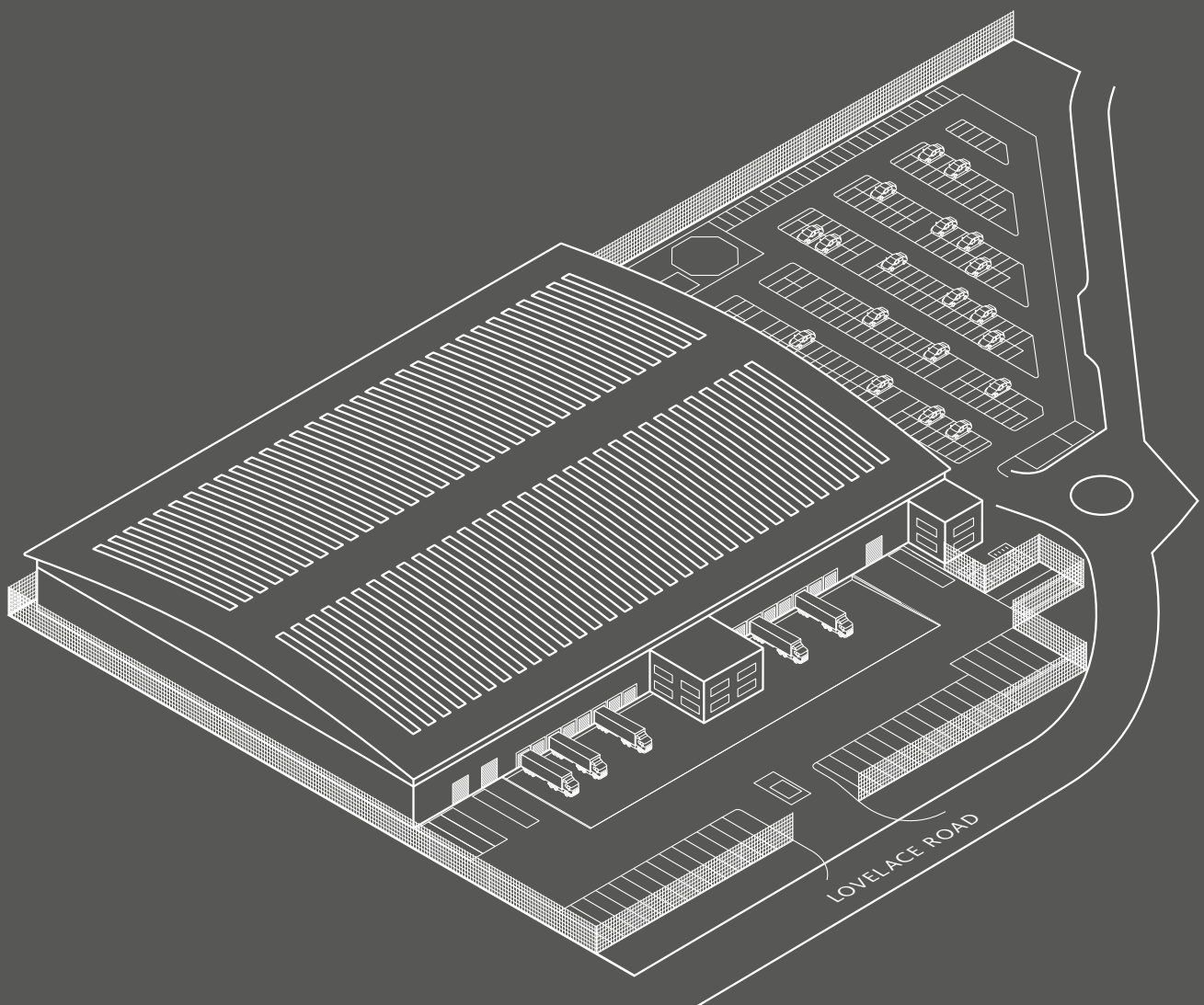

SEGRO PARK BRACKNELL

SOUTHERN INDUSTRIAL ESTATE

FLEXIBLE DESIGN & BUILD
OPPORTUNITIES FROM
146,759 SQ FT (13,637 SQ M)
– 178,811 SQ FT (16,612 SQ M)



SEGRO

SEGRO PARK BRACKNELL

SOUTHERN INDUSTRIAL ESTATE

RG12 8TA

OPTIONS D & E: DESIGN & BUILD OPPORTUNITIES 146,759 SQ FT (13,637 SQ M) – 178,811 SQ FT (16,612 SQ M)

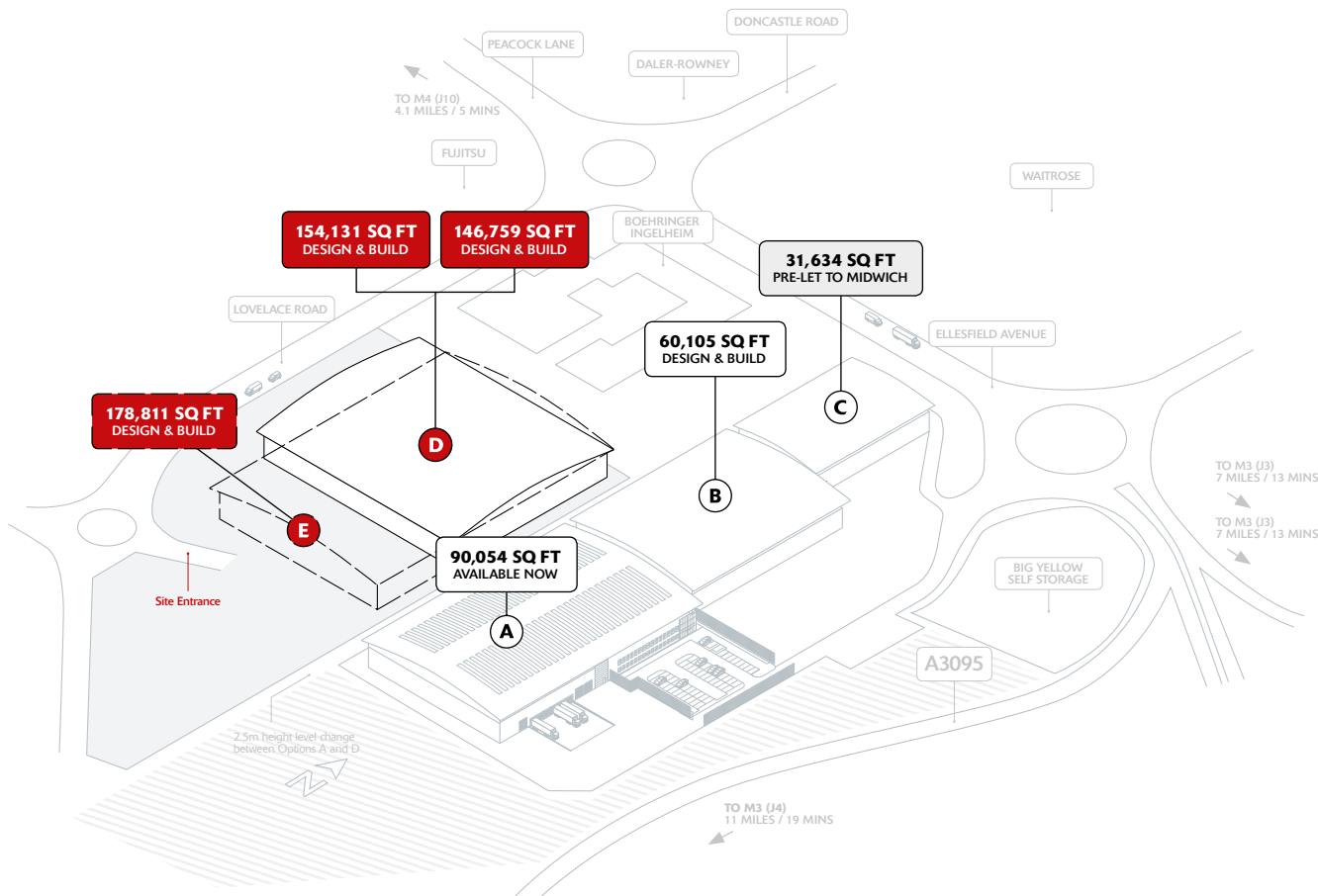
A high quality industrial / logistics opportunity suitable for B1(c), B2 and B8 distribution, HQ style facility or data centre. Flexible Design & Build options available from:

Option D: 154,131 sq ft (14,319 sq m)


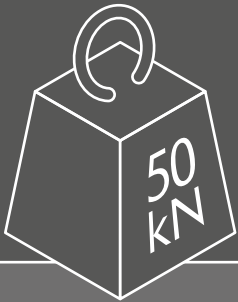

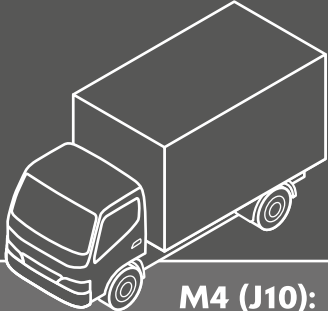

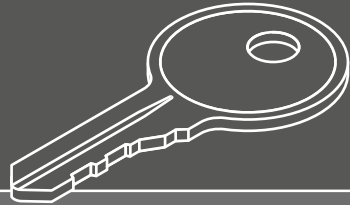
Alternative configuration:

Option D: 146,759 sq ft (13,637 sq m)

Option E: 178,811 sq ft (16,612 sq m)



FEATURES + BENEFITS:

- **1. UP TO 18M
CLEAR EAVES HEIGHT**
- **2. 50kN/m²
FLOOR LOADING**
- **3. UP TO 55M
SECURE YARD**
- **4. M4 (J10): 5 MINS
M3 (J3): 13 MINS**
- **5. EPC RATING 'B'
BREEAM 'VERY GOOD'**
- **6. DELIVERED WITHIN
12 MONTHS**

OPTION D:

SITEPLAN

SPECIFICATION

Clear eaves height:	18m
Secure yard:	55m
Level access doors:	3
Loading bay doors:	13
Floor loading:	50kN/m²
Car parking spaces:	205
HGV parking spaces:	64

ACCOMMODATION

Warehouse	138,404 sq ft	12,858 sq m
2 storey offices	15,479 sq ft	1,438 sq m
Gatehouse	248 sq ft	23 sq m
Total	154,131 sq ft	14,319 sq m

All areas are approximate and measured on a Gross External basis

Option D offers an alternative configuration and car / HGV parking layout

SITEPLAN

SPECIFICATION

Clear eaves height:	18m
Secure yard:	50m
Level access doors:	3
Loading bay doors:	13
Floor loading:	50kN/m²
Car parking spaces:	195
HGV parking spaces:	28

ACCOMMODATION

Warehouse	132,012 sq ft	12,267 sq m
2 storey offices	14,747 sq ft	1,370 sq m
Total	146,759 sq ft	13,637 sq m

All areas are approximate and measured on a Gross External basis

OPTION E:

SITEPLAN

SPECIFICATION

Clear eaves height:	18m
Secure yard:	55m
Level access doors:	3
Loading bay doors:	16
Floor loading:	50kN/m²
Car parking spaces:	238
HGV parking spaces:	38

ACCOMMODATION

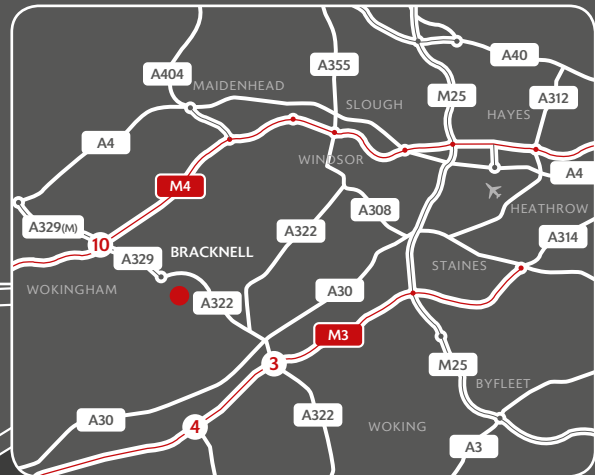
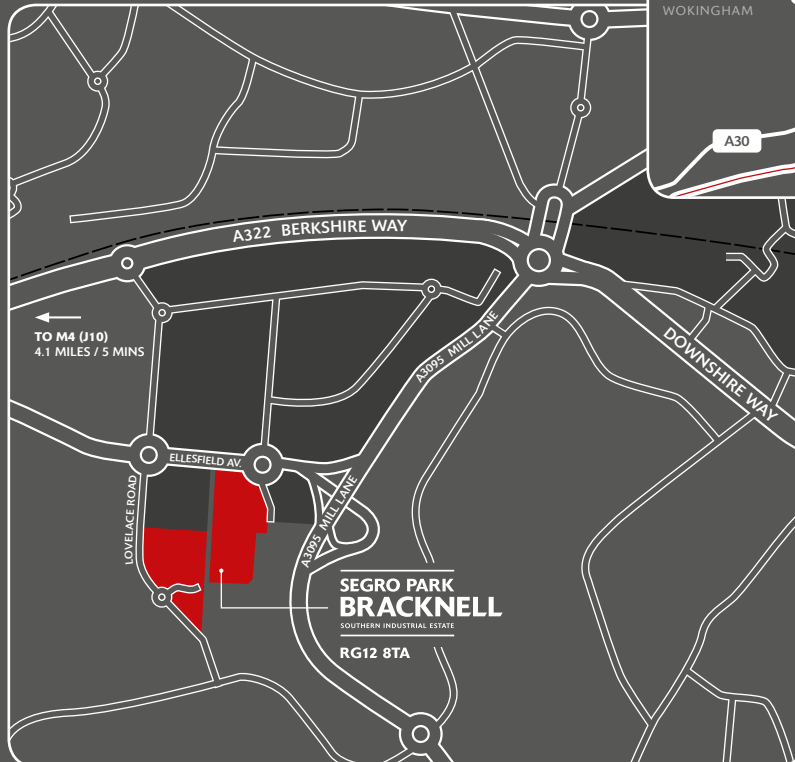
Warehouse	159,038 sq ft	14,775 sq m
2 storey offices	13,778 sq ft	1,280 sq m
Hub office	5,748 sq ft	534 sq m
Gatehouse	247 sq ft	23 sq m
Total	178,811 sq ft	16,612 sq m

All areas are approximate and measured on a Gross External basis

SEGRO PARK BRACKNELL

SOUTHERN INDUSTRIAL ESTATE

RG12 8TA



DRIVE TIMES

	Miles	Mins
M4 J10	4.1	5
M3 J3	7.0	13
M3 J4	11.2	19
Reading	10.7	22
Slough	13.5	24
M25 (J12)	13.8	19
Heathrow Airport	19.8	25
Central London	38.6	65
Southampton	54.1	71
Bristol	87.3	90

Source: Google Maps

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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.

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