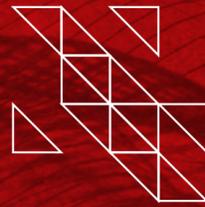




SEGRO LOGISTICS PARK
NORTHAMPTON

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 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 up to 1 million sq ft with flexible eaves heights



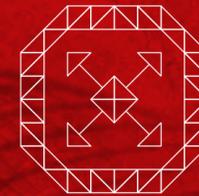
MADE TO MOVE FASTER

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



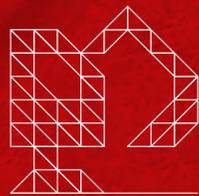
LIMITLESS LABOUR

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 building plots available for immediate development



POWER UP

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



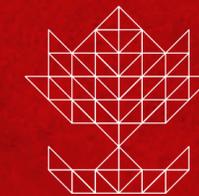
A MOVE TOWARDS TOMORROW

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

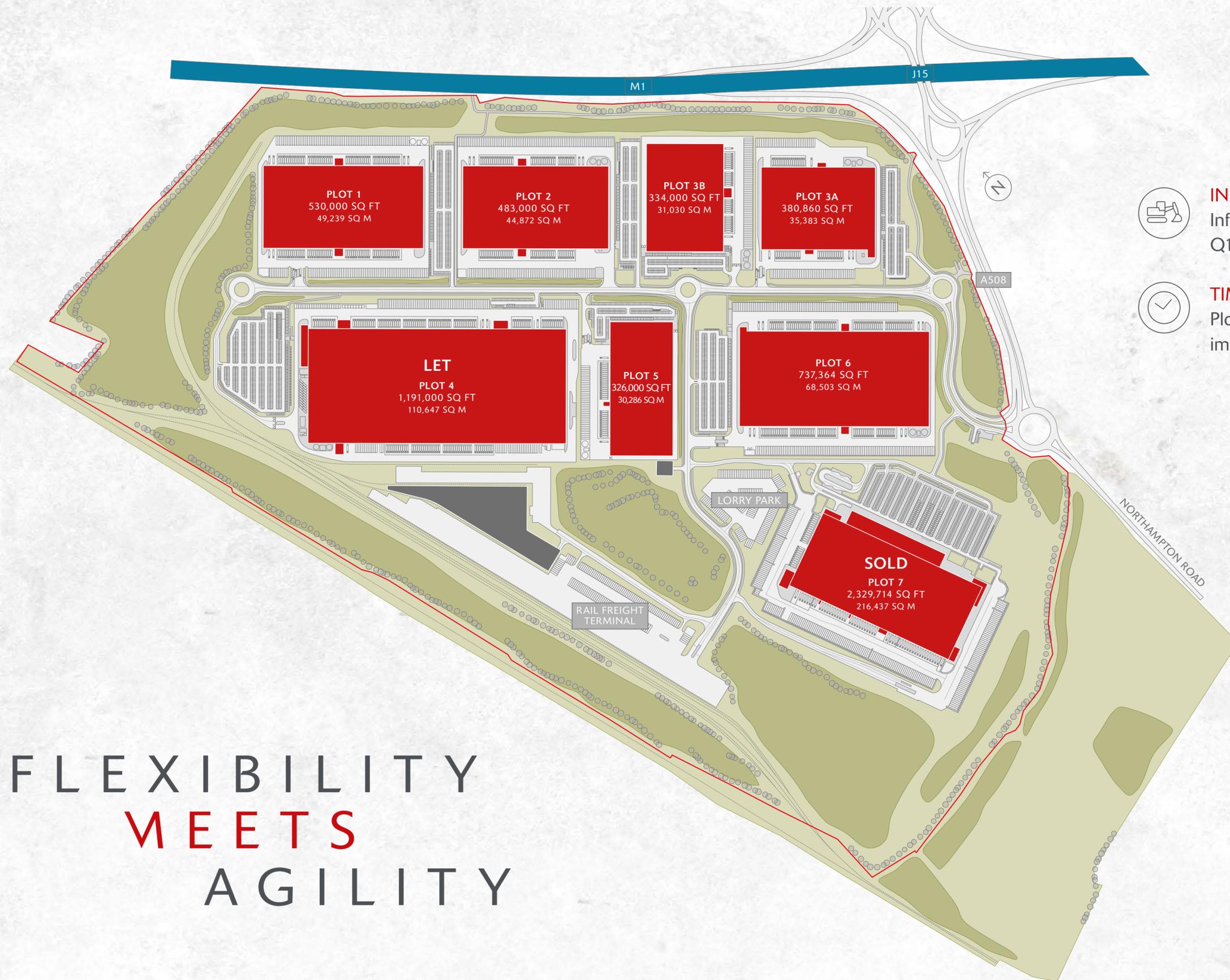


WELLBEING

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



SITEPLAN & SPECIFICATION

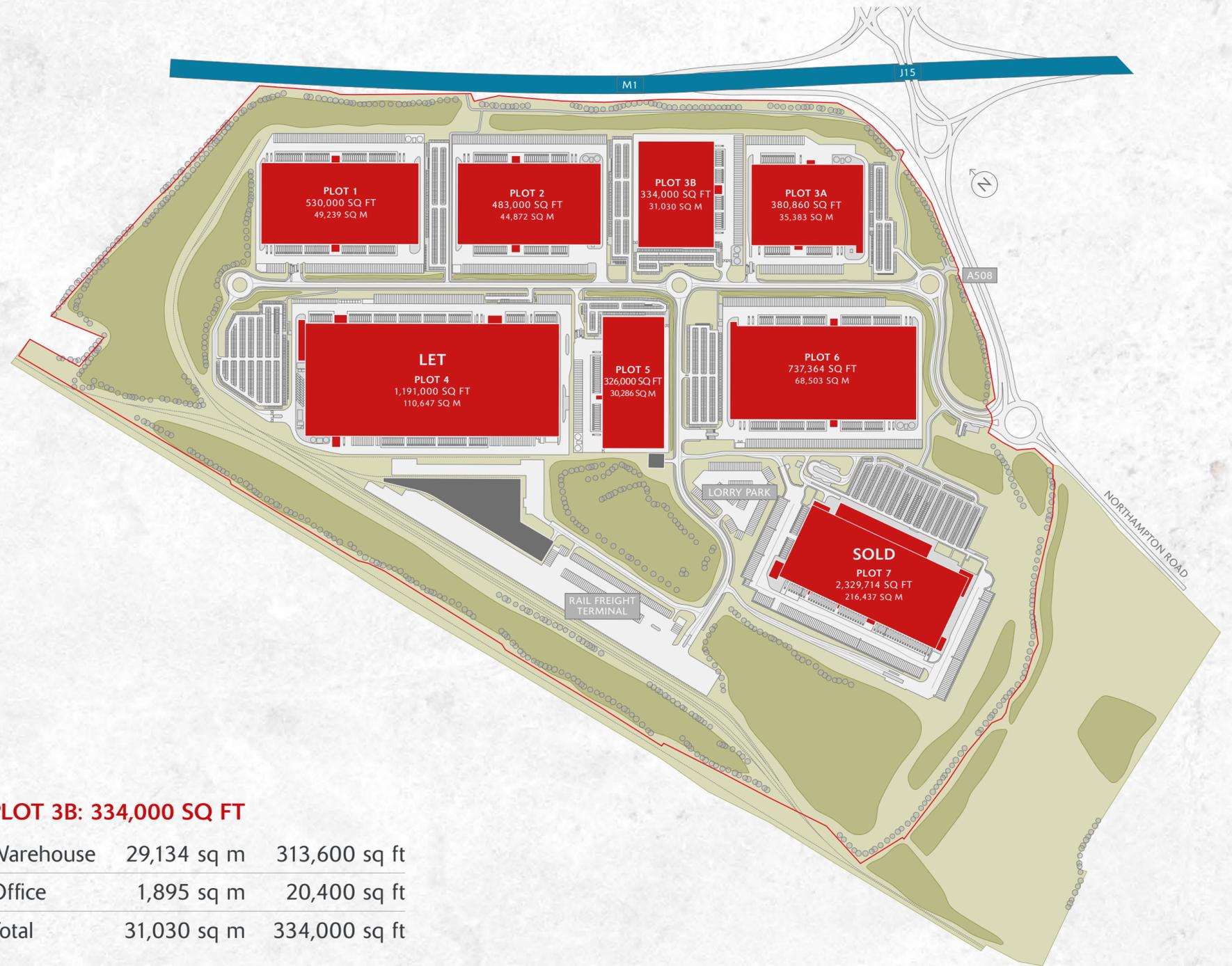


- INFRASTRUCTURE**
Infrastructure commenced Q1 2021
- TIMING**
Plots ready for immediate development

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	49,239 sq m	530,000 sq ft

PLOT 2: 483,000 SQ FT

Warehouse	41,853 sq m	450,500 sq ft
Offices	3,019 sq m	32,500 sq ft
Total	44,872 sq m	483,000 sq ft

PLOT 3A: 380,860 SQ FT

Warehouse	32,516 sq m	350,000 sq ft
Office	2,282 sq m	24,560 sq ft
Hubs	557 sq m	6,000 sq ft
Gatehouse	28 sq m	300 sq ft
Total	35,383 sq m	380,860 sq ft

PLOT 3B: 334,000 SQ FT

Warehouse	29,134 sq m	313,600 sq ft
Office	1,895 sq m	20,400 sq ft
Total	31,030 sq m	334,000 sq ft

PLOT 4: 1,191,000 SQ FT

Let to Yusen Logistics

PLOT 5: 326,000 SQ FT

Warehouse	28,614 sq m	308,000 sq ft
Offices	1,672 sq m	18,000 sq ft
Total	30,286 sq m	326,000 sq ft

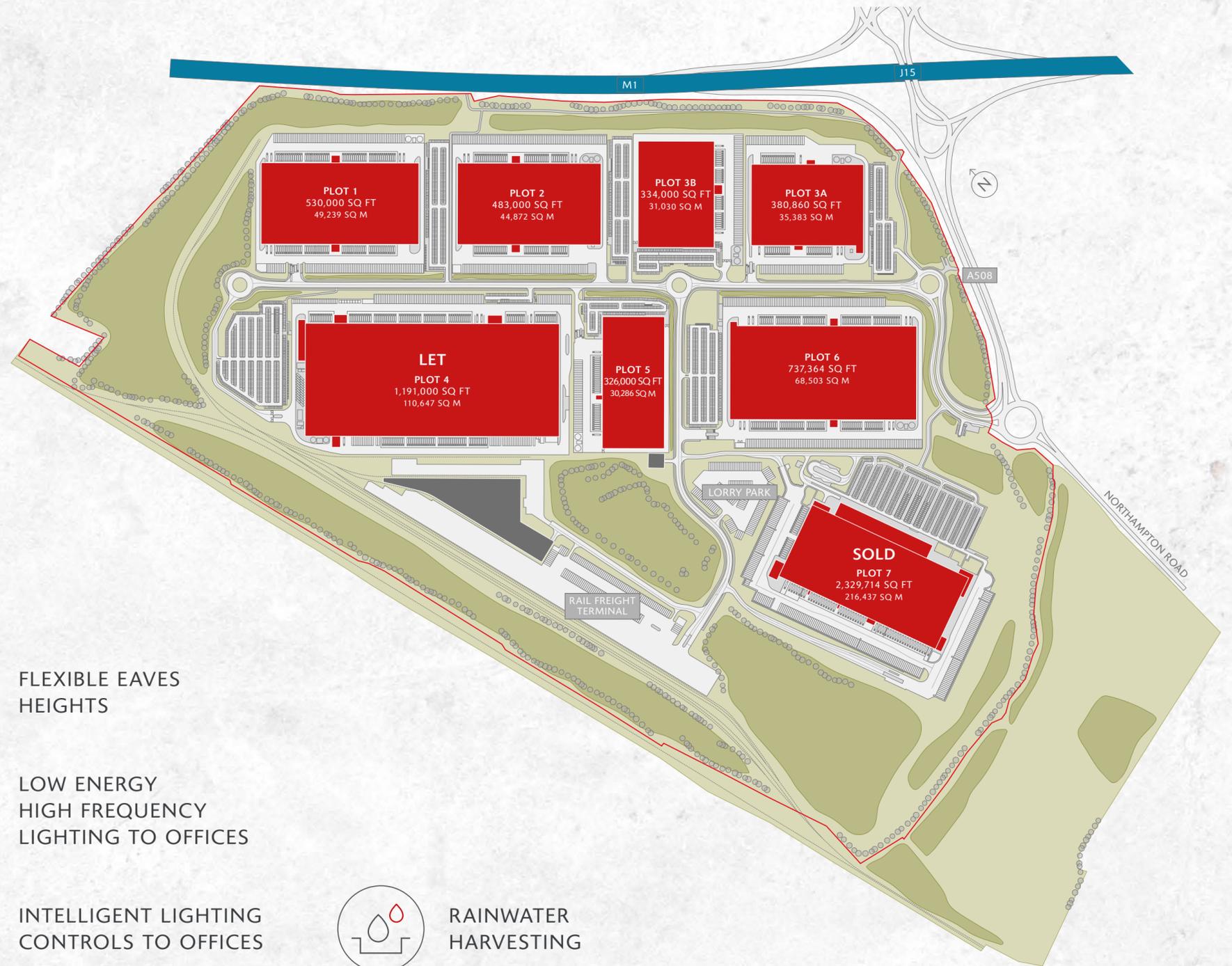
PLOT 6: 737,364 SQ FT

Warehouse	63,574 sq m	684,304 sq ft
Offices	4,929 sq m	53,060 sq ft
Total	68,503 sq m	737,364 sq ft

PLOT 7: 2,329,714 SQ FT

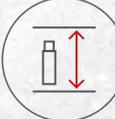
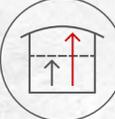
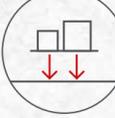
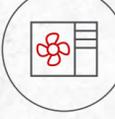
Sold

SITEPLAN & SPECIFICATION

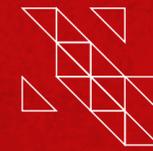


TYPICAL SPECIFICATION

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

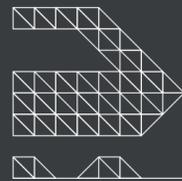


LOCATION

KEY

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

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

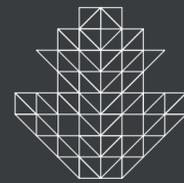


LOCATION

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 strategic rail freight interchange (SRFI), and significant improvements to the surrounding road network. With its new SRFI 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



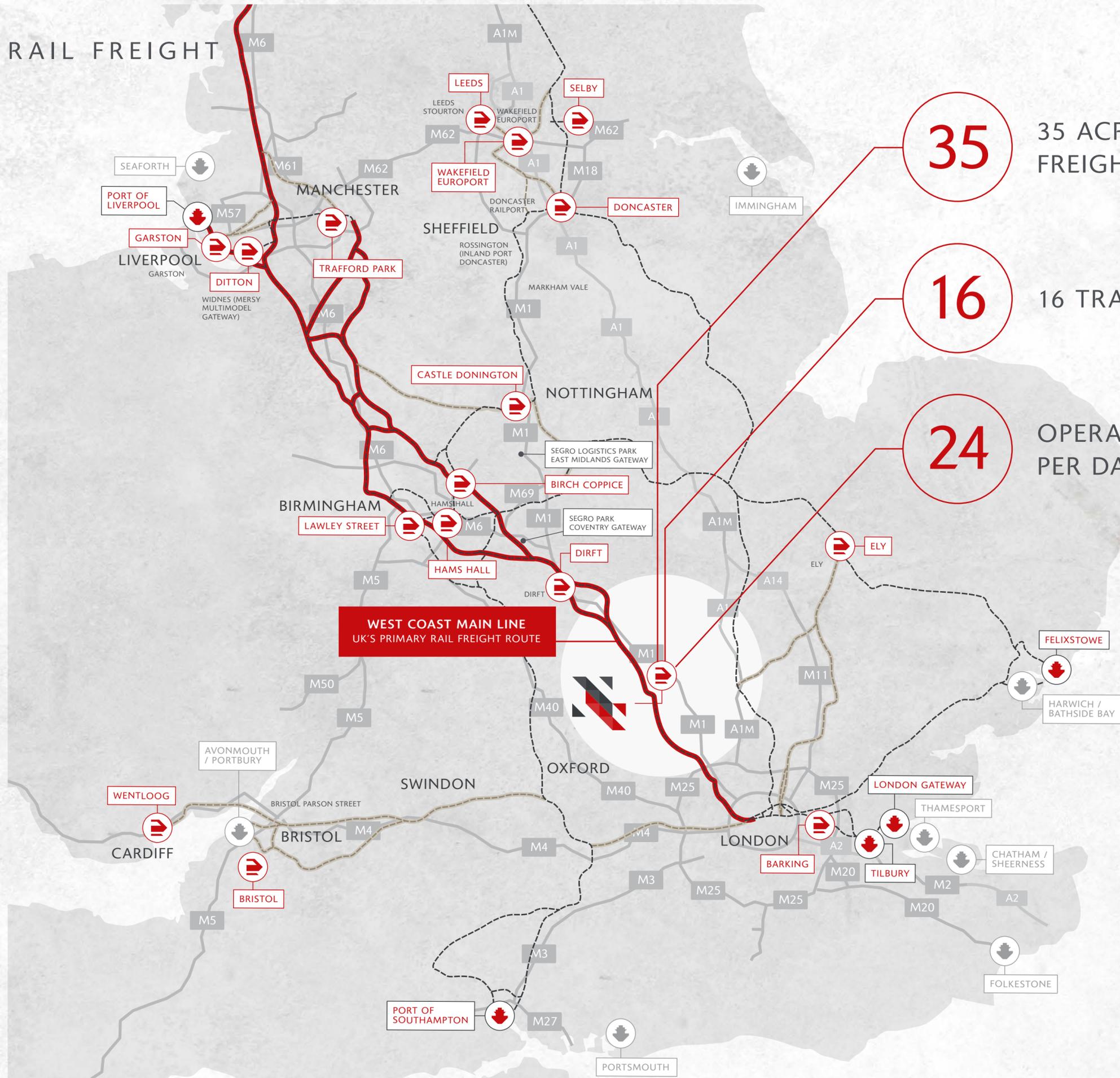
Strategic rail freight interchanges are an essential part of the UK's logistics network, contributing £1.7bn to the economy. They also play a vital role in easing congestion, with each freight train removing up to 76 HGVs from Britain's roads.

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.

LABOUR

THE POPULATION OF NORTHAMPTON HAS RISEN BY 14% IN THE LAST 12 YEARS,

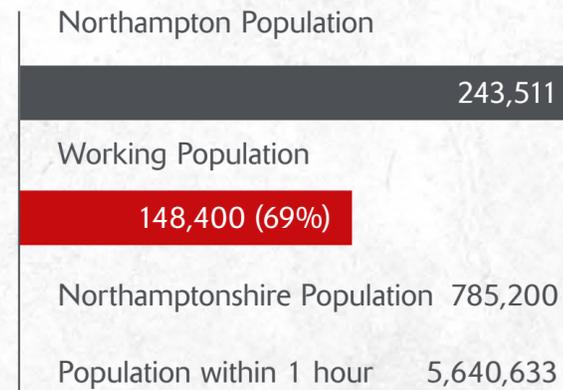
compared to a national increase of 6%, and the resident labour force is currently 148,400.

75% of the Northamptonshire workforce are already working in the services sector and within this 31% are in the area of wholesale distribution, ensuring that the local labour pool is ideally suited to working within a distribution environment.

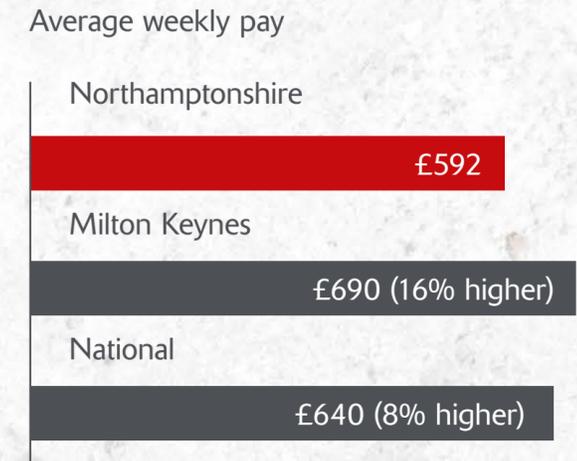
A sustainable bus route will connect SLPN to the town centre and local neighbourhoods to the south.



POPULATION

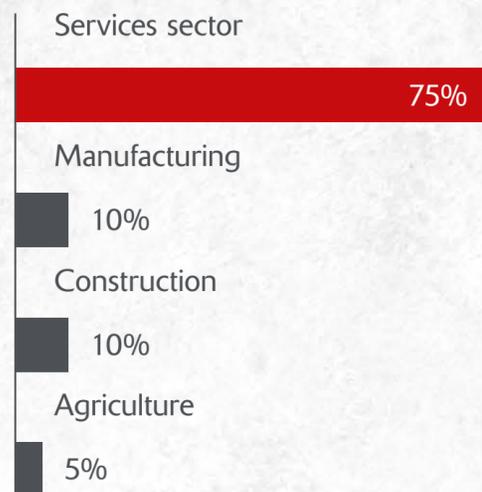


COST EFFECTIVE LABOUR

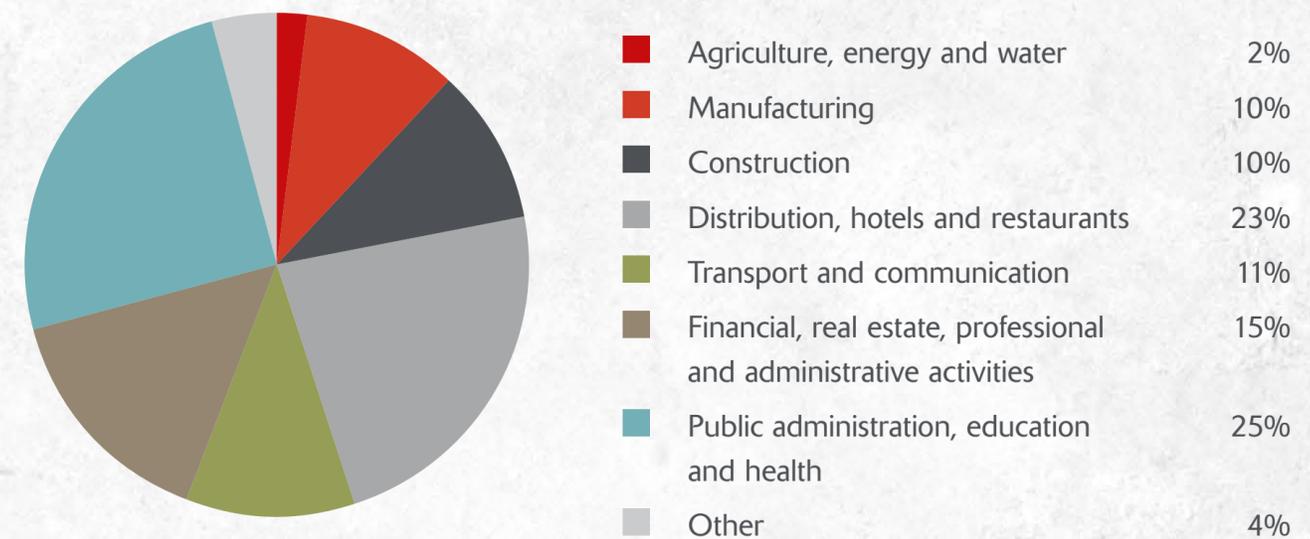


WORKFORCE SKILLS

75% of the Northamptonshire workforce are in the services sector.



WORKFORCE SECTOR BREAKDOWN



Sources: nomisweb.co.uk (based on 2021 Census), smappen.com, 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.

For more information, visit SEGRO.com/ResponsibleSEGRO

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 10.3 million square metres of space (110 million square feet) valued at £21.0 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.

CONTACT



Peter Monks: 0121 369 0595
Hannah Stainforth: 020 3151 2820
Luke Thacker: 0121 369 0672



Simon Norton: 0121 369 0416
Georgia Pirbhai: 020 3151 4209
Tim Harding: 020 3151 4228
Sam Robinson: 0121 369 0138



Tom Kimbell: 020 3151 0262
James Harrison: 020 3151 0248
Cameron Mitchell: 020 3151 0255

SLP-NORTHAMPTON.COM

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