uk



MARITIME RAIL FREIGHT



The intermodal Maritime Transport rail freight terminal connects SLPEMG directly to the Castle Donington freight line. This provides direct access to the UK's network of RFIs as well as major UK ports such as Southampton, Felixstowe, London Gateway and the Channel Tunnel.

The 50-acre intermodal rail freight terminal operates 24/7 and can accommodate up to sixteen 775m freight trains per day. It is also able to provide storage capacity for over 5,000 TEU (the measurement of capacity of container terminals – which is equal to approximately 45,000 pallets of cargo).

Maritime Transport Ltd have been chosen as the terminal operators on a long term deal for the site. Since the announcement of the decision, Maritime have launched 'Maritime Intermodal' a dedicated division focusing on growing intermodal volumes nationally through increasing their rail-connected terminals and dedicated Maritime trains.

SLPEMG has been chosen as the site to house their intermodal headquarters with planning underway on a new 20,000 sq ft operations hub for 'Maritime Intermodal'.

Their commitment to rail is shown in their investment in their new intermodal headquarters plans, which include container and curtainsider transport operation on site, HGV parking and fantastic environmental credentials combining rail and Euro 6 vehicles, whilst also installing facilities for the potential for electric trucks in the future.

Use of the onsite freight terminal is of no additional cost to occupiers.



16

775M FREIGHT TRAINS
OPERATING PER DAY



100

VEHICLES OPERATING
BOTH DAY AND NIGHT



24/7

OPERATION WITHIN
THE TERMINAL



5,000

TEU CONTAINER
STORAGE



SLP-EMG.COM

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

FULFILLED AND DELIVERED BY

SEGRO

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