

G.PARK Sittingbourne

Kent's premier logistics location



**LABOUR
AVAILABILITY**



**QUICK
DELIVERY**



PORT CENTRIC



**MOTORWAY
LINKS**

WE CAN DELIVER MORE...

920,000 sq ft facility developed for Morrisons

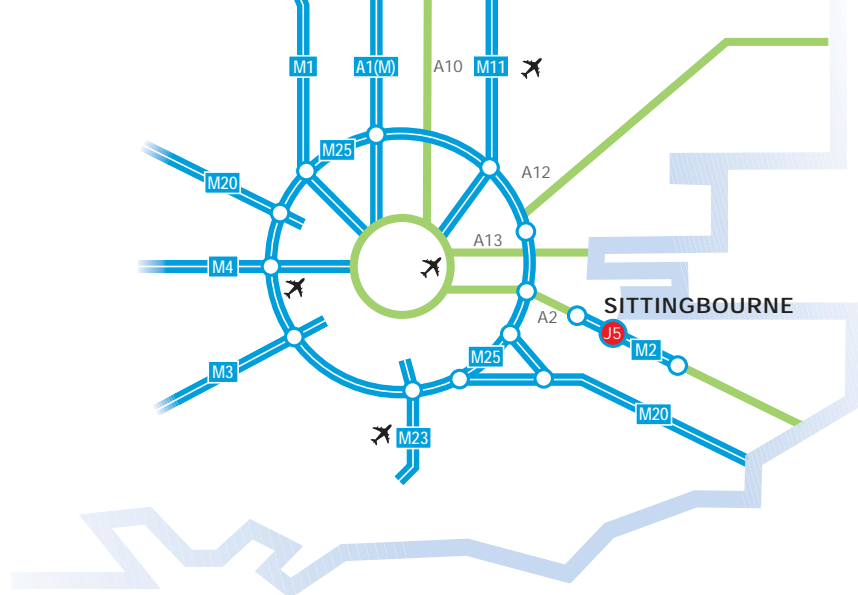
Further distribution warehouse opportunities
exist for build to suit facilities from
127,500 sq ft to 540,000 sq ft

www.gpark-sittingbourne.com



SITE LAYOUT OPTION TWO

An alternative layout to the eastern plot could accommodate two individual units.



Build to suit self-contained distribution warehouse facilities with a range of size options from 127,500 - 540,000 sq ft

Our key strengths include; listening and responding to our customers' needs, developing economically viable buildings and delivering on time and to budget, every time.

“We have been very impressed with Gazeley’s attention to detail and their client facing attitude. Gazeley and their team of consultants have understood our specific requirements and have sought to provide a building that suits all our operational requirements, while retaining its investment value.”

RICHARD BURT - Commercial and Property Director



G.Park Sittingbourne occupies a strategic location close to major trunk routes, rail and port facilities with access to London, as well as the major south east and national markets.

“Several sites were considered. Sittingbourne was preferred both in terms of the location itself, the labour force and the access to the site.”

JEROME SAINT MARC - Logistics Development Manager



G.Park Sittingbourne features the latest in eco-initiatives and associated building design delivering cost savings to the occupiers.

“We are extremely satisfied with our partnership with Gazeley, who perfectly responded to our specifications. We worked hand-in-hand to design and construct a facility within exceptionally short timeframes – a great achievement. Gazeley was able to take account of our constraints and apply its know-how, and especially its environmental approach, to deliver our needs.”

JANE HARDMAN - Global MDO Engineering

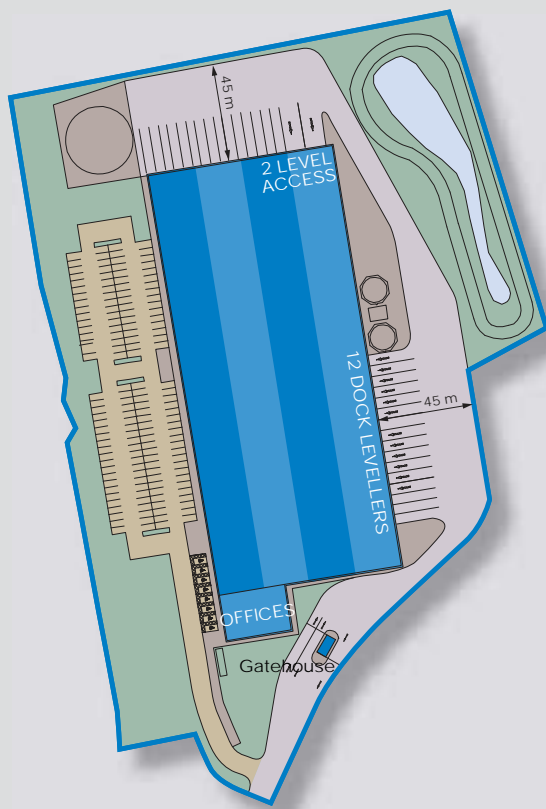




Overall Site Layout

SITE LAYOUT OPTION ONE

The eastern plot is capable of accommodating a single cross docked warehouse facility of up to 537,600 sq ft on a secure 30 acre site.



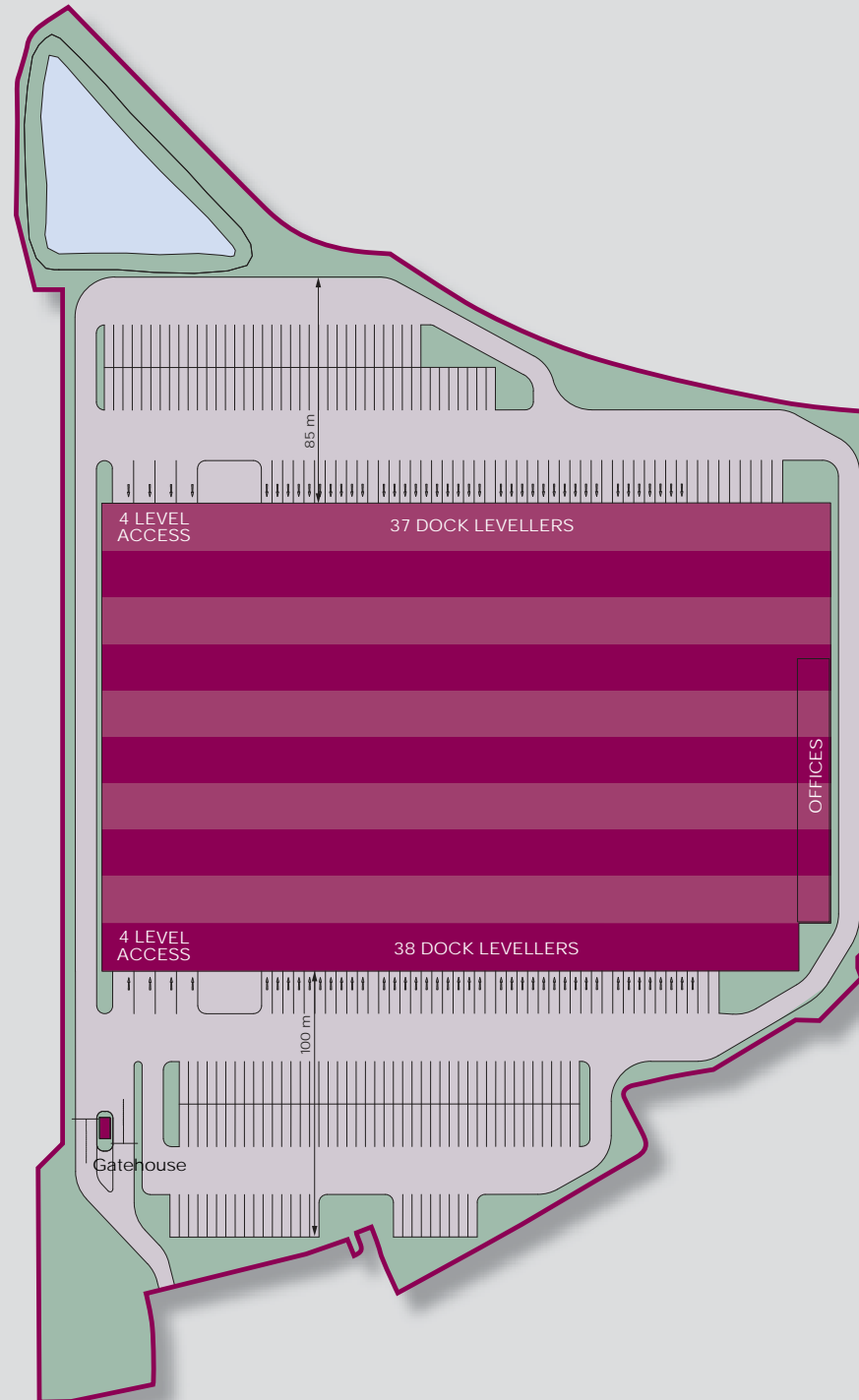
Warehouse	118,500 SQ FT	(11,000 SQ M)
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Two storey offices	9,000 SQ FT	(800 SQ M)
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Total	127,500 sqft	(11,800 SQ M)
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Site Area	9.52 Acres	(3.85 Ha)
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Specification	<ul style="list-style-type: none"> 12 dock leveller doors 2 level access doors 160 car parking spaces 32 HGV/trailer spaces 	<ul style="list-style-type: none"> 12m haunch height 50kN/m² floor loading 45 metre yard
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Warehouse	512,000 SQ FT	(47,500 SQ M)
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Two storey offices	25,600 SQ FT	(2,400 SQ M)
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Total	537,600 sqft	(49,900 SQ M)
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Site Area	29.27 Acres	(11.84 Ha)
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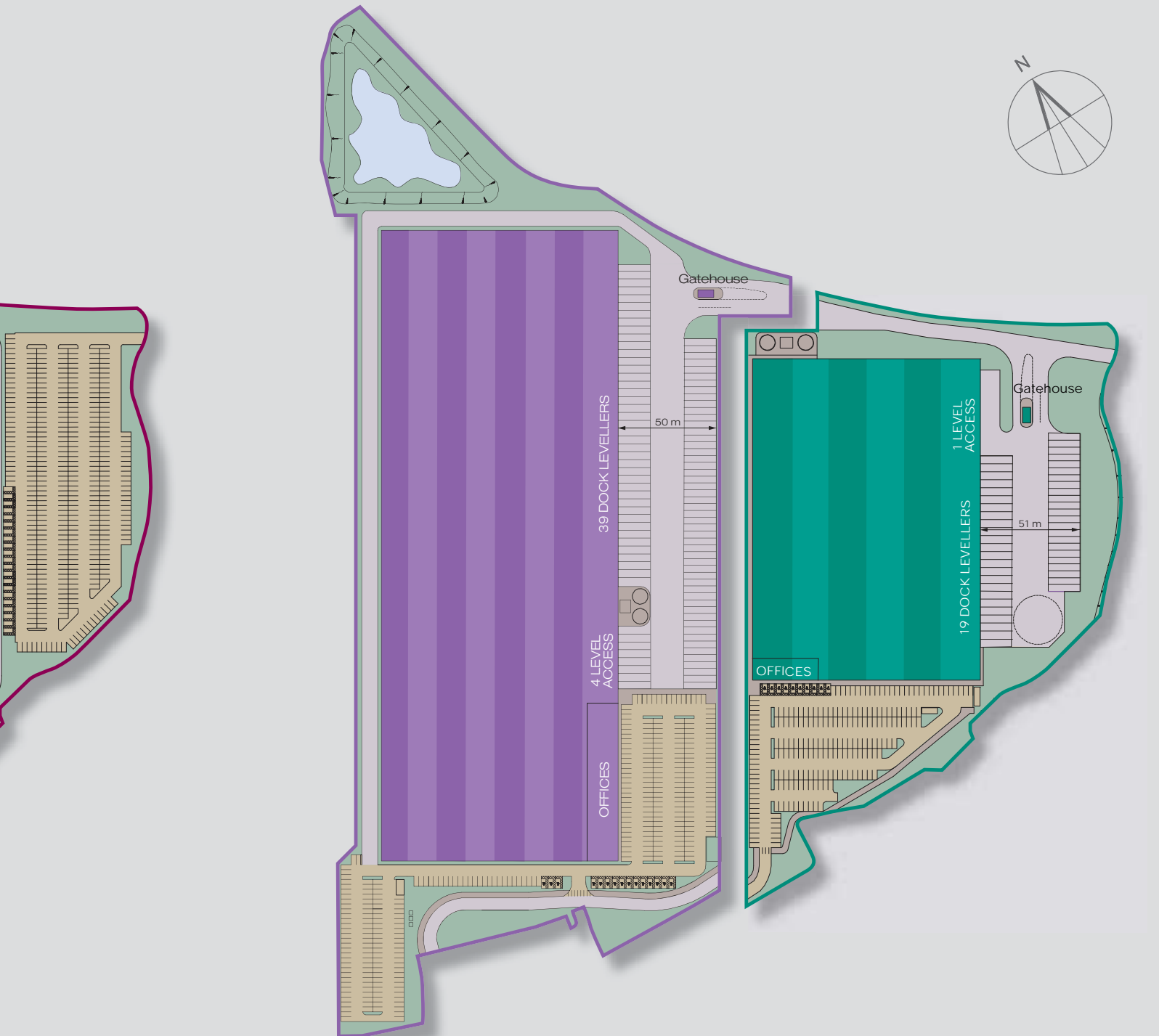
Specification	<ul style="list-style-type: none"> 75 dock leveller doors 8 level access doors 416 car parking spaces 199 HGV/trailer spaces 	<ul style="list-style-type: none"> 15m haunch height 50kN/m² floor loading 85 & 100 metre yards
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SITE LAYOUT OPTION TWO

An alternative layout to the eastern plot could accommodate two individual units of 439,000 sq ft and 212,000 sq ft.

Alternative layout options for the eastern plot



Warehouse 410,900 SQ FT (38,200 SQ M)

Two storey offices 28,100 SQ FT (2,600 SQ M)

Total **439,000 sqft** (40,800 sq M)

Site Area 19.05 Acres (7.70 Ha)

Specification ■ 39 dock leveller doors ■ 15m haunch height
 ■ 4 level access doors ■ 50kN/m² floor loading
 ■ 350 car parking spaces ■ 50 metre yard
 ■ 90 HGV/trailer spaces

Warehouse 200,200 SQ FT (18,600 SQ M)

Two storey offices 11,800 SQ FT (1,100 SQ M)

Total **212,000 sqft** (19,700 sq M)

Site Area 10.22 Acres (4.13 Ha)

Specification ■ 19 dock leveller doors ■ 15m haunch height
 ■ 1 level access door ■ 50kN/m² floor loading
 ■ 227 car parking spaces ■ 51 metre yard
 ■ 46 HGV/trailer spaces



Sustainable Development

Our warehouses are best in class for sustainability which make them cheaper for our customers to operate and maintain. We include environmental initiatives in all our standard buildings.

The key benefits are:

- To reduce operating costs for the customer
- To respond to customers' CSR agenda
- To reduce CO₂ emissions
- To reduce energy and water use
- To use recyclable materials

Savings can be made in operational energy costs by using efficient environmental initiatives such as T5 and T8 efficient lighting, underfloor heating in the warehouse, water saving devices, occupancy detection and airtight envelope construction. Further information on even greater cost saving opportunities is available on request.

Please ask us or our agents for more information or visit www.gazeley.com/sustainability

GREEN INITIATIVES DELIVERED

By utilising Gazeley's Eco Template as a framework for their building, Morrisons were able to create an environmentally and socially responsible facility capable of reducing their carbon footprint by 11% - which equates to a saving of approximately £100,000 operational running costs per annum.

G.TRACK

A rapid and high quality construction process is available on all our sites throughout Europe.

Previous case history:

TNT: Magna Park, Lutterworth UK	226,000 sq ft	12 weeks
Geodis: Magna Park, Lutterworth UK	110,215 sq ft	11 weeks
Magna Park Arras, France	247,000 sq ft	14 weeks
Magna Park Plaza, Spain	215,000 sq ft	10 weeks

Labour Statistics

LABOUR MARKET EARNINGS, WEEKLY PAY, GROSS (£), 2010

ALL EMPLOYEE JOBS	MEDIAN EARNINGS
UK	404.30
South East Region	418.60
Swale (Sittingbourne)	388.00
WEEKLY PAY GROSS (£). MALE FULL-TIME EMPLOYEE JOBS	MEDIAN EARNINGS
UK	538.20
South East Region	574.90
Swale (Sittingbourne)	525.20

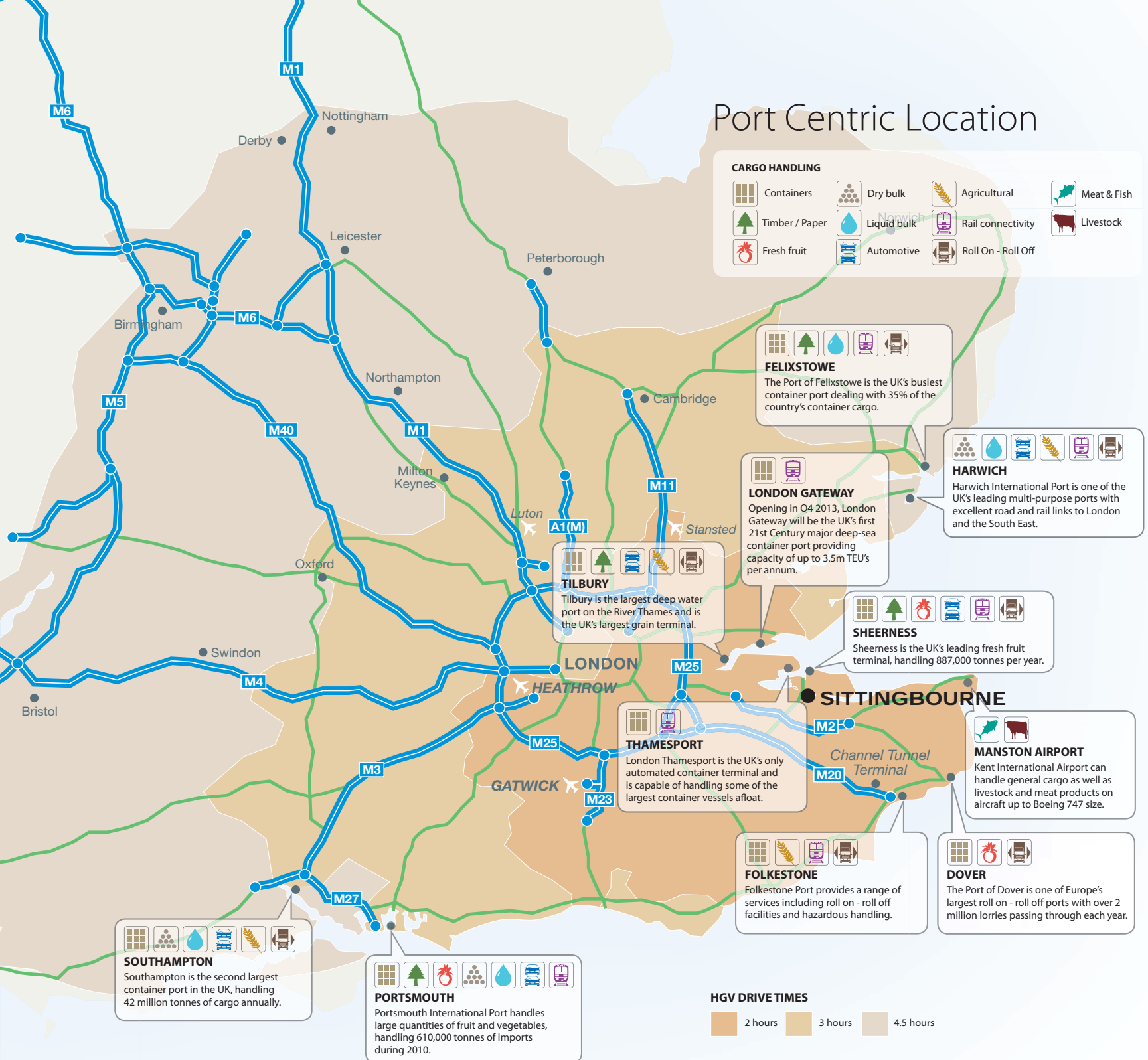
■ **LABOUR POOL** - An economically active population of 142,900 within 30 minutes drive time.

■ **QUALITY** - Above average proportion of workers in Low and Mid skilled occupations.

■ **WAGE COST** - Lower Labour earnings for all employee levels compared with the South East region and the UK as a whole.

■ **LABOUR MARKET GROWTH** - Population within a 30 minute drive of G.Park Sittingbourne is projected to increase by 10.1% between 2011-2021.

Source: Office for National Statistics, annual survey of hours and earnings, 2010



THERE IS AN APPROPRIATE LABOUR FORCE READILY AVAILABLE

“We worked closely with the local job centres and colleges and 15,000 people applied to work at Sittingbourne. So far we have recruited about 800 people.”

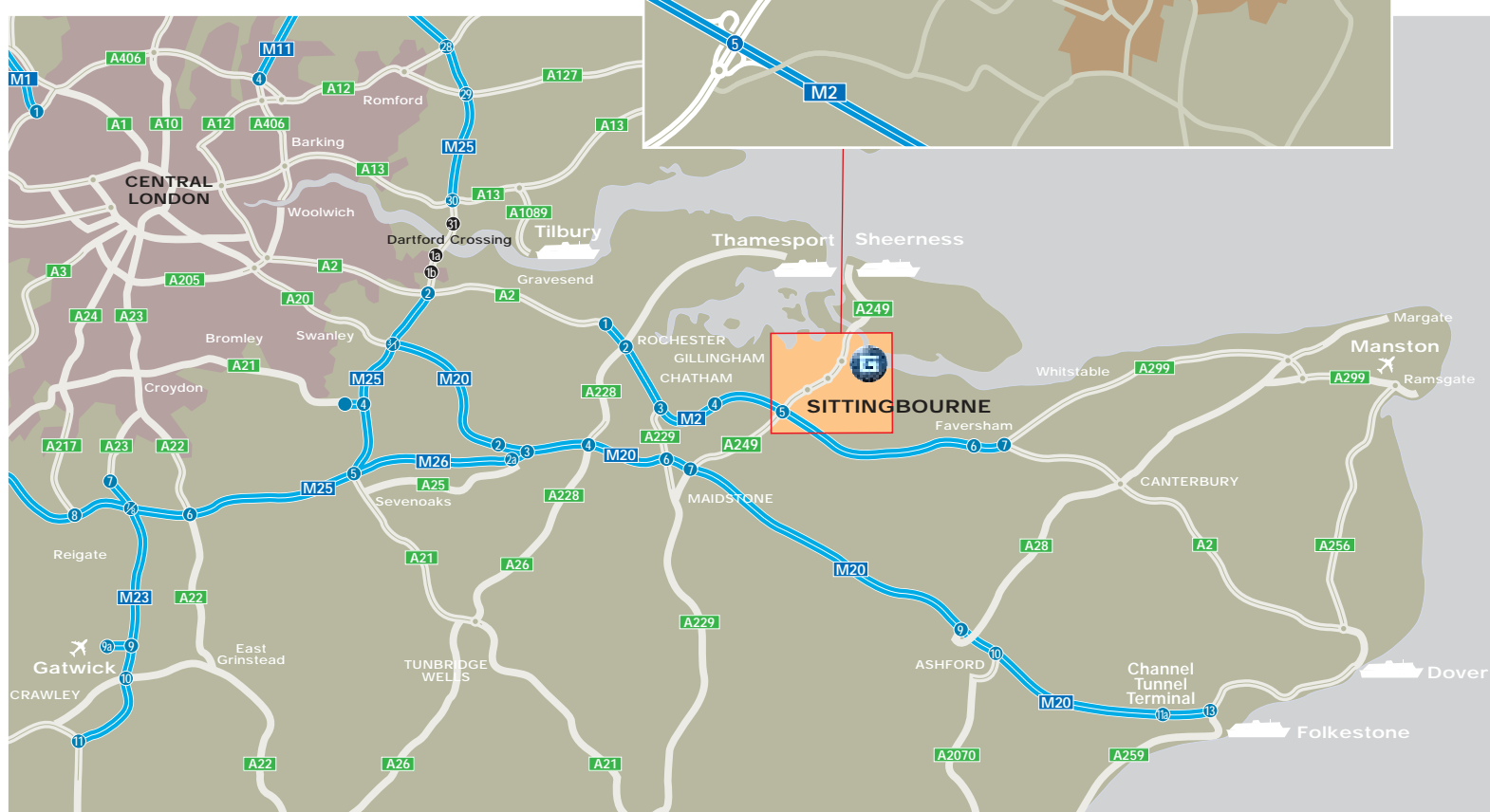
ESTHER CREW - Head of HR for Logistics



G.Park Sittingbourne occupies a strategic position in the South East with proximity to major trunk routes, rail and port facilities. The development is situated 5 miles to the north of Junction 5 of the M2 with dual carriageway access direct to the motorway.

M2 - J5	>	4 miles	Sheerness	>	8 miles
M20 - J7	>	11 miles	Folkestone	>	33 miles
M25/A20	>	28 miles	Dover	>	34 miles
M25/M26	>	30 miles	Tilbury	>	40 miles
London	>	43 miles	Southampton	>	117 miles

A map of the Sittingbourne area in Kent, UK. The map shows the town of Sittingbourne in brown, with surrounding areas like Lower Halstow, Iwade, Kemsley, and Newton in orange. Major roads are shown in white, including the A2 and A249. The M2 motorway is shown in blue at the bottom left. A blue location marker with a white 'L' is placed in the upper right, near Iwade and Kemsley. A red line connects this marker to the top of the page.



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This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. January 2012.

www.gpark-sittingbourne.com



GAZELEY