AVAILABLE NOW TO OCCUPY
A BRAND NEW 90,054 SQ FT (8,366 SQ M) INDUSTRIAL / LOGISTICS UNIT
AVAILABLE NOW:
NEW 90,054 SQ FT (8,366 SQ M)
INDUSTRIAL / LOGISTICS UNIT

A new high quality industrial / logistics unit of 90,054 sq ft is available for immediate occupation – delivering innovative, high-specification space, giving your business the edge it needs in this ever demanding sector.

FEATURES + BENEFITS:

1. AVAILABLE NOW

2. 50kN/m² FLOOR LOADING

3. 12M CLEAR EAVES HEIGHT

4. 45M SECURE YARD

5. M4 (J10): 5 MINS
   M3 (J3): 13 MINS

6. EPC RATING ‘B’
   BREEAM ‘VERY GOOD’
HERE’S ONE THAT WE MADE EARLIER

SPECIFICATION

Warehouse / External:
- Clear eaves height: 12m
- Secure yard: 45m
- Level access doors: 3
- Loading bay doors: 6
- Floor loading: 50kN/m²
- Car parking spaces: 55

Capacity for 10 HGV trailer spaces and a minimum of 17 van spaces
3 phase supply with 1 MVA of power secured; further available as required
External lighting

Offices:
- High specification office accommodation at first floor level
- WC and tea facilities
- 8-person passenger lift
- LG7 lighting to offices and PIR sensors

Large secure yard
50kN/m² floor loading
3 level access doors
6 loading bay doors
High specification office accommodation

AVAILABLE NOW: 90,054 SQ FT

Siteplan

ACCOMMODATION

<table>
<thead>
<tr>
<th>Area</th>
<th>Sq Ft</th>
<th>Sq M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>85,375</td>
<td>7,931</td>
</tr>
<tr>
<td>First floor offices</td>
<td>4,679</td>
<td>435</td>
</tr>
<tr>
<td>Total</td>
<td>90,054</td>
<td>8,366</td>
</tr>
</tbody>
</table>

All areas are approximate and measured on a Gross External basis
Plant space to second floor – 4,578 sq ft (not rented)

SEGRO PARK BRACKNELL | AVAILABLE NOW: 90,054 SQ FT
SEGRO PARK
BRACKNELL
SOUTHERN INDUSTRIAL ESTATE
RG12 8TA

ABOUT 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 6.7 million square metres of space (72 million square feet) valued at over £9 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 for further information.

DRIVE TIMES

<table>
<thead>
<tr>
<th>Location</th>
<th>Miles</th>
<th>Mins</th>
</tr>
</thead>
<tbody>
<tr>
<td>M4 J10</td>
<td>4.1</td>
<td>5</td>
</tr>
<tr>
<td>M3 J3</td>
<td>7.0</td>
<td>13</td>
</tr>
<tr>
<td>M3 J4</td>
<td>11.2</td>
<td>19</td>
</tr>
<tr>
<td>Reading</td>
<td>10.7</td>
<td>22</td>
</tr>
<tr>
<td>Slough</td>
<td>13.5</td>
<td>24</td>
</tr>
<tr>
<td>M25 (J12)</td>
<td>13.8</td>
<td>19</td>
</tr>
<tr>
<td>Heathrow Airport</td>
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<td>25</td>
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<tr>
<td>Central London</td>
<td>38.6</td>
<td>65</td>
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<tr>
<td>Southampton</td>
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<td>71</td>
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<tr>
<td>Bristol</td>
<td>87.3</td>
<td>90</td>
</tr>
</tbody>
</table>

Source: Google Maps

SEGRO.COM/PARKBRACKNELL

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