

PROLOGIS
APEX_{DC11}
PARK
DAVENTRY

Y O U R
L O G I S T I C S
R E I M A G I N E D

DC11: 91,000 SQ FT

Flexible industrial & logistics opportunities



YOUR DESIGN

DELIVERED



You're in good company

hellmann
WORLDWIDE LOGISTICS

hankook
driving emotion

wetherspoon

Cummins



Welcome to Prologis Apex Park – a successful, established industrial and logistics park only 9 miles from Junction 16 of the M1. The final remaining DC11 plot offers 'build to suit' opportunities up to 91,000 sq ft. Over the following pages, we'll explain why Prologis Apex Park is the ideal location for your Midlands distribution facility.



James Straw
Prologis – Capital Deployment Director

YOUR LOGISTICS

REIMAGINED

The final plot at Prologis Apex Park can provide a 91,000 sq ft distribution warehouse. If your business is looking to relocate or expand, we can tailor our offering to meet your needs.



YOUR
EXPECTATIONS
EXCEEDED

When you choose a Prologis building, you choose a building that gives you an operational advantage. At Prologis Apex Park not only will you get a building tailored to your needs, you'll get a space that works as hard as you do. That's because, over the past twenty years, we've been leading the way in developing innovative, sustainable buildings, designed with the operational needs of your business in mind. Occupying a building that's both smart and sustainable can help you attract and retain employees and provide you with valuable data that helps you manage operational costs such as lighting.

Accommodation

Warehouse	86,212 sq ft (8,009 sq m)
Offices	5,080 sq ft (472 sq m)
Total	91,292 sq ft (8,481 sq m)

Indicative base specification

Warehouse

- Dock and level access doors
- Steel portal frame
- Built-up cladding with 25-year system guarantee
- Triple-skinned rooflights to 15% of floor area
- 50kN/m² floor loading

External

- Secure service yard
- Lorry parking
- Car parking
- Outdoor staff amenity area

Office

- Two-storey offices
- All electric offices
- Suspended ceilings
- Raised floors
- Male, female & disabled WC



10 dock level doors



3 level access doors



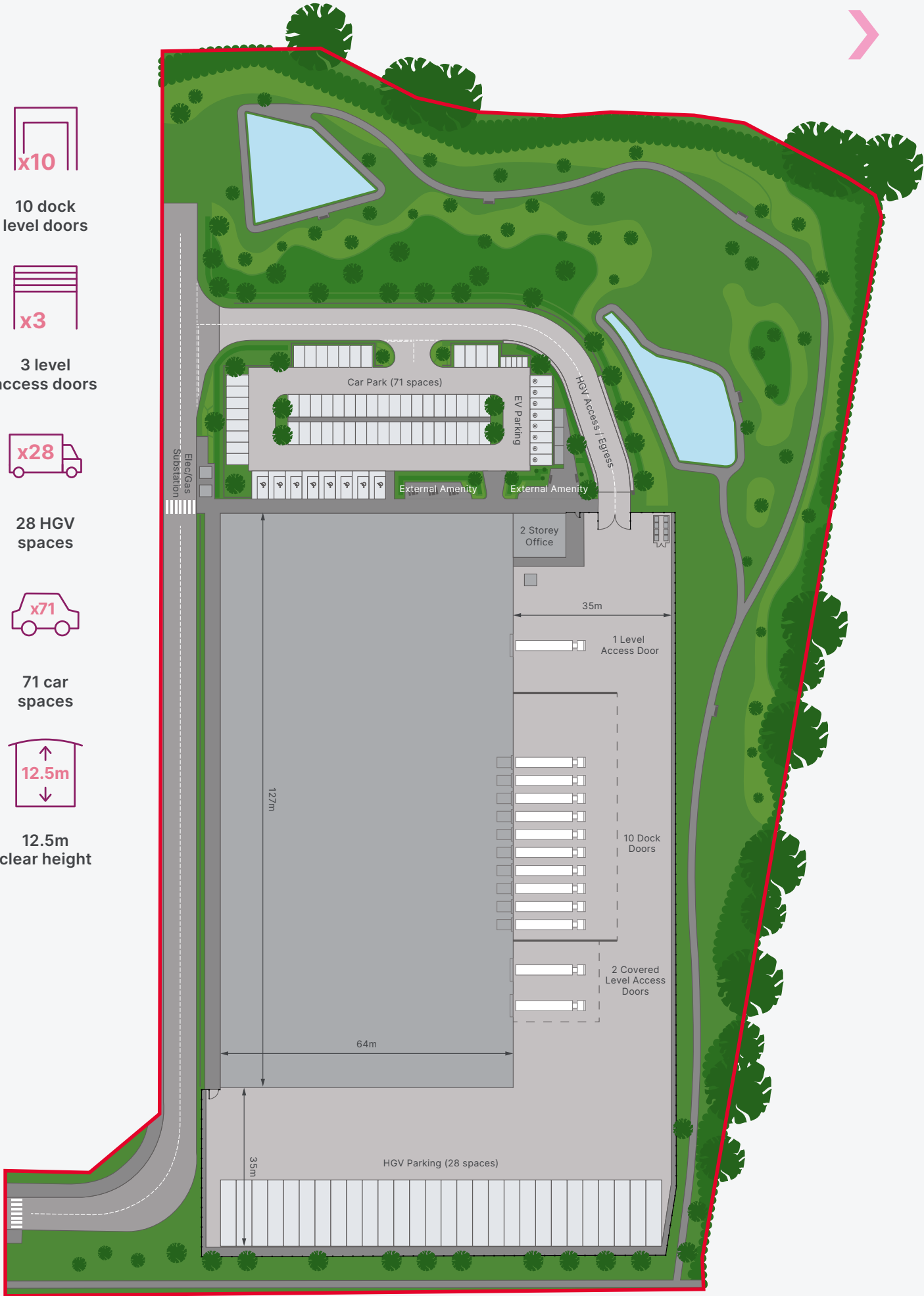
28 HGV spaces



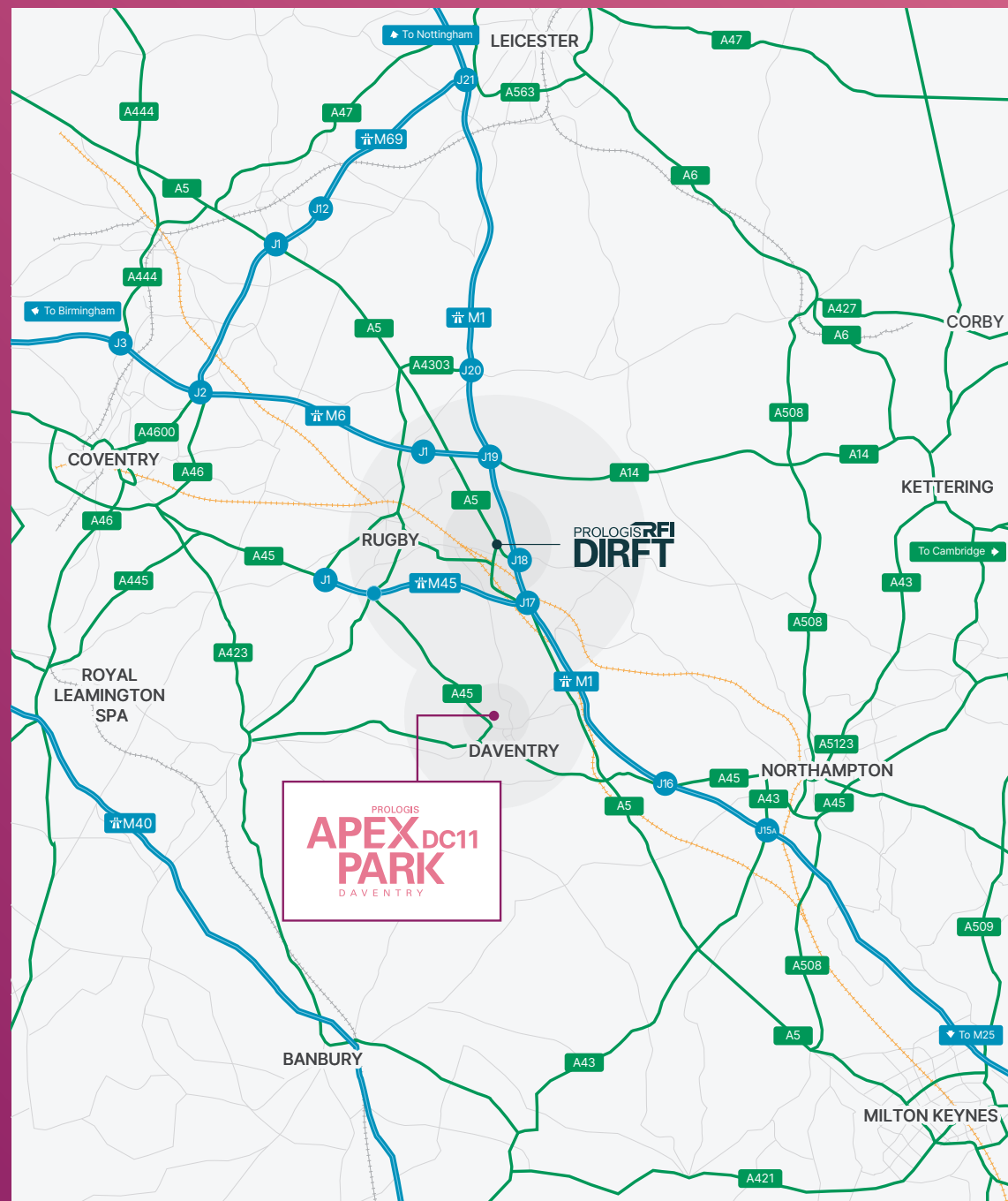
71 car spaces



12.5m clear height



YOUR MILES MINIMISED



Prologis Apex Park is in the ideal location for serving both London and the Midlands. It is strategically located approximately 1.5 miles north of Daventry town centre, adjacent to the A45 with access to the M1, M40 and M45 motorways via the A45 and A361 trunk roads.

The M1 provides direct access to the M25 / London to the south and Leeds / Scotland to the north. The M6 serves Birmingham and the north west of the UK, whilst the A14 provides access to Felixstowe, one of the UK's largest deep sea-ports.

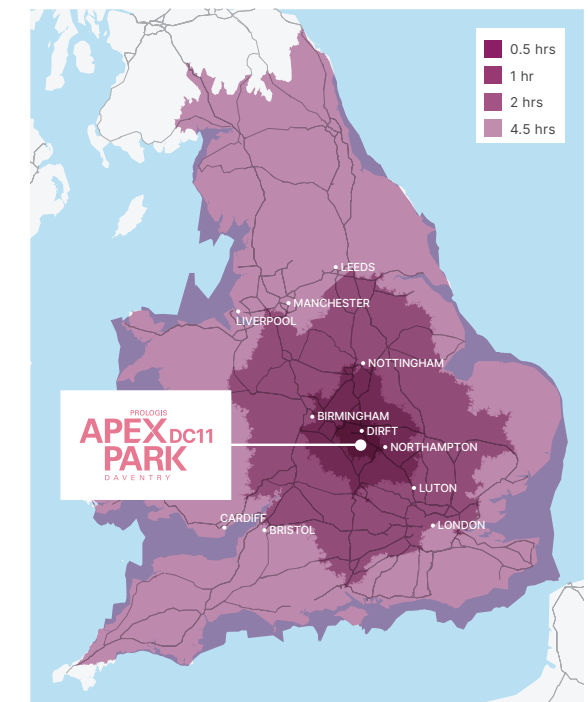
Daventry International Rail Freight Terminal is also within 7 miles, providing direct access to major UK and European destinations. Luton, Birmingham and East Midlands International Airports are all situated within a 1 hour drive time, the latter being Britain's largest dedicated air freight hub.

Driving distances

Locations	miles	mins
Daventry	2	6
Northampton	15	28
Birmingham	43	50
London	78	1hr 40
Manchester	127	2hr 10

Transport hubs	miles	mins
DIRFT Rail Freight Terminal	7	16
DIRFT Royal Mail Hub	7	16
Birmingham International Airport	29	35
East Midlands Airport	43	45
London Luton Airport	49	60
London Heathrow Airport	81	1hr 25

Population summary

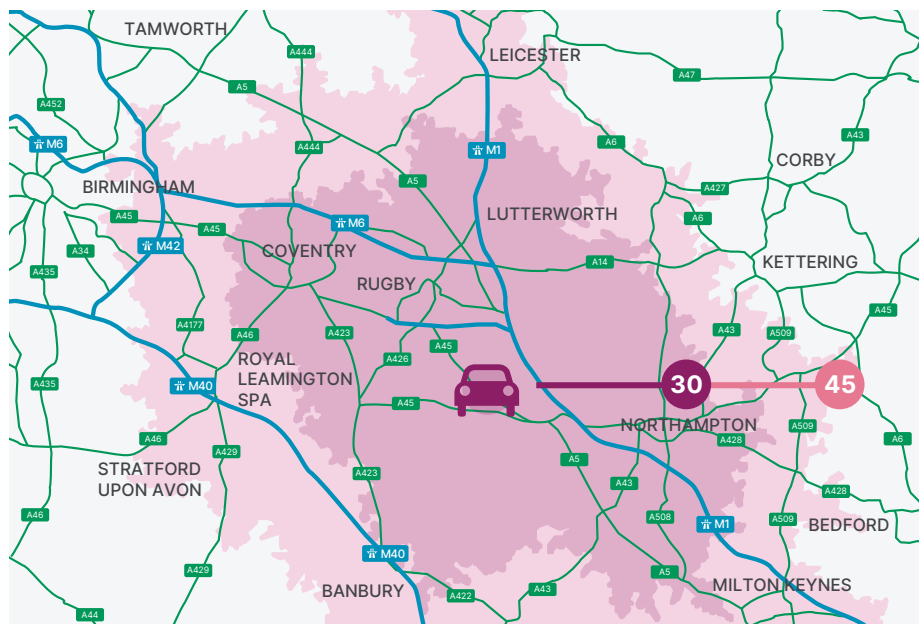


Drive time	Total households	Total population
0.5 hrs	206,696	499,331
1 hr	2,152,773	5,273,204
2 hrs	11,569,704	28,137,722
4.5 hrs	25,282,918	59,764,869

YOUR PERSONNEL PRIORITISED

We know that people make your business what it is and that attracting and retaining those people is important to you. Prologis Apex Park is located in an area with a labour pool ideally suited to the industrial and logistics sector. What's more, the Park is well-served by local bus routes, making it easier for your staff to get to and from work. The quality of the buildings and Park environment will also aid staff retention by helping to make your business a great place to work.

30-45 minute commute area



Total population in the commute area (2021)

30 min drive time

539,683

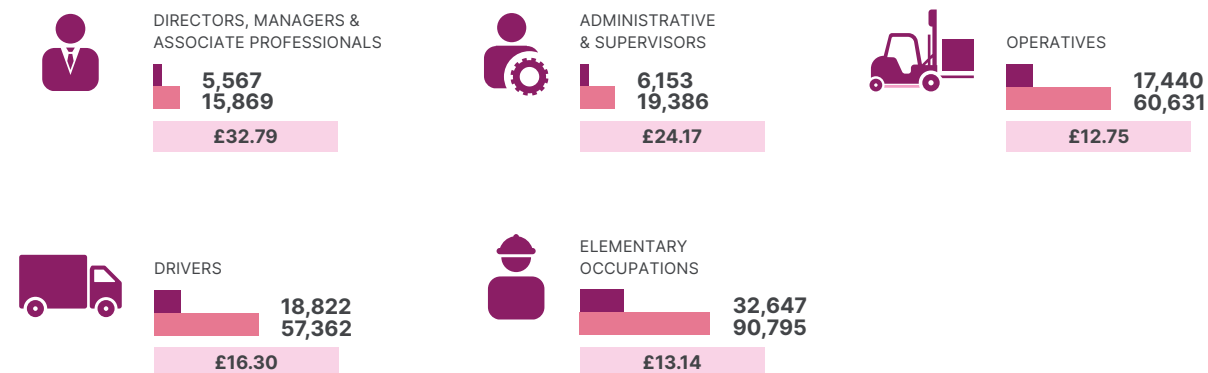
55,414 AGE 16 – 19
225,521 AGE 20 – 39
427,703 AGE 40 – 64

45 min drive time

1,601,577

162,472 AGE 16 – 19
657,064 AGE 20 – 39
1,299,626 AGE 40 – 64

Labour catchment and wage analysis* in the commute area (2021)



*Gross hourly rate

YOUR PROVEN PARTNER

At Prologis we have an experienced team who will manage the delivery of your building from early design stage right through to practical completion and beyond. You can rest assured that by entrusting your Build to Suit development to Prologis the building will be delivered on time and to a very high standard.

Meet your Key Contacts for the delivery of your Apex Park Build to Suit:



James Straw
Director,
Capital Deployment



Dave Ribbands
Director,
Development Management

Here are just a selection of the customers who we have delivered Build to Suit developments for in recent years:

Sainsbury's

TESCO

warrens

HANKOOK
driving emotion

TOOLSTATION

Yusen Logistics

Royal Mail

JLR

NNR

BMW

HANKOOK
driving emotion

DC9 Prologis Apex Park, Daventry
Build to Suit development
delivered in 2024

From initial meetings, to handing over the completed unit, the Prologis UK team made the whole process as easy as possible. Regular project meetings allowed for a high level of collaboration and adaptability, with our operational needs always front of mind. The project team's openness allowed us to make changes to the design specification to ensure that the building would work for Hankook both today and long into the future. The Prologis team were professional and had excellent attention to detail, working closely with our team and external advisors to ensure the project was a success and resulting in the early delivery of a very high-spec building with an excellent quality finish.

Chang Yool Han, Managing Director of Hankook Tyre UK

YOUR WORLD PROTECTED

We know that sustainability is important to you and your customers. That's why, if you choose Apex Park as your home, you'll get a building that delivers real change – both for your business and the environment.

Every sustainability feature we introduce in our buildings and parks is based on sound principles that deliver operational and environmental benefits. We also put people at the heart of our sustainability offering, focusing on ways to enhance employee wellbeing through the provision of comfortable temperatures, access to daylight and connection to nature through green spaces both in and around our buildings.

You'll also be pleased to know that your new building will be delivering environmental benefits before you've even moved in: protecting an area of rainforest five times its built area, educating local school children about climate change and delivering measurable social value in the local community.



EPC A+



Target BREEAM
Outstanding



EV charging



LET US DO THE HEAVY LIFTING



Prologis Essentials is the first turnkey warehouse solutions platform for every phase of your journey, sustainably now and in the future.

With near limitless possibilities, it's about keeping it simple. Whether you're looking to increase energy efficiency, optimise fulfilment needs, or simply want to be fully up and running on day one (or at any time) – we've got you covered. We believe that the right location, with convenient end-to-end solutions in operations, energy, sustainability, mobility and workforce solutions gives your business lift and unparalleled strategic advantage.

Built exclusively around customer care, the Essentials platform applies scalable business value and a full-service approach to every warehouse, whether it's a Prologis building or not. Simply browse, choose, and talk through with an expert.



MEET YOUR ESSENTIALS SOLUTIONS MANAGER

"Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!"

Danny Bostock



Operations

A streamlined warehouse setup, from facility arrangement and material logistics to intelligent warehouse management.



Mobility

Designed to transform fleets of all sizes with speed, simplicity, and scale. Our experts have your every vehicle covered.



Energy + Sustainability

Access to continuous innovation to help you identify sustainable opportunities that lowers your business' carbon footprint.



Workforce

Programmes that elevate recruitment, retention and productivity so your business can leverage top-tier talent that grows alongside you.

For more information, please visit prologis.co.uk/Essentials

YOUR COMMUNITY THRIVING

At Prologis, we make so much more than industrial logistics buildings; we create the spaces and places where our customers' businesses can thrive, where employees enjoy coming to work, where communities and nature can flourish. We call it PARKlife™.

When you move your business to a Prologis Park, we give you access to our dedicated Property Management Team and a range of Park Services designed to make life easier for you. From Park security and maintenance through to gritting the estate roads and helping you get employees to and from work, our team will help you take care of business and maintain your competitive advantage.



On-Site
Security



Bus
Services



Park
Signage



Litter Picking



Snow Clearance /
Road Gritting



On-Site
Parking Controls



Green
Travel Plan



Maintained
Park Drainage



Community
Liaison



Maintained
Landscaping



Customer Estate
Meetings



Maintained
Private Roads



Shared External
Building Clean

For more information on the above services and how you, your business and your employees can benefit, please speak to Liz Allister.



I will be your main point of contact on the park. I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers' needs and helping them grow within our network.

**Liz Allister | Real Estate
& Customer Experience Manager**

PARKlife™

Apex Park incorporates a series of walking routes and a landscaped Pocket Park for use of the customers on the park.



Apex Pocket Park



Apex Pocket Park



About Prologis

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver the high quality buildings that help our customers run their businesses as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future. For more information please visit: prologis.co.uk

Terms

Available on leasehold terms on a full repairing and insuring basis. Please contact the joint sole agents for further details.



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