

Logicor Park Daventry

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Royal Oak Industrial Estate, NN11 8QL
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Three speculatively built units in the
heart of the golden triangle
135,000, 280,000 & 385,000 sq ft

Availability Q1 2025
Construction has commenced on-site



Logicor Park Daventry

Logicor Park, Daventry will total 800,000 sq ft of grade A logistics space. Delivering best in class accommodation in a golden triangle location ideal for serving both London and The Midlands, adjacent to the A45 with access to the M1, M40 and M45 motorways via the A45 and A361 trunk roads.

All units will be built with sustainability in mind and will target a BREEAM 'Excellent' and EPC 'A' rating, along with solar PV installed, 15% warehouse rooflights, EV charging points, air source heat pumps throughout. With detailed planning in place, building work has commenced to deliver all three units ready to occupy from Q4 2024.



Built for sustainability

Logicor is committed to sustainable development and future proofing the development. All buildings will benefit from a market leading specification, targeting BREEAM 'Excellent' and an EPC rating of an 'A'.



Roof-mounted solar photovoltaic (PV) system



Energy efficient air source heat pumps



LED lighting to office and external areas



Grey water recycling



Water saving taps and WC's



Electric vehicle charging points in the car parks



15% rooflights to warehouse roof



Building fabric designed and constructed to very high standards of insulation and air tightness



Cycle parking to encourage sustainable travel



External gyms at Unit 2 and Unit 3



Generous landscaping provisions



51 New extra heavy trees and 4,500 additional trees and saplings planted



2.2 Acres of native woodland



Areas of amenity grassland

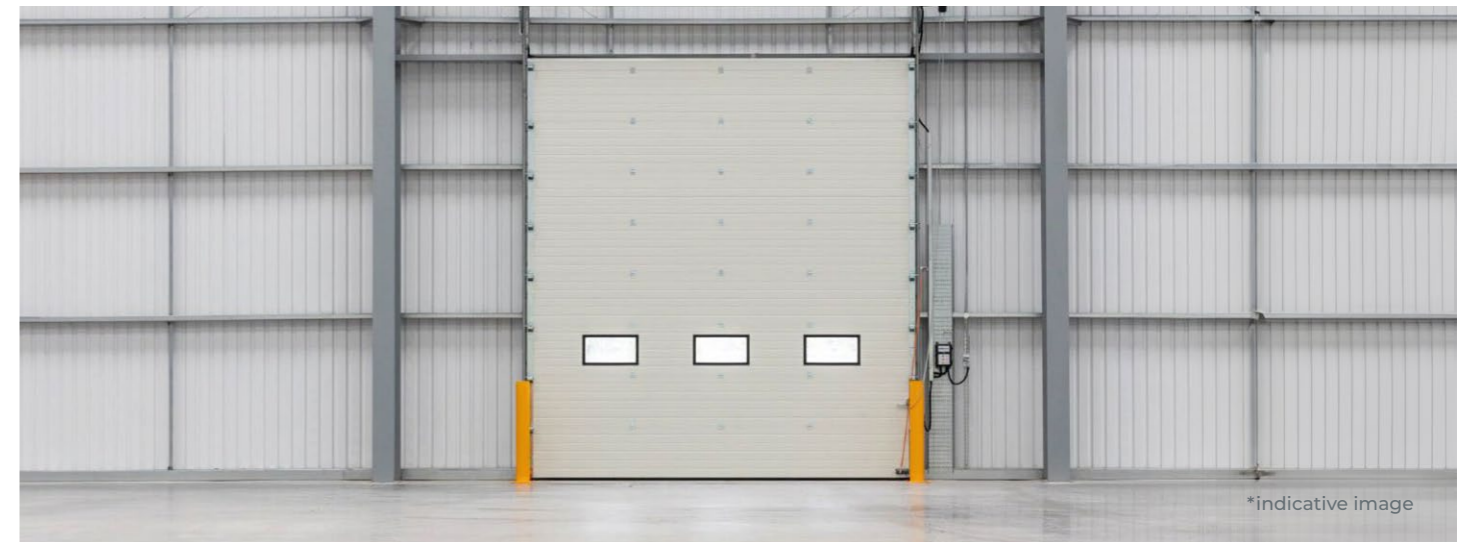


Significant net gain in bio-diversity

Unit 1



Unit 1	Sq ft GIA	Sq m GIA
Warehouse	364,000	33,814
Office	21,000	1,951
Total	385,000	35,768

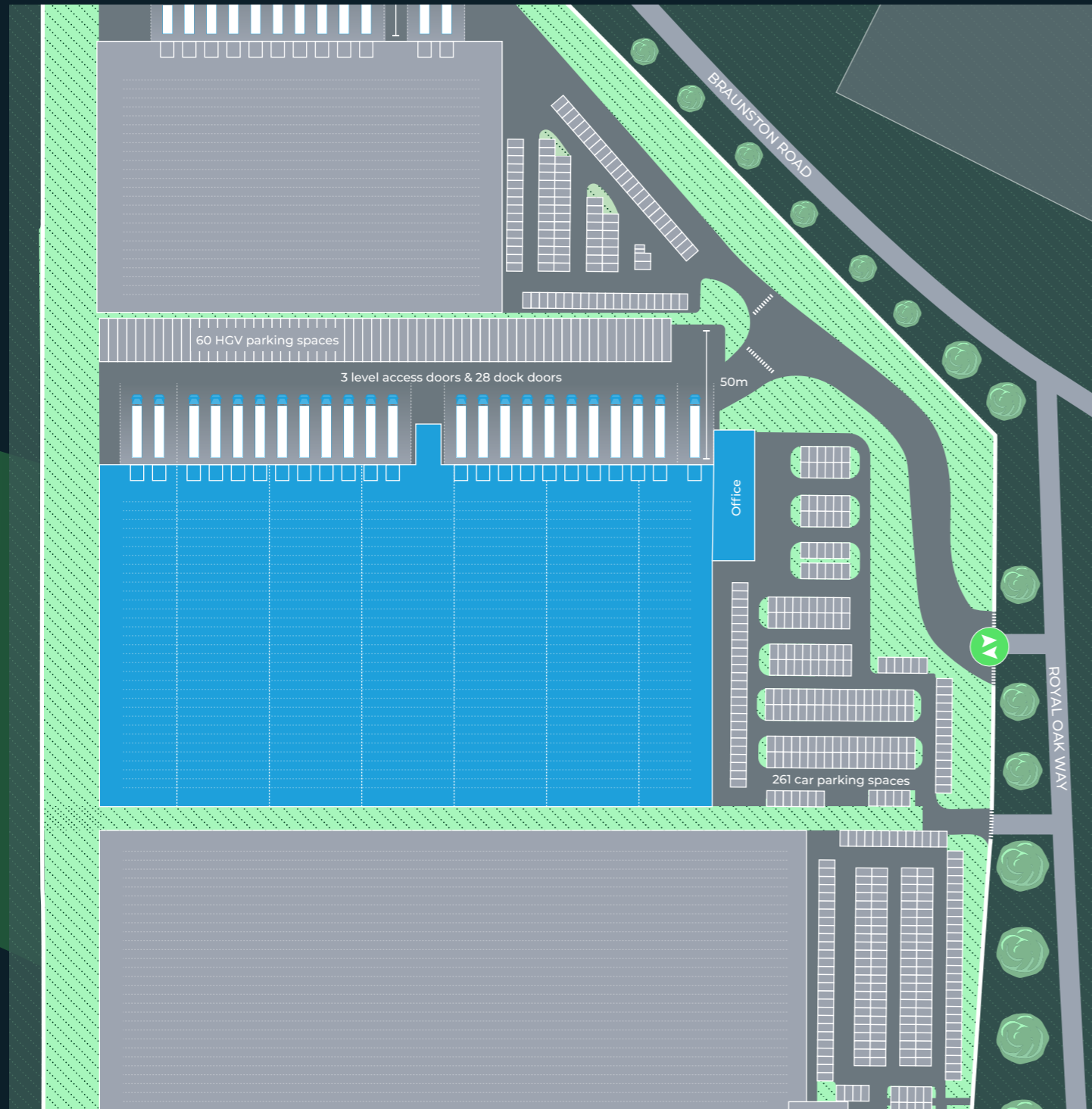


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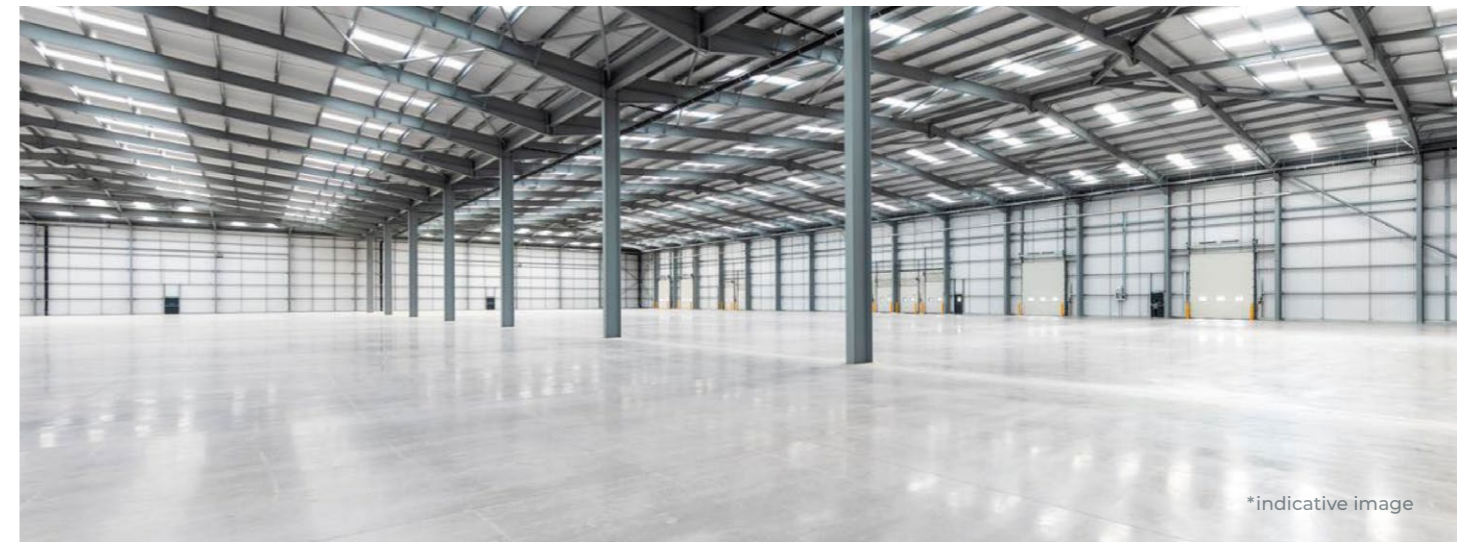


- EPC rating 'A'
- BREEAM 'Excellent'
- Solar PV 120kwp
- 18m internal haunch height
- 40 HGV parking spaces
- 50m yard depth
- FM2 warehouse flooring
- 5% offices
- 38 dock and 3 level access doors
- 327 car parking spaces
- External gym
- 80kN/m2 floor loading

Unit 2



Unit 2	Sq ft GIA	Sq m GIA
Warehouse	264,250	24,550
Office	15,750	1,463
Total	280,000	26,013

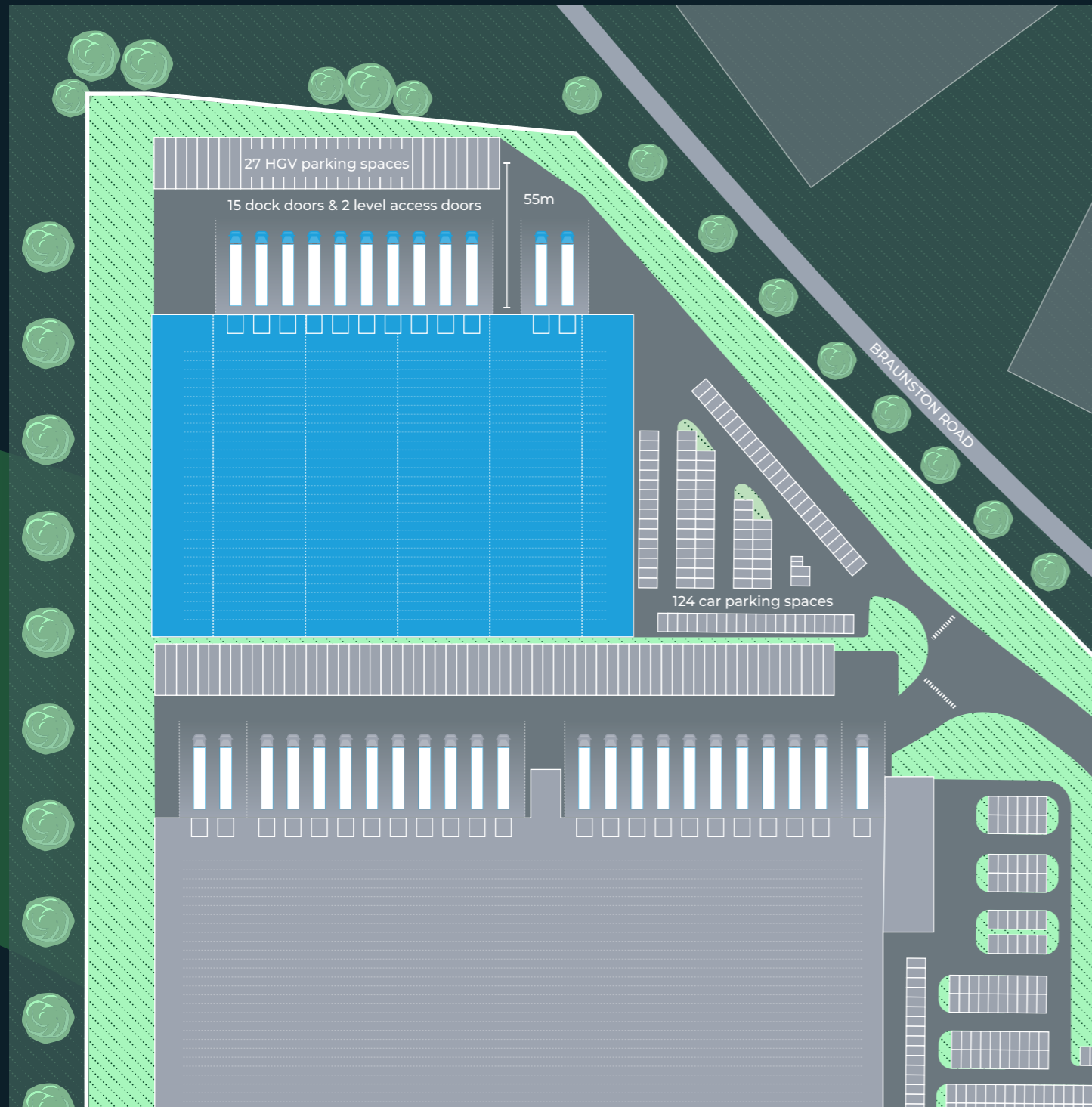


*indicative image



- EPC rating 'A'
- BREEAM 'Excellent'
- Solar PV 120kwp
- 18m internal haunch height
- 60 HGV parking spaces
- 50m yard depth
- FM2 warehouse flooring
- 5% offices
- 28 dock and 3 level access doors
- 261 car parking spaces
- External gym
- 80kN/m2 floor loading

Unit 3



Unit 3	Sq ft GIA	Sq m GIA
Warehouse	126,500	11,752
Office	8,500	790
Total	135,000	12,542



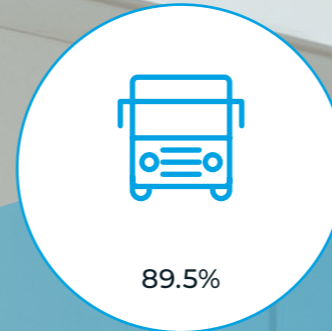
- EPC rating 'A'
- BREEAM 'Excellent'
- Solar PV 120kwp
- 15m internal haunch height
- 27 HGV parking spaces
- 55m yard depth
- FM2 warehouse flooring
- 5% offices
- 15 dock and 2 level access doors
- 124 car parking spaces
- External gym
- 50kN/m2 floor loading

Demographics & population

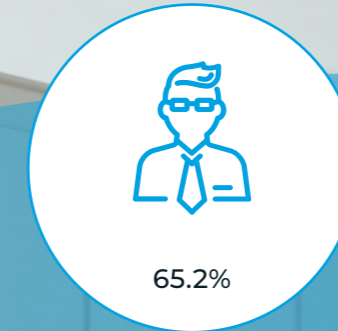
1000 jobs expected to be created once the warehouses have been completed and leased



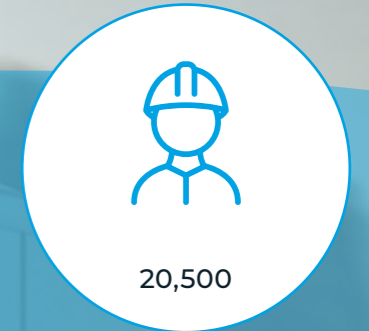
Labour catchment & wage analysis (2022)



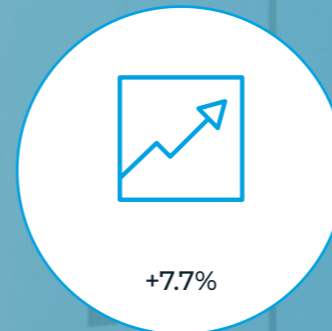
89.5% of the GB population lives within a 4.5 hour drive time of the site



The working-age population accounts for 65.2% of the total, surpassing the national average (63.3%)



An additional 20,500 people available to join the labour force within the region



The percentage rate of growth (+7.7%) in the 30-minute catchment area is more than double the corresponding rate of growth for GB (+3.6%)



The average weekly earnings for full-time workers in West Northamptonshire is £606.90, which is lower than potential competitor locations in the M1 corridor including: Luton (£638.70); Milton Keynes (£697.30); Rugby (£667.90); Coventry (£651.50)

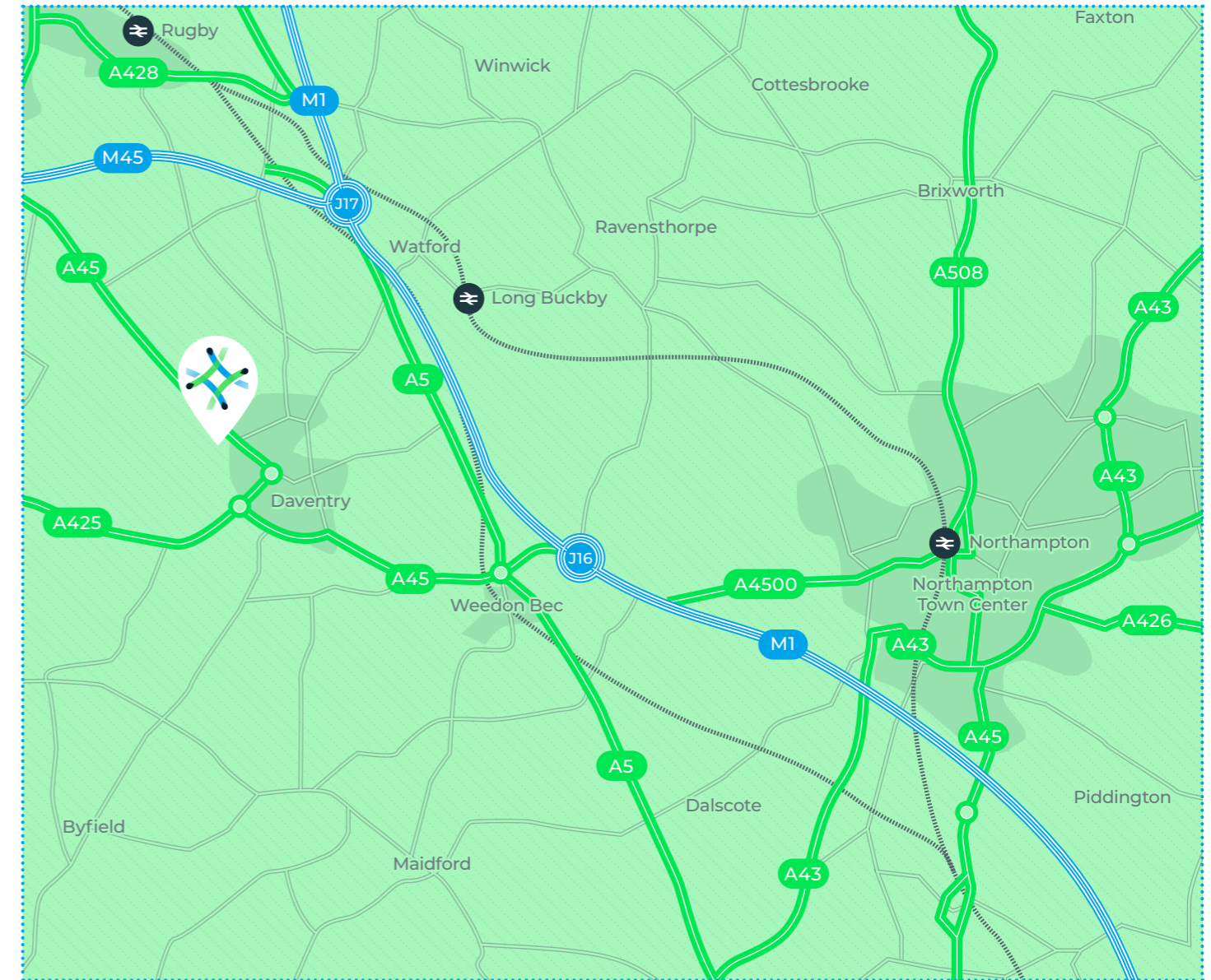



In 2021, the 'Transportation and Storage' sector in West Northamptonshire employed 9.7% of all employees, totalling 227,000



Prime logistics location

Logicor Park Daventry is located in a prime golden triangle location. An ideal location for serving both London and The Midlands, adjacent to the A45 with access to the M1, M40 and M45 motorways via the A45 and A361 trunk roads.



	M1 8 Miles / 12 Mins	DRIFT 8 Miles / 14 Mins	Northampton 15 Miles / 32 Mins	Birmingham 46 Miles / 50 Mins	London 79 Miles / 1 hr 50
	Birmingham 39 Miles / 45 Mins	East Midlands 44 Miles / 55 Mins	Manchester 75 Miles / 1 hr 15	Luton 97 Miles / 1 hr 40	
	Birmingham New St 49 Mins	London Euston 1 hr 2	Manchester Piccadilly 1 hr 18		
	London Gateway 104 Miles / 1 hr 40	Felixstowe 140 Miles / 2 hr 20	Dover 162 Miles / 2 hr 40		

Logicor provides the real estate which enables the flow of trade vital to everyday life.

We own, manage and develop logistics real estate in key transportation hubs and close to major population centres across Europe.

Our real estate and the strength of our network enables our customers' goods to move through the supply chain and into society, every day.



Anthony McCluskie - Logicor

Network

We're on the ground, in the right strategic places. Over 300 dedicated professionals, operating in 19 offices across Europe, leveraging our local knowledge and relationships to advise on and support our customers' needs, delivering value and advantage every step of the way.

"Logicor Park Daventry is strategically located in The Golden Triangle which continues to be the core location for distribution logistics, and we are delighted to be able to deliver modern and highly sustainable warehouses to the region."

Flexible real estate

We have a broad portfolio of properties, including multi-let and big box, to support industries that everyday life depends on. From entrepreneurial food and drink retailers, to e-commerce giants, and global distributors, we provide the ability for them to flex and scale to their needs and benefit from the operational agility and efficiencies this brings.

Please contact us for further information:



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Planning Consent
B1/B2/B8



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