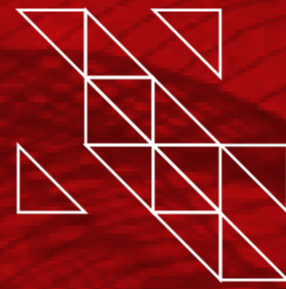




SEGRO LOGISTICS PARK
NORTHAMPTON

MADE
FOR
MOVEMENT

CONTENTS



MADE FOR MOVEMENT

TODAY WE EMBARK ON A JOURNEY.
A JOURNEY TO CREATE A NEW,
BETTER, BRIGHTER AND INSPIRING
ENVIRONMENT FOR INDUSTRIAL
& LOGISTICS BUSINESS.

Introducing SEGRO Logistics Park Northampton (SLPN),
strategically located adjacent to the M1 Junction 15.
Totalling over 5 million sq ft, with design and build units
available up to 1.3 million sq ft and a new strategic rail
freight interchange onsite, welcome to the UK's premier
destination for logistics and distribution.

Join us in a space that's:

Made for advancement.
Made for the environment.
Made for improvement.

MADE FOR MOVEMENT.

INTRODUCTION

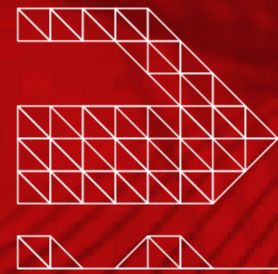
ENDLESS OPPORTUNITIES

Design and build units available from 50,000 sq ft to 1.3 million sq ft with flexible eaves heights



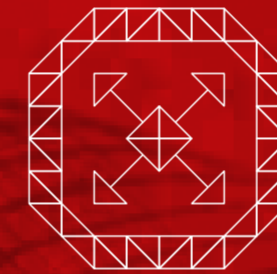
MADE TO MOVE FASTER

Establishing a new strategic rail freight interchange for the Midlands with intermodal solutions supporting a sustainable future for logistics



THE EPICENTRE OF LOGISTICS

Immediately adjacent to the M1 Junction 15 with 90% of the mainland UK population reached in approximately 4 hours or less



LIMITLESS LABOUR

Only 4 miles from Northampton town centre with a local working population of over 500,000 people within 30 minutes



ADVANCE TO GO

Infrastructure commenced Q1 2021 with buildings available for occupation Q4 2022



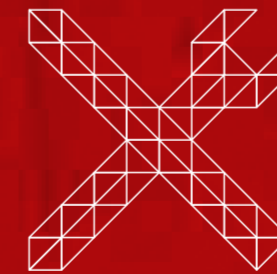
POWER UP

32MVA onsite from day one, supporting tomorrow's businesses



A MOVE TOWARDS TOMORROW

Best-in-class infrastructure, security and design to the highest specification, with units targeting BREEAM 'Excellent'



WELLBEING

An environment with amenities to meet the wants and needs of today's modern workforce



MOVEMENT IN THE MAKING

SLPN sits just 4 miles from Northampton, immediately adjacent to the M1 Junction 15 in what is regarded as a prime location for logistics property.

This undoubtedly provides a clear competitive advantage with its easy access to the major motorways, ports, railways, and airports.

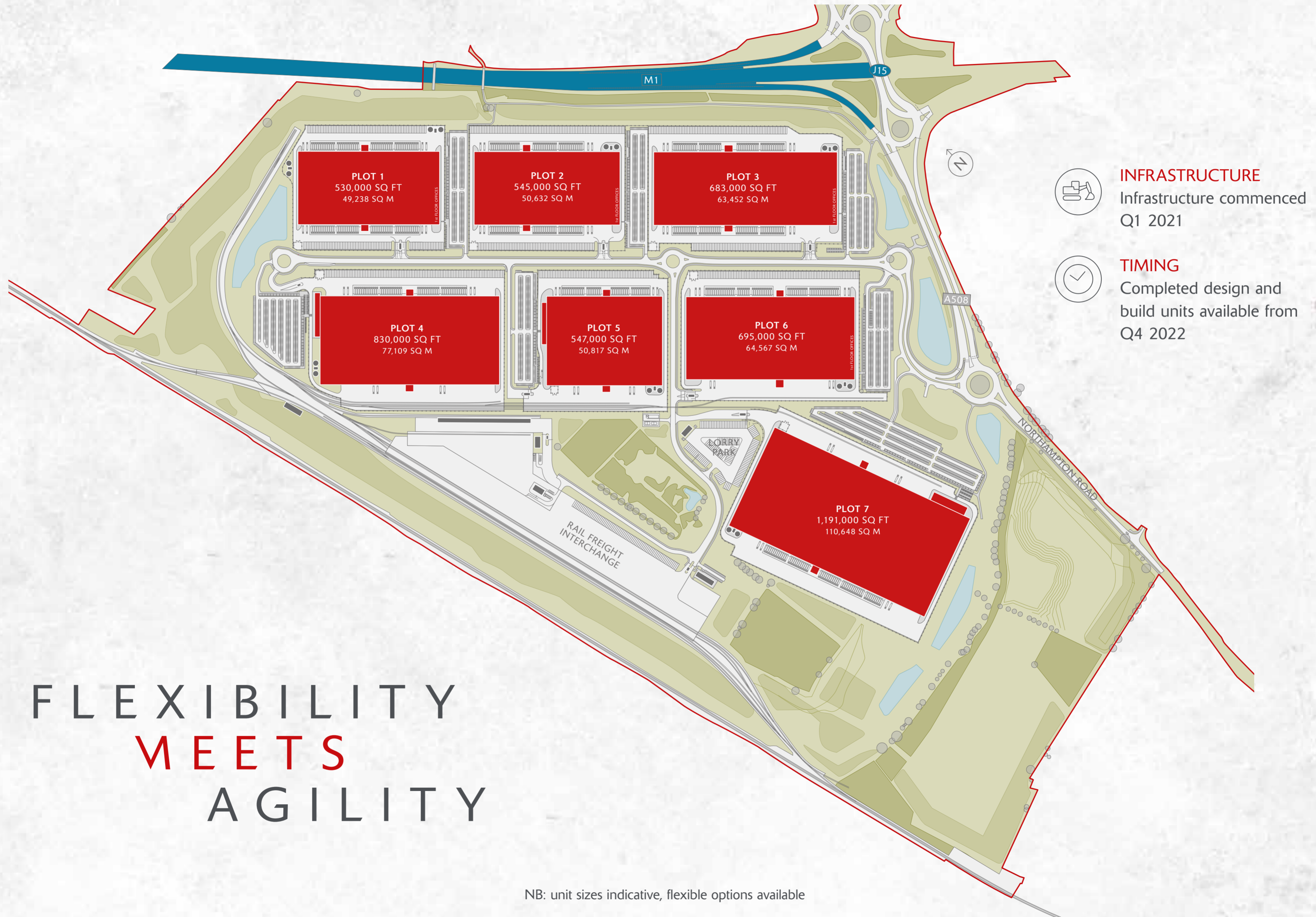
STRATEGIC RAIL FREIGHT INTERCHANGE

The new strategic rail freight interchange connects the site to West Coast Main Line via the Northampton loop, providing direct access to the major UK ports, the Channel Tunnel and other UK freight interchanges.



Image: Aerial CGI of SLPN

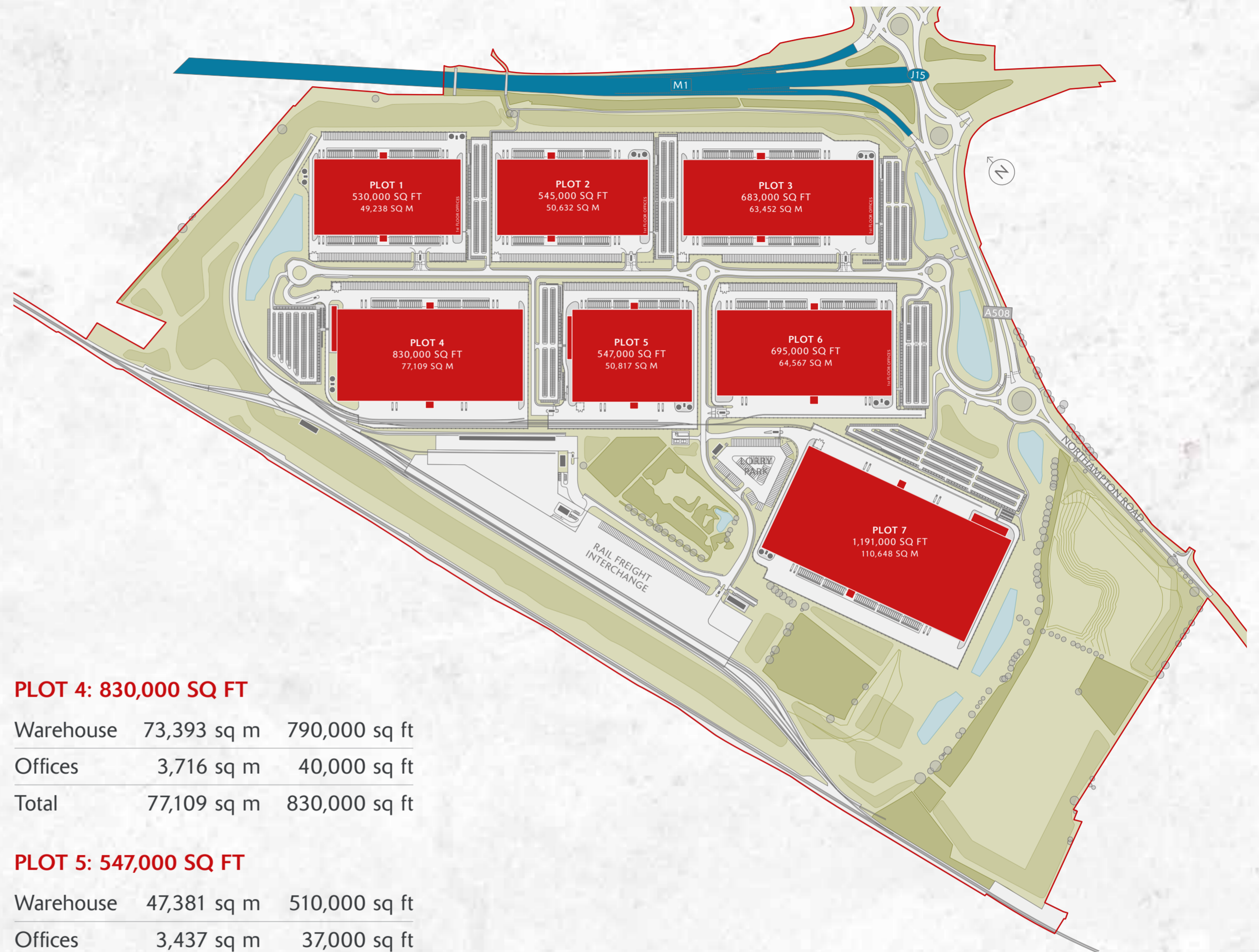
SITEPLAN & SPECIFICATION



FLEXIBILITY
MEETS
AGILITY

NB: unit sizes indicative, flexible options available

SITEPLAN & SPECIFICATION



SCHEDULE OF AREAS

PLOT 1: 530,000 SQ FT

Warehouse	46,452 sq m	500,000 sq ft
Offices	2,787 sq m	30,000 sq ft
Total	49,238 sq m	530,000 sq ft

PLOT 2: 545,000 SQ FT

Warehouse	47,845 sq m	515,000 sq ft
Offices	2,787 sq m	30,000 sq ft
Total	50,632 sq m	545,000 sq ft

PLOT 3: 683,000 SQ FT

Warehouse	60,666 sq m	653,000 sq ft
Offices	2,787 sq m	30,000 sq ft
Total	63,452 sq m	683,000 sq ft

PLOT 4: 830,000 SQ FT

Warehouse	73,393 sq m	790,000 sq ft
Offices	3,716 sq m	40,000 sq ft
Total	77,109 sq m	830,000 sq ft

PLOT 5: 547,000 SQ FT

Warehouse	47,381 sq m	510,000 sq ft
Offices	3,437 sq m	37,000 sq ft
Total	50,817 sq m	547,000 sq ft

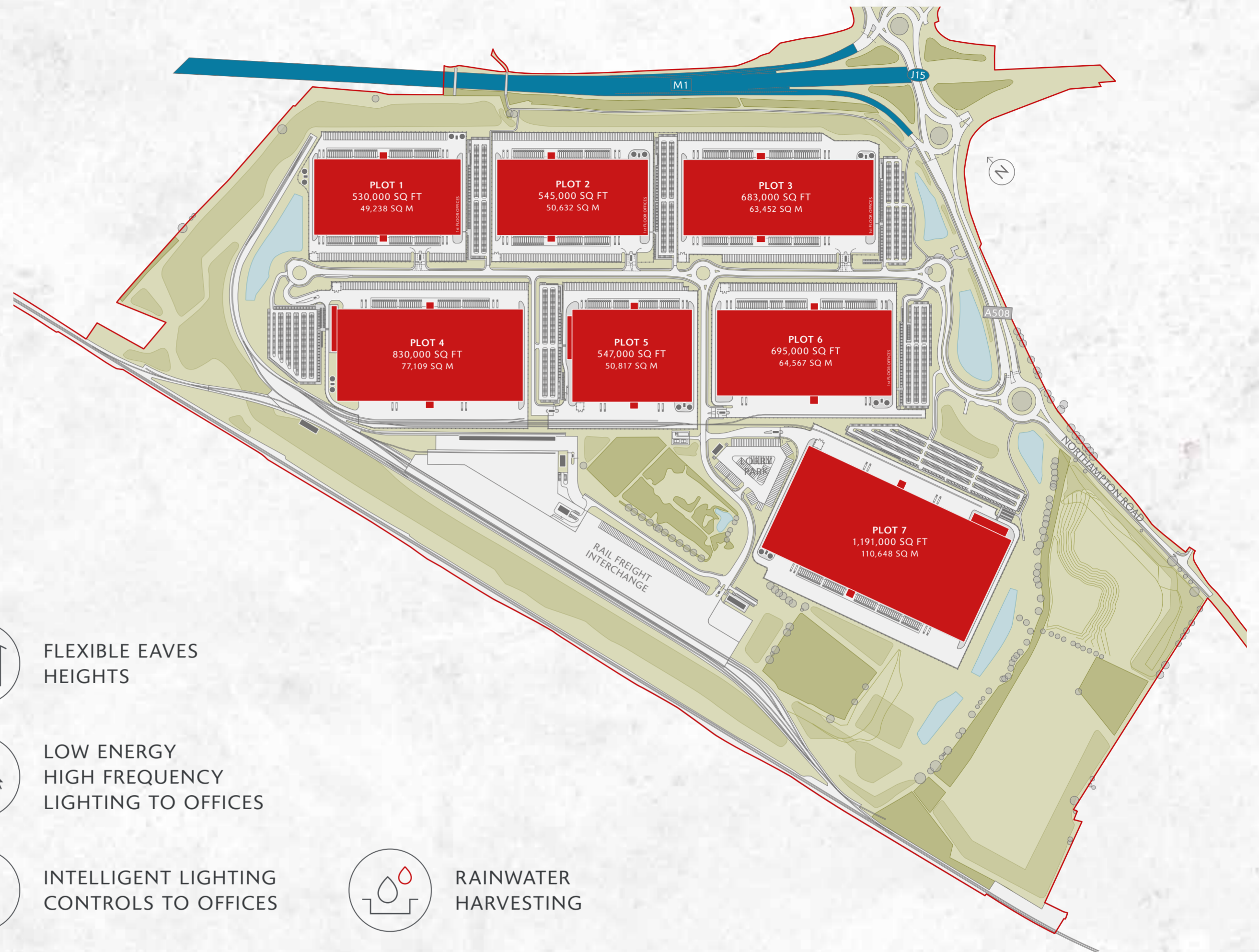
PLOT 6: 695,000 SQ FT

Warehouse	61,316 sq m	660,000 sq ft
Offices	3,252 sq m	35,000 sq ft
Total	64,567 sq m	695,000 sq ft

PLOT 7: 1,191,000 SQ FT

Warehouse	106,838 sq m	1,150,000 sq ft
Offices	3,809 sq m	41,000 sq ft
Total	110,648 sq m	1,191,000 sq ft

SITEPLAN & SPECIFICATION



TYPICAL SPECIFICATION

SEGRO works in partnership with customers to ensure building specifications are tailored to meet individual occupational requirements.

- 

MINIMUM 50M YARDS
- 

FLEXIBLE EAVES HEIGHTS
- 

MIX OF DOCK LOADING DOORS AND LEVEL ACCESS DOORS
- 

LOW ENERGY HIGH FREQUENCY LIGHTING TO OFFICES
- 

AIR TIGHTNESS TO 2.5M³/HR/M²
- 

INTELLIGENT LIGHTING CONTROLS TO OFFICES
- 

RAINWATER HARVESTING
- 

50KN/M² WAREHOUSE FLOOR LOADING
- 

TARGETING BREEAM 'EXCELLENT'
- 

SOLAR THERMAL HEATING
- 

COMFORT COOLING TO OFFICES
- 

CARBON NEUTRAL BUILD OPTIONS AVAILABLE
- 

ON SITE STRATEGIC RAIL FREIGHT INTERCHANGE

LOCATION



SLPN is strategically located in one of the UK's most sought-after locations for industrial and logistics. Sitting immediately adjacent to the M1 Junction 15 gives the site superiority in terms of connectivity to the national motorway network, and the ability to reach 90% of the UK population within approximately 4 hours' drive time.



MOVE ON
MOVE UP
MOVE FORWARD

LOCATION

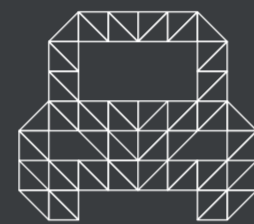


LOCATION

KEY

- 1 hour drive time
- 2 hour drive time
- 3 hour drive time

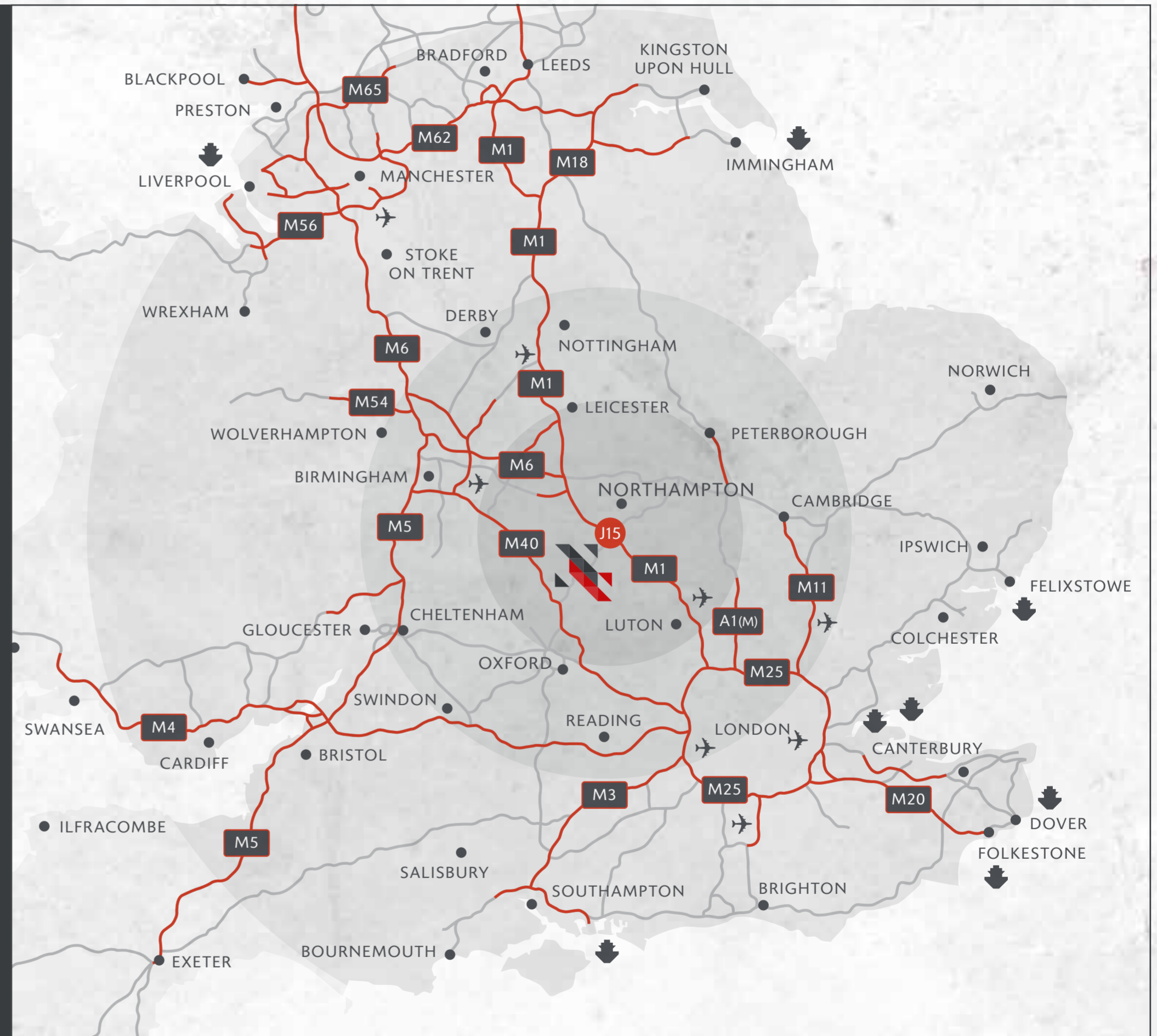
ROAD



SLPN is situated immediately adjacent to the M1 Junction 15, providing rapid access to the national motorway network.

M1 J15	0.1 mile
Northampton	4 miles
M6 J1 / A14	24 miles
M25 J21 / M1	42 miles
Birmingham	55 miles
London	64 miles
Leeds	134 miles
Manchester	143 miles

Distances by Google Maps

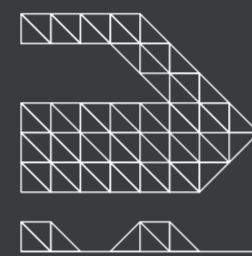


LOCATION

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RAIL

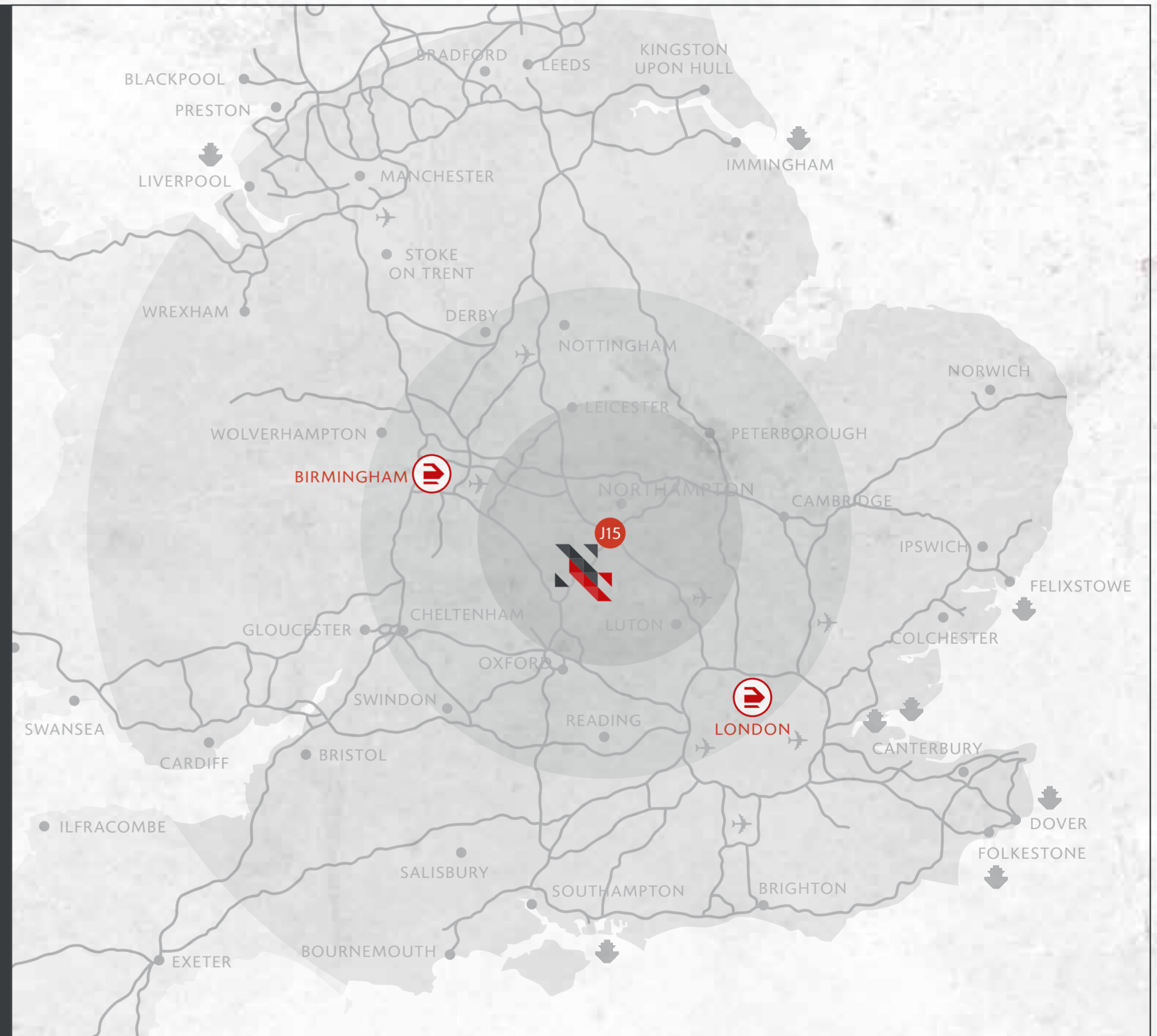


SLPN's new strategic rail freight interchange provides national freight services via the West Coast Main Line with direct access to major UK and European destinations.

The new Northampton Railway Station is within 4 miles and benefits from a £20m development project.

London Euston	50 mins
Birmingham New Street	1 hr 1 mins

Rail times by londonmidland.com

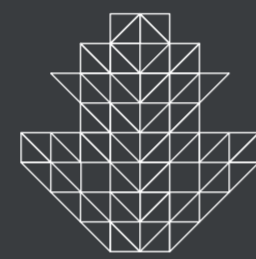


LOCATION

KEY

- 1 hour drive time
- 2 hour drive time
- 3 hour drive time

PORTS



SLPN allows for key sea freight ports to be reached within 2.5 hours.

Tilbury	90 miles
London Gateway	93 miles
Southampton	108 miles
Felixstowe	125 miles
Immingham	134 miles
Dover	149 miles

Distances by Google Maps



LOCATION

KEY

- 1 hour drive time
- 2 hour drive time
- 3 hour drive time

AIR



SLPN provides easy access to numerous airport connections for both cost effective business flights and freight services.

Luton Airport	35 miles
Birmingham Airport	49 miles
East Midlands Airport	54 miles
London Heathrow Airport	67 miles
London City Airport	76 miles
Stansted Airport	83 miles
London Gatwick Airport	101 miles
Manchester Airport	131 miles

Distances by Google Maps



ALL CHANGE FOR THE FUTURE

WE ADVANCE BY MOVING FORWARD.
WE PROGRESS BY THINKING FORWARD.



SLPN has intermodal transport at its heart. As part of the development SEGRO is investing into infrastructure, including the new SRFI (Q1 2023), and significant improvements to the surrounding road network. With its new strategic rail freight interchange – connecting to the West Coast Main Line via the Northampton loop line – and immediate access to the M1

Junction 15, this is the definition of progress in industrial and logistics, and it's happening now.

As a result, the scheme will enable customers to benefit from more resilient and sustainable logistics operations, attracting some of the biggest brands operating in the UK.

RAIL FREIGHT



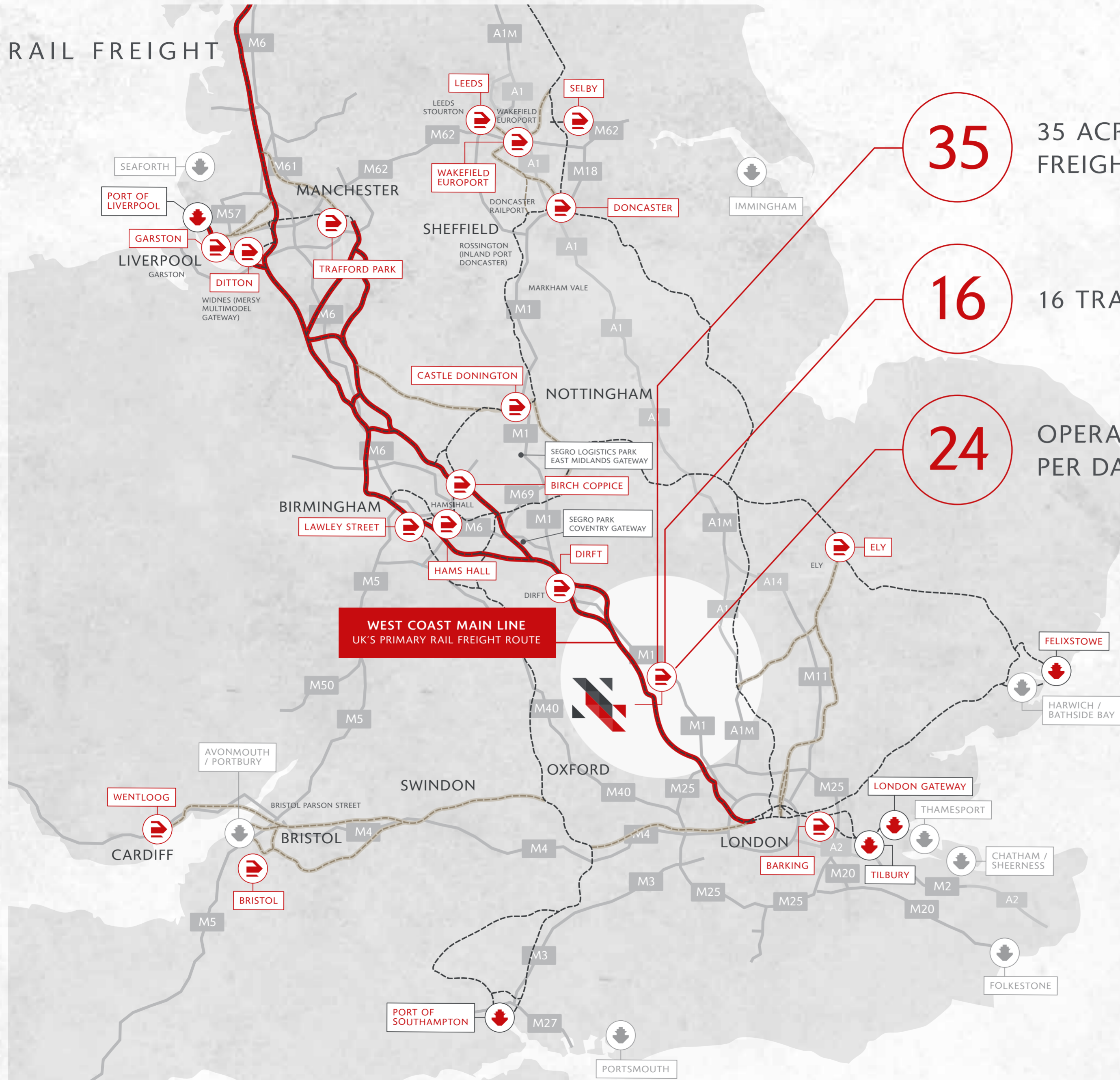
Strategic rail freight interchanges are an essential part of the UK's logistics network, contributing £1.7bn to the economy. They also play a vital role in easing congestion, with each freight train removing up to 76 HGVs from Britain's roads.

Rail freight is also significantly cleaner and greener than road or air freight, with every tonne of freight transported by rail generating 76% fewer carbon emissions compared to road haulage.

Source: Network Rail, Rail Delivery Group – Rail Freight: Working for Britain report.

Image: CGI of SLPN strategic rail freight interchange

RAIL FREIGHT



35

35 ACRE STRATEGIC RAIL FREIGHT INTERCHANGE

16






16 TRAINS PER DAY

24

OPERATIONAL 24 HOURS PER DAY

WEST COAST MAIN LINE
UK'S PRIMARY RAIL FREIGHT ROUTE

KEY

-  Sea Port
-  Intermodal Strategic Rail Freight Interchange
-  West Coast Main Line (W10)
-  W10 Loading Gauge
-  Proposed W10 Gauge Route under development

Source: Network Rail W10/12 'High Gauge' Network CP4 Period End (June 2014)



LIMITLESS LABOUR



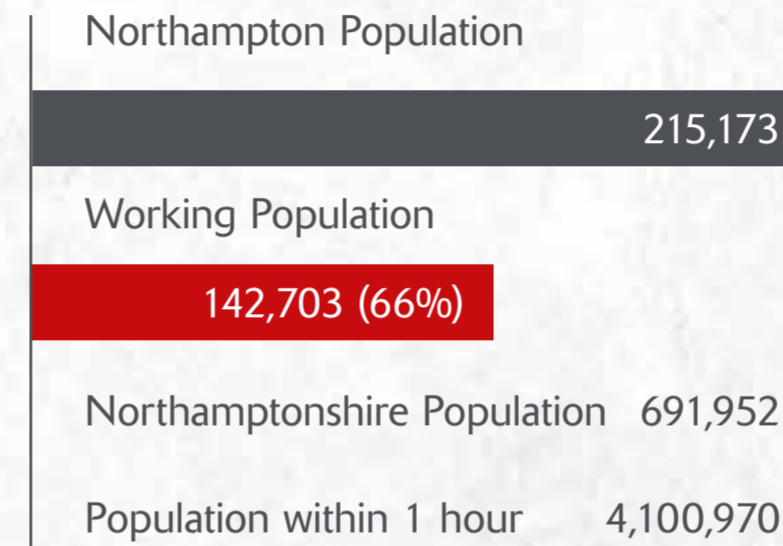
The development of SEGRO Logistics Park Northampton is expected to create approximately 7,500 direct jobs, with around 120 created during the infrastructure construction phase. SEGRO is working alongside local council and community partners to deliver an employment and skills programme that will provide training and employment opportunities for members of the local community.

THE POPULATION OF NORTHAMPTON HAS RISEN BY 10% IN THE LAST 15 YEARS,

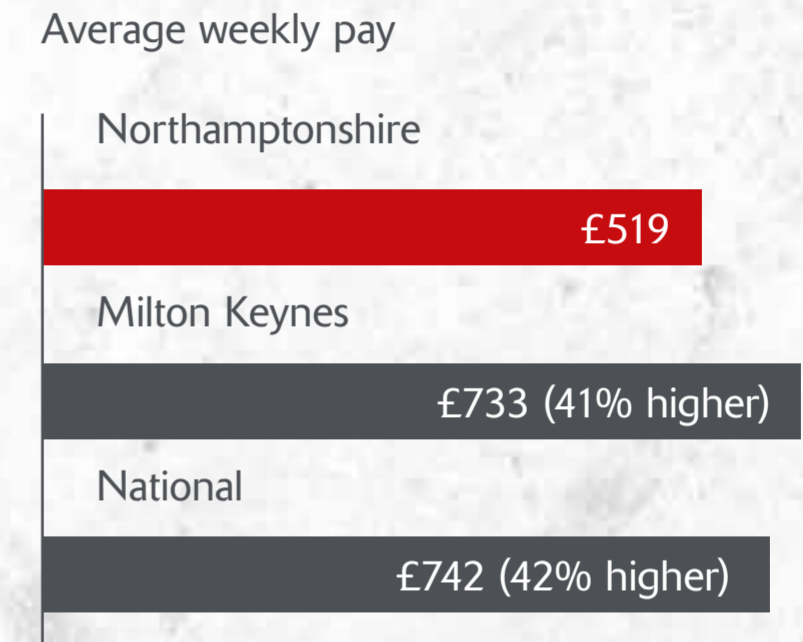
compared to a national increase of 9%, and the resident labour force is currently 142,703. 87% of this workforce are already working in the services sector and within this 29% are in the area of retail and wholesale distribution, ensuring that the local labour pool is ideally suited to working within a distribution environment. A sustainable bus route will connect SLPN to the town centre and local neighbourhoods to the south.



POPULATION

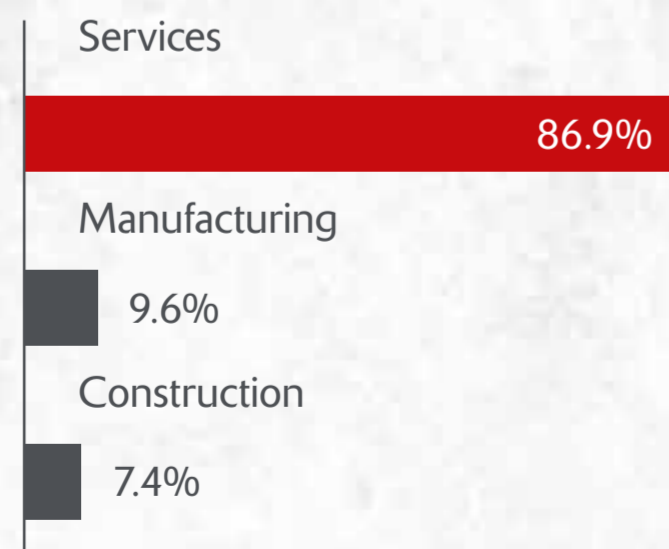


COST EFFECTIVE LABOUR

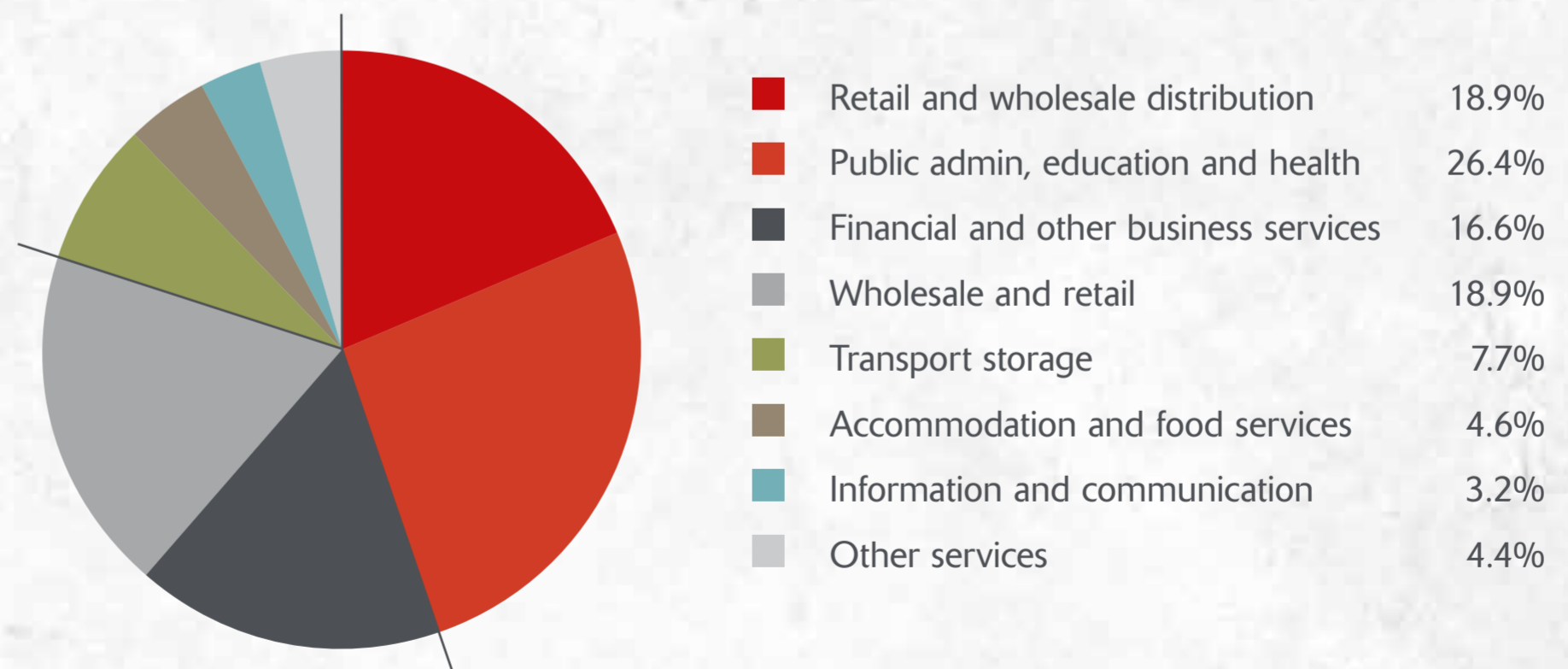


WORKFORCE SKILLS

87% of the total workforce are in the services sector, higher than the national average of 79.3%.



WORKFORCE SECTOR BREAKDOWN



Sources: nomisweb.co.uk (based on 2011 Census), drivetimemaps.co.uk, ons.gov.uk



Over 80 acres of parkland and amenity grassland will feature as part of the SLPN development. This includes 18km of footpaths, 20km of hedgerows and the planting of 60,000 new trees, creating a welcoming environment for employees and local wildlife alike.

In order to retain a number of species local to the area, hedges and soils are being carefully translocated, whilst supplementary trees are being planted, and wildflower seeds being sown.



AN
ENVIRONMENT
OF FREE
FLOWING
ENERGY

RESPONSIBLE SEGRO

Our Responsible SEGRO framework introduces three long-term priorities to which we can make the greatest business, environmental and social contribution.

We believe that working towards and achieving the goals within the Responsible SEGRO framework will ensure we remain a business fit for the future, one that helps our customers grow, our communities flourish and our people thrive.

In short, we will continue to create the space which allows extraordinary things to happen for many years to come.

INVESTING IN OUR LOCAL COMMUNITIES AND ENVIRONMENTS

SEGRO is an integral part of the communities in which it operates, and we are committed to contributing to their long-term vitality.

We will create and implement Community Investment Plans for every key market in our portfolio by 2025.



NURTURING TALENT

SEGRO's people are vital to and inseparable from its success, and we are committed to attracting, enhancing and retaining a diverse range of talented individuals in our business.

We will increase the overall diversity of our own workforce throughout the organisation.

CHAMPIONING LOW-CARBON GROWTH

SEGRO recognises that our planet is facing a climate emergency, and we are committed to playing our part in tackling climate change.

Our priority is to eliminate as far as possible the carbon emissions from the development of new buildings and the operation of existing buildings, and we will then ensure that any residual carbon is offset or absorbed meaningfully and effectively.

We will be net-zero carbon by 2030.



SEGRO LOGISTICS PARK
NORTHAMPTON

ABOUT 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.

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