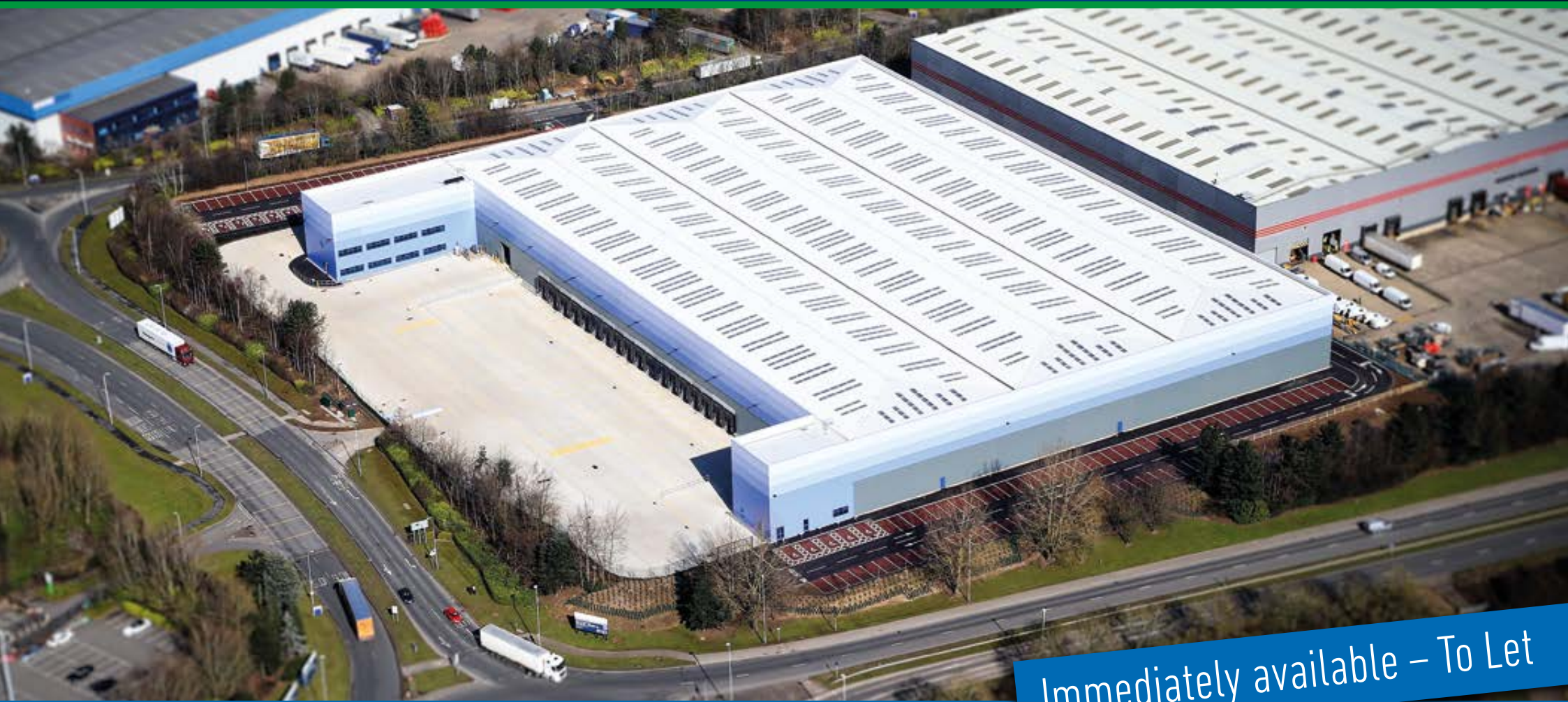


TORNADO 186 MAGNA PARK LUTTERWORTH



Immediately available – To Let

186,695 SQ FT
IN A LEADING LOCATION
FOR LOGISTICS





TORNADO 186 AT A GLANCE

BUILT FOR LOGISTICS

17
DOUBLE DOCK
LEVELLERS

2
LEVEL ACCESS
DOORS

12.5 m
CLEAR INTERNAL
HEIGHT

55 m
YARD DEPTH

STORAGE CAPACITY

25,200
VNA PALLET
POSITIONS

18,708
WIDE AISLE PALLET
POSITIONS

146,734
SQ FT
OF MEZZANINE
CAPACITY

50 kN psm
FLOOR LOAD

ENERGY

800 kVA
INCOMING POWER
SUPPLY

1 MW
SOLAR READY
PROVIDING ADDITIONAL
POWER UP TO

INCREASED PARKING

178
CAR PARKING
SPACES

ELECTRIC CAR
CHARGING BAYS
(1 ALREADY
INSTALLED)

37
HGV PARKING
SPACES

SUSTAINABILITY AND WELL BEING

VERY GOOD
BREEAM FIT-OUT
RATING

A
EPC RATING

OFFICE ACCOMMODATION

9,880
SQ FT
OFFICES

SUB-DIVISIBLE
FLEXIBILITY

TORNADO186.CO.UK

STRATEGIC LOCATION

Situate your business in a leading location for logistics
Tornado 186 offers a 186,695 SQ FT highly specified, grade-A standard logistics and distribution facility immediately available for occupation.

The building is located within Magna Park Lutterworth, Gazeley's flagship project, and Britain's first and Europe's largest park dedicated to distribution only. Industry acclaimed for setting new standards in concept, design and management, Magna Park Lutterworth encompasses 550 acres and provides up to 8.3 M SQ FT of floor space for B8 distribution. It is a private estate and offers a fully managed, dedicated logistics park environment with 24hr access/security and controlled HGV circulation.

Tornado 186 offers an outstanding opportunity to occupy a 186,695 SQ FT facility – the last remaining available unit on Magna Park Lutterworth, home to some of the world's leading companies.



Park sprinkler system
The park has a common sprinkler system, allowing customers to connect directly, removing the need for individual sprinkler tanks/pumps.



Established and successful location,
situated within the heart of the logistics Golden Triangle – home to over 30 brands and leading occupiers.



Benefit of full onsite amenities,
including 24hr security, traffic management and unrestricted 24/7 use.



BREEAM Very Good rated
facility with host of sustainability/energy saving features.



Premier Logistics Park
UK and Europe's premier logistics and distribution park.



Grade A specification, flexible design
built for logistics: 55 m yard, 12.5 m clear internal height, 178 car parking, 37 HGV parking spaces.

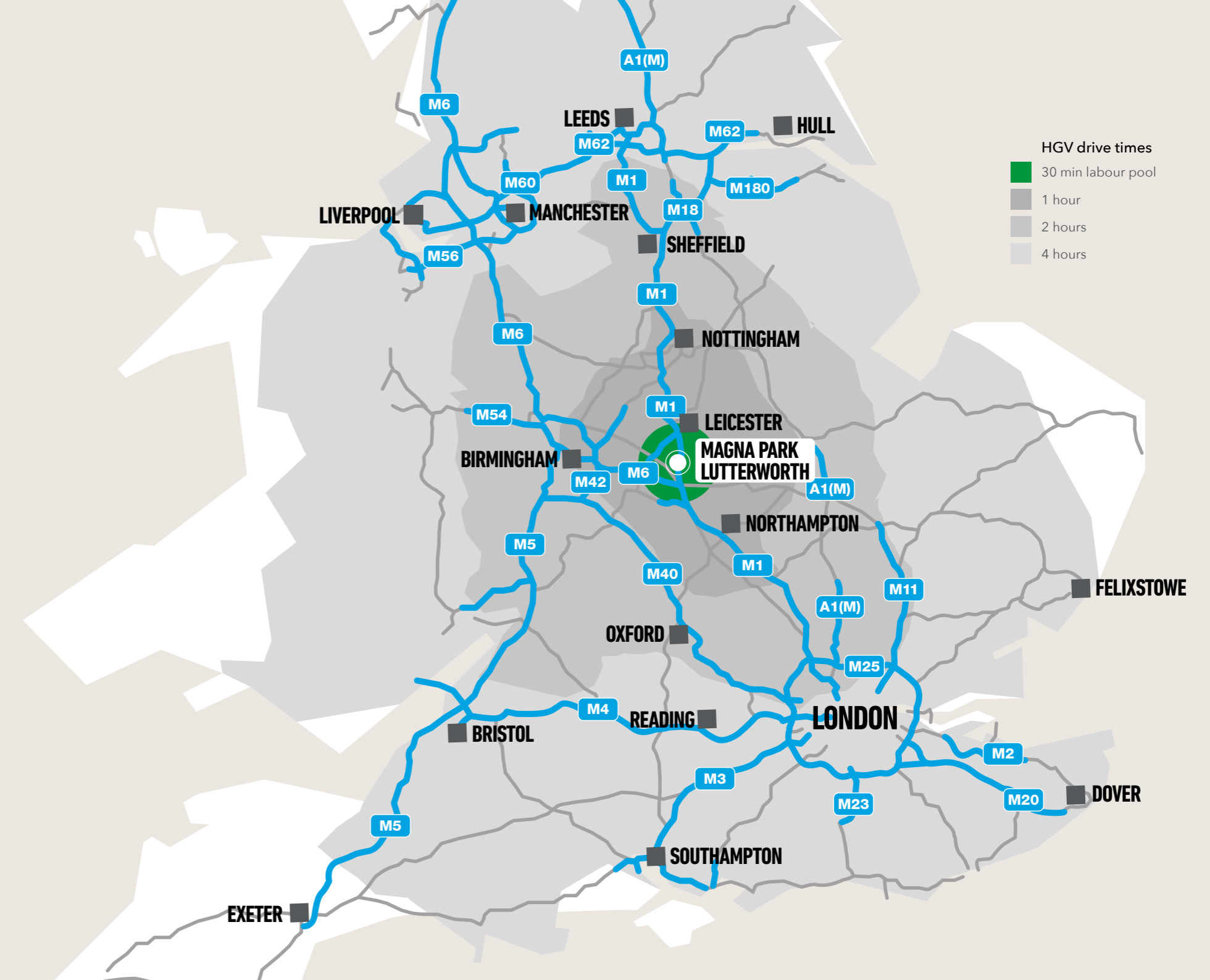


Flexible layouts
Flexible range of racking layouts and mezzanine options, including bespoke two-storey hub office configurations.



Suitable for a range of occupational uses
including last-mile logistics, third-party logistics providers (3PL), manufacturing and retail/FMCG.

53.9 MILLION PEOPLE WITHIN
FOUR HOURS' TRUCK DRIVE-TIME
85% OF THE UK POPULATION



ALL THE BENEFITS OF A MODERN LOGISTICS PARK

Environmental benefits

- ✓ low density development, generous landscape and high levels of biodiversity
- ✓ over one million trees have so far been planted to create a landscaped parkland environment
- ✓ environmentally advanced building construction
- ✓ travel planning for employees to reduce private car travel – lift share scheme, reducing traffic and easing staff travel to work

Social benefits

- ✓ a university-partnered logistics academy and campus to prepare students for careers in the industry and help feed the talent pool in Magna Park
- ✓ community access to the academy's facilities
- ✓ a new public park

Economic benefits

- ✓ efficient operating conditions for occupiers, enabling them to be more productive and profitable
- ✓ easy access for occupiers to railfreight services
- ✓ attractive working conditions for employees
- ✓ local business supply chain initiatives

Community benefits

- ✓ family fun day – hugely popular with the local community and surrounding area, 2-3,000 Magna Park employees attend each year, enjoying a variety of activities
- ✓ new and improved public access – bus service from key areas
- ✓ Magna Park Lutterworth community website
- ✓ Harborough FM broadcasts from the park
- ✓ Logistics Institute of Technology



1+ million trees



EcoTemplate sustainability



Lift share scheme



Family fun days



Country park





MAGNA PARK LUTTERWORTH

HOME
TO 29
LEADING
OCCUPIERS

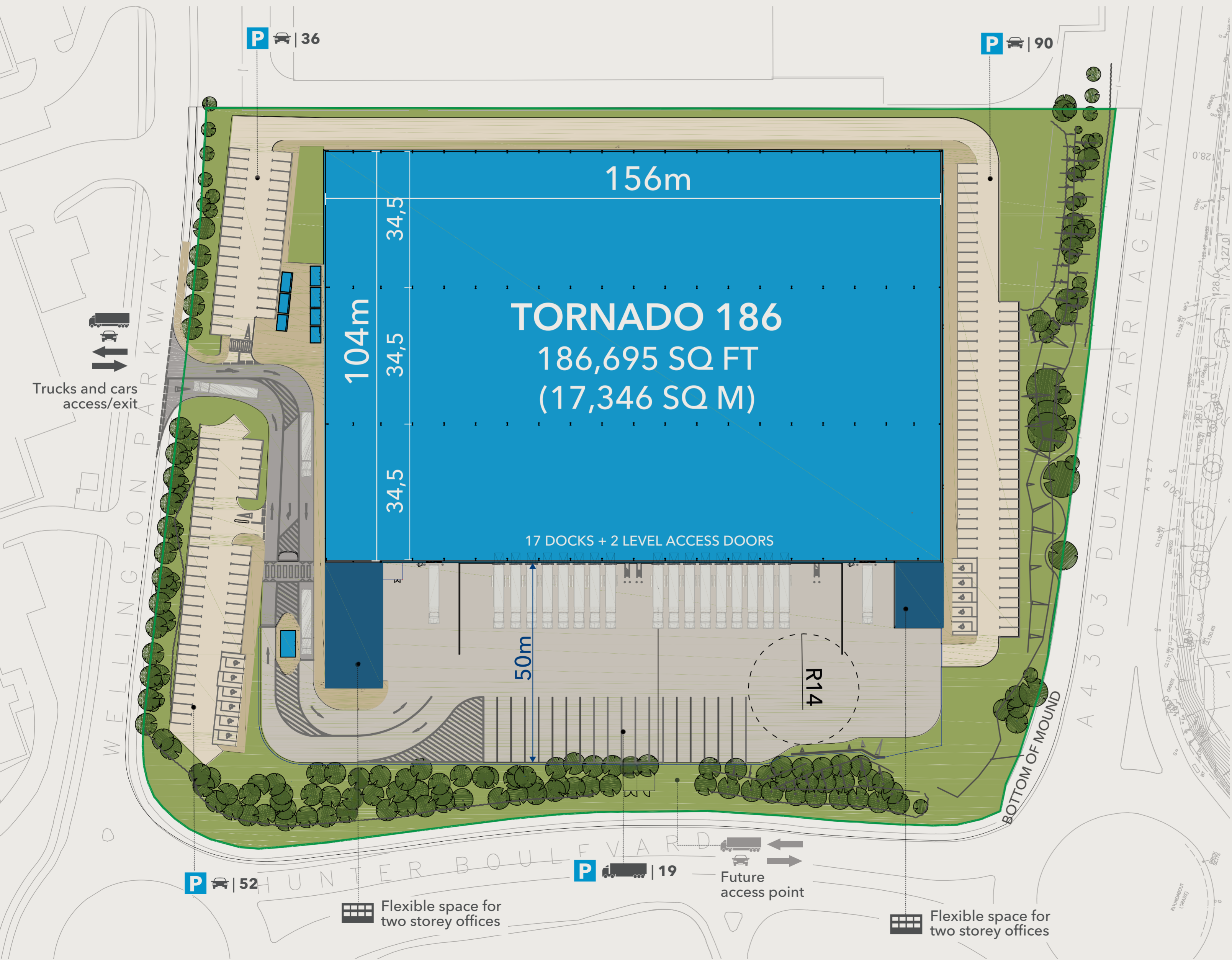
Occupying over 8.3 M SQ FT

TORNADO 186



SITE PLAN & SPEC

SITE PLAN



SITE SPEC

SQ FT
186,695

SQ M
17,346

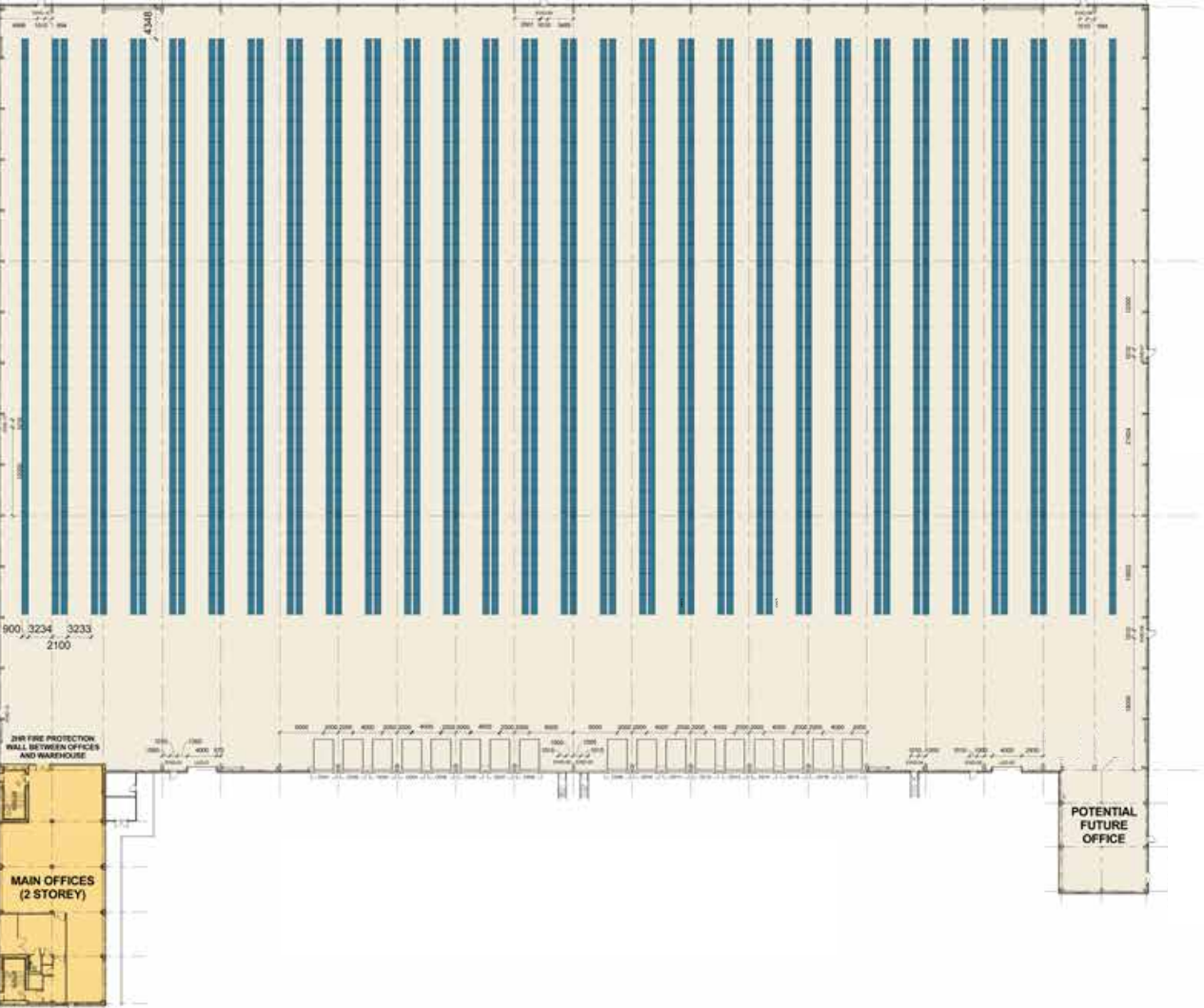
High spec

Warehouse	176,600 SQ FT	16,408 SQ M
Offices (2 storey)	9,880 SQ FT	918 SQ M
Gatehouse	215 SQ FT	20 SQ M
Total GIA	186,695 SQ FT	17,346 SQ M
HGV parking	37	
Car parking	178 (incl. disabled)	
Clear height	12.5 m	
Dock doors	17	
Level access	2	
Fully fitted offices with raised floors and air conditioning		

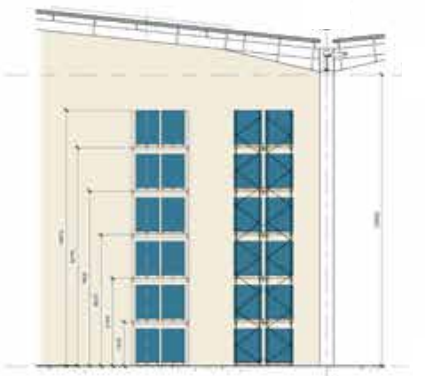
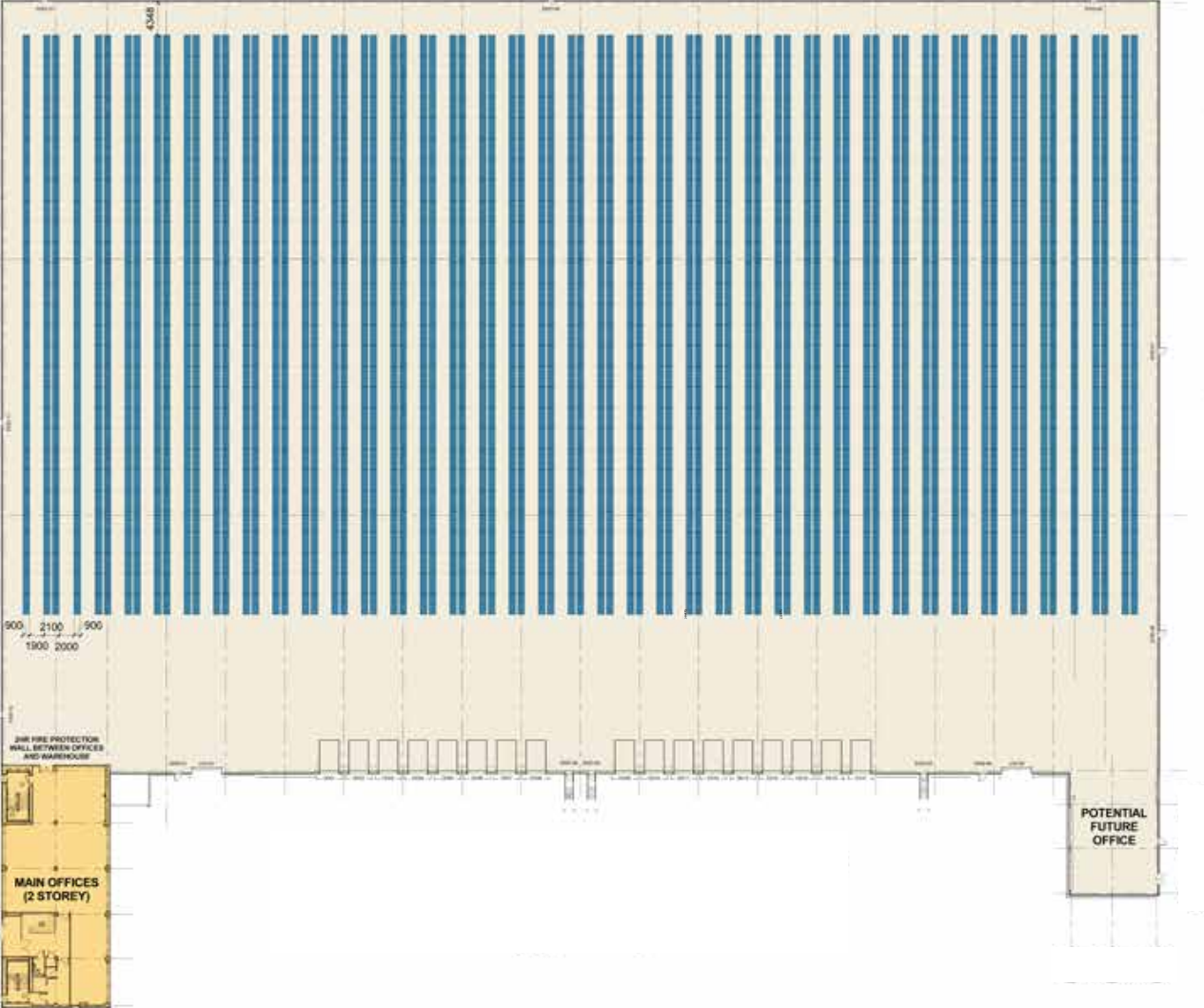


Immediately available – To Let

WIDE AISLE RACKING LAYOUT



NARROW AISLE RACKING LAYOUT



RACKING LAYOUTS – VIEW PANORAMA



Wide Aisle Camera Locations
Scan QR Code to view Panorama from this location

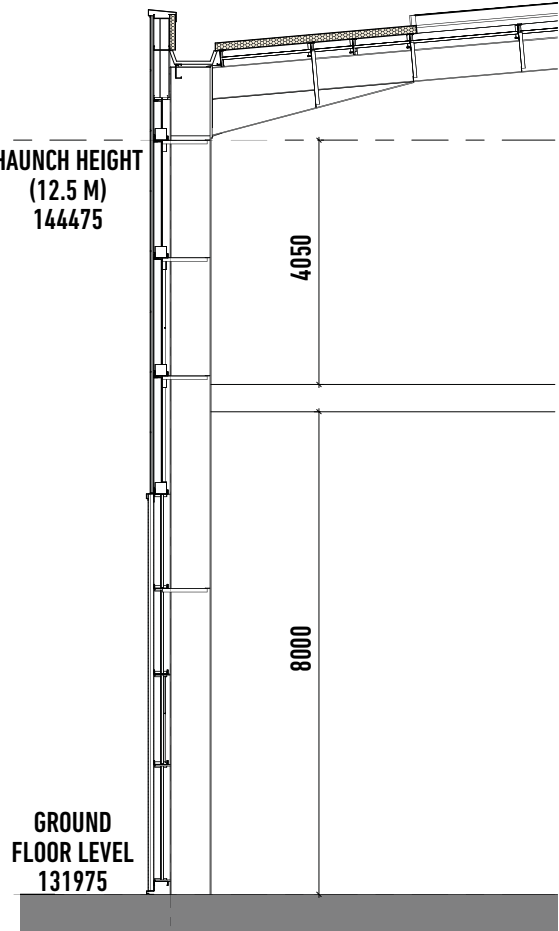
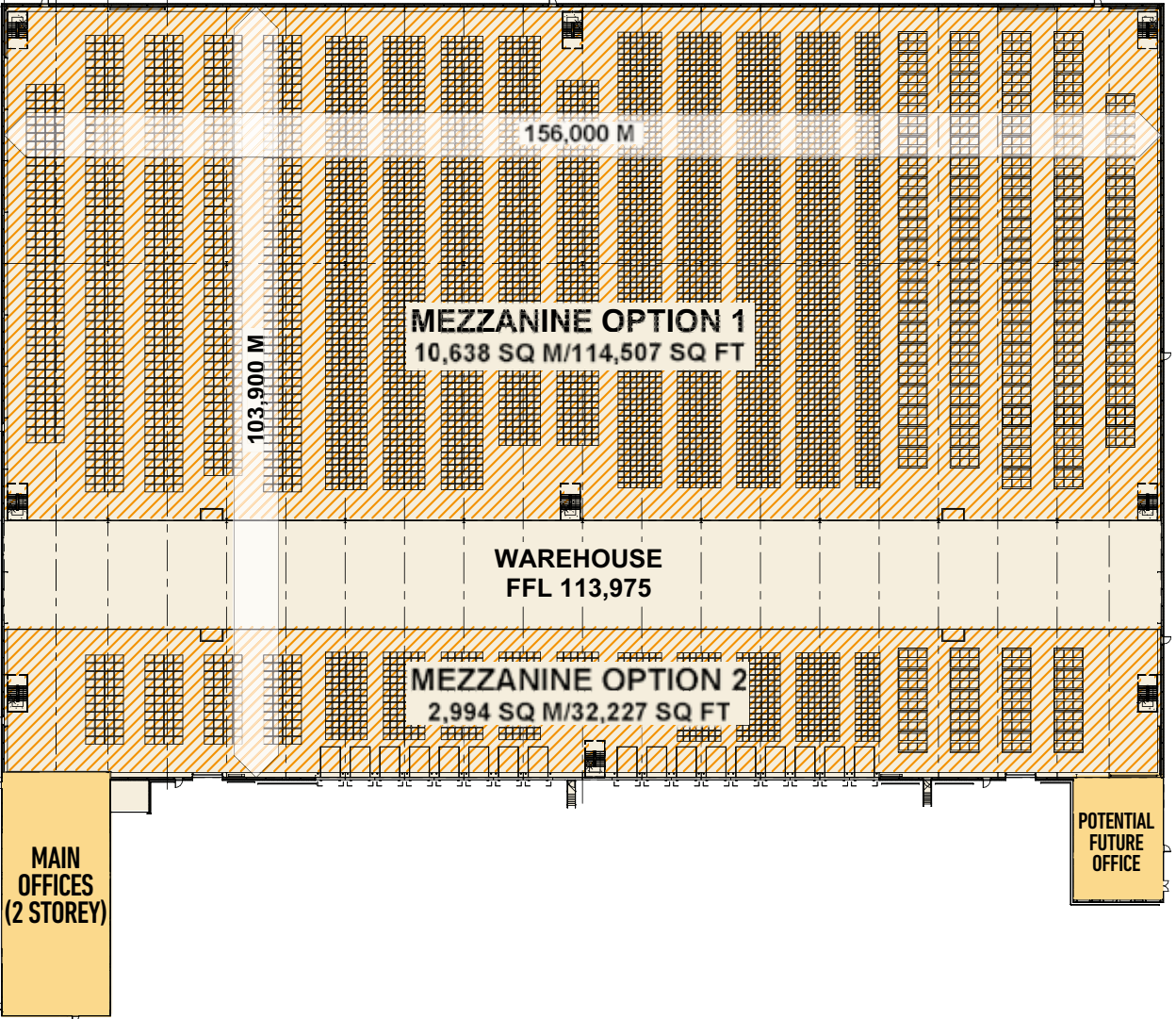


Narrow Aisle Camera Locations
Scan QR Code to view Panorama from this location

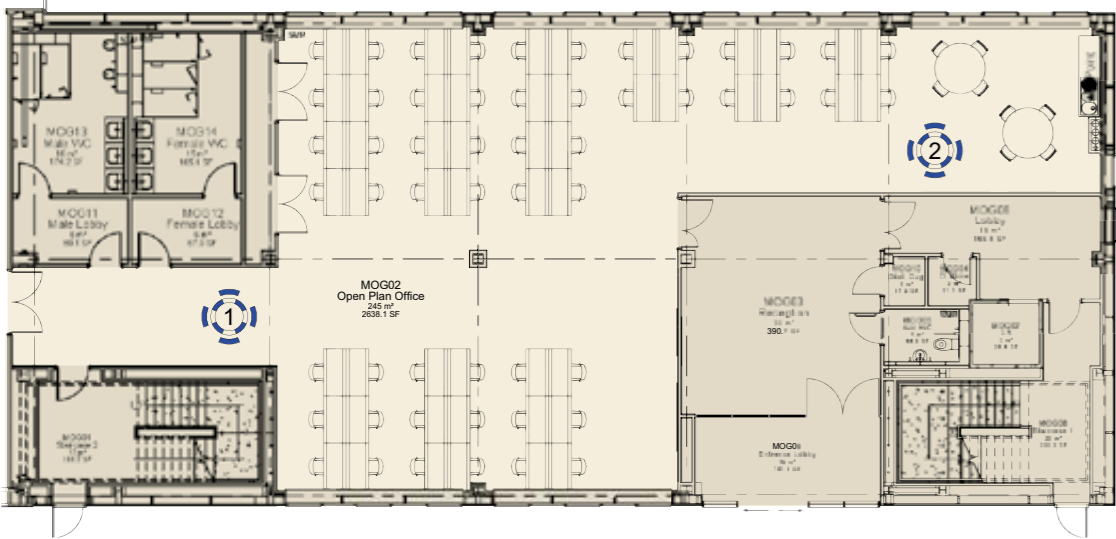
An extensive range of racking layouts are available including wide aisle and narrow aisle.

In addition, the facility has been flexibly designed to also potentially accommodate a range of mezzanine floor options according to the occupier's requirements.

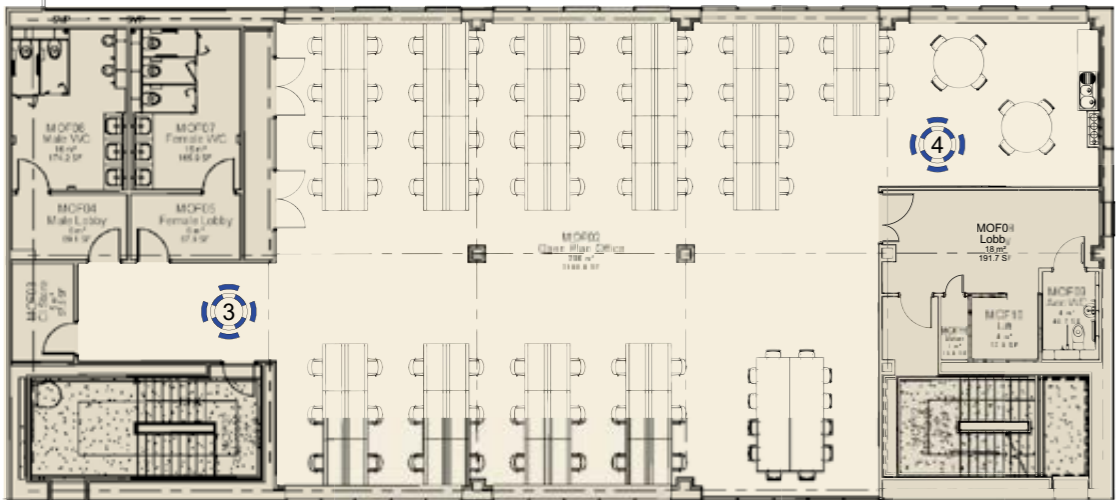
MEZZANINE OPTIONS



MAIN OFFICE AREA



1. Main Office - Ground Floor Open Plan

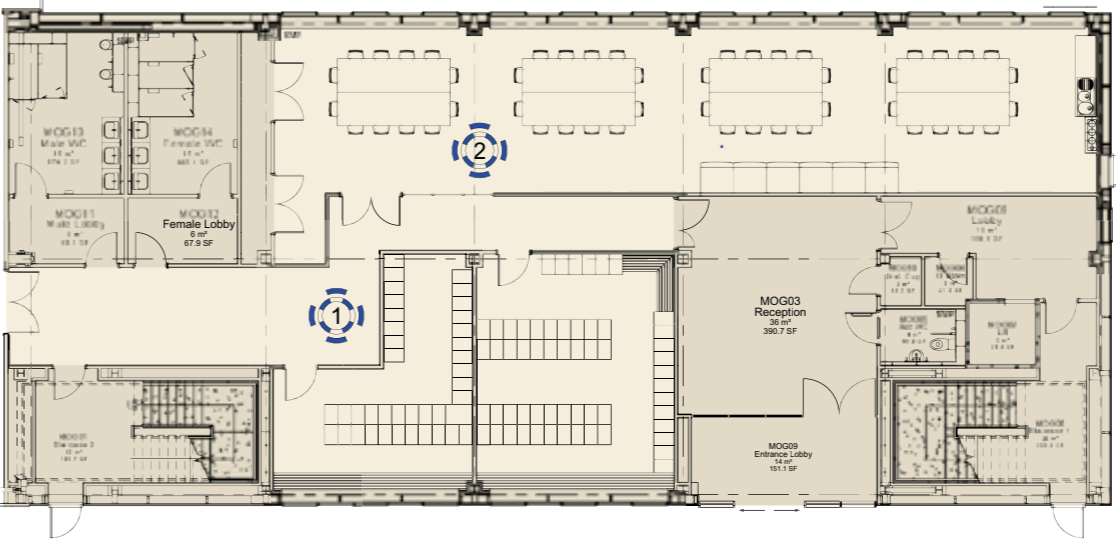


2. Main Office - First Floor Open Plan

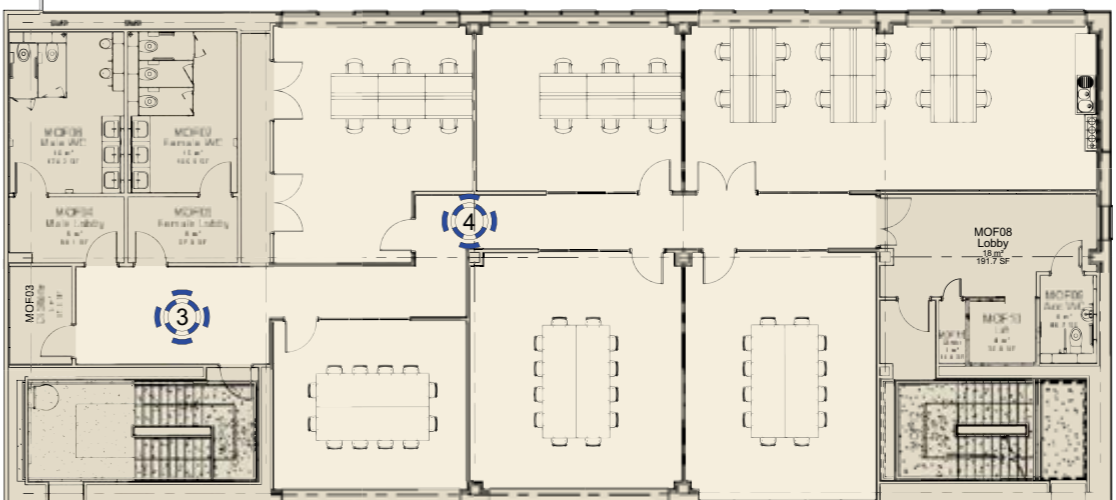


Camera Locations
Scan QR Code to view panorama from this location

MAIN OFFICE AREA



3. Main Office - Ground Floor Fit-Out Plan

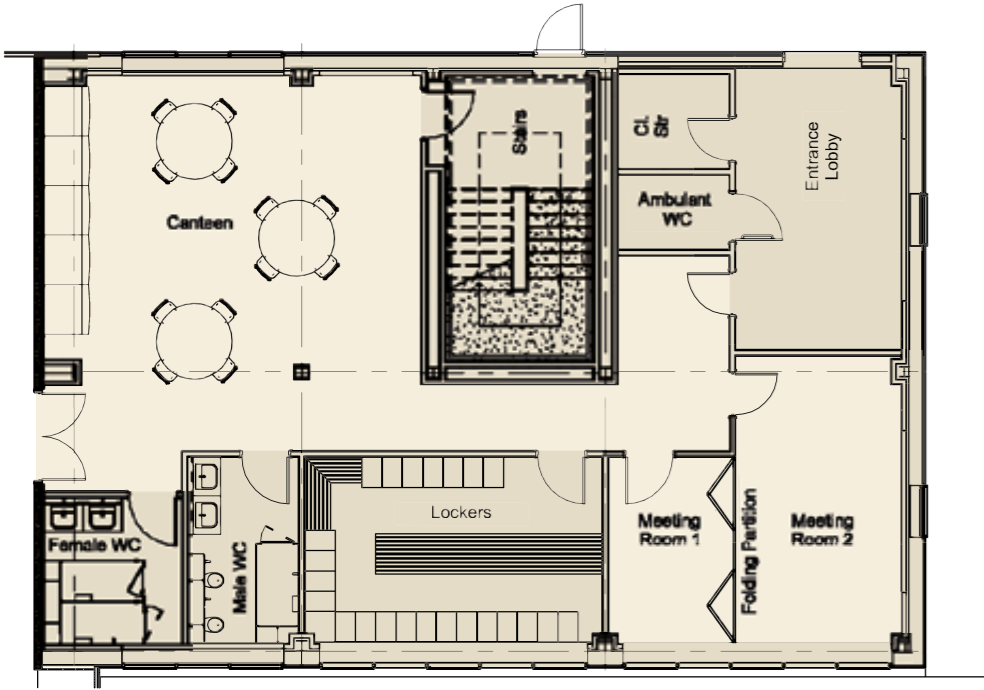


4. Main Office - First Floor Fit-Out Plan

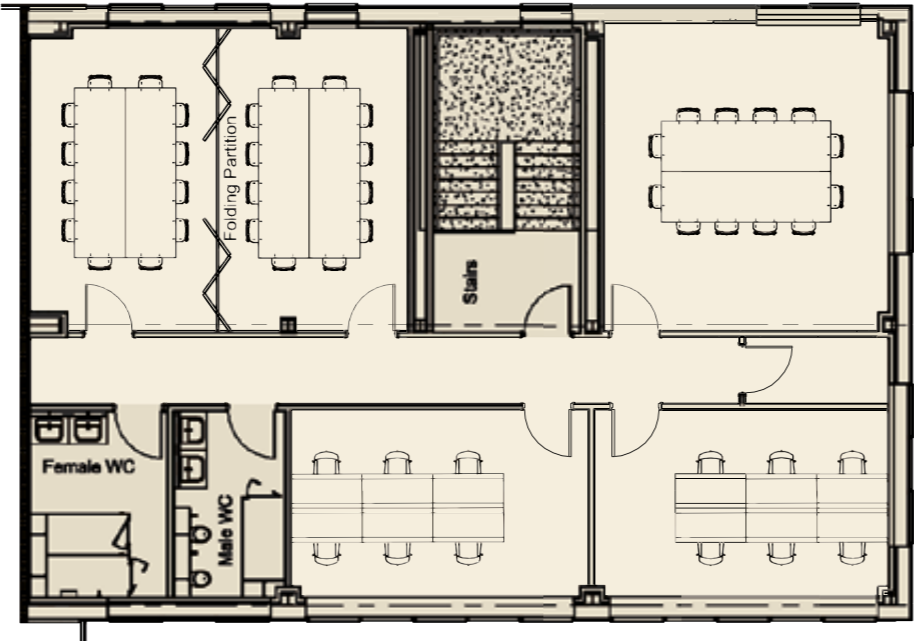


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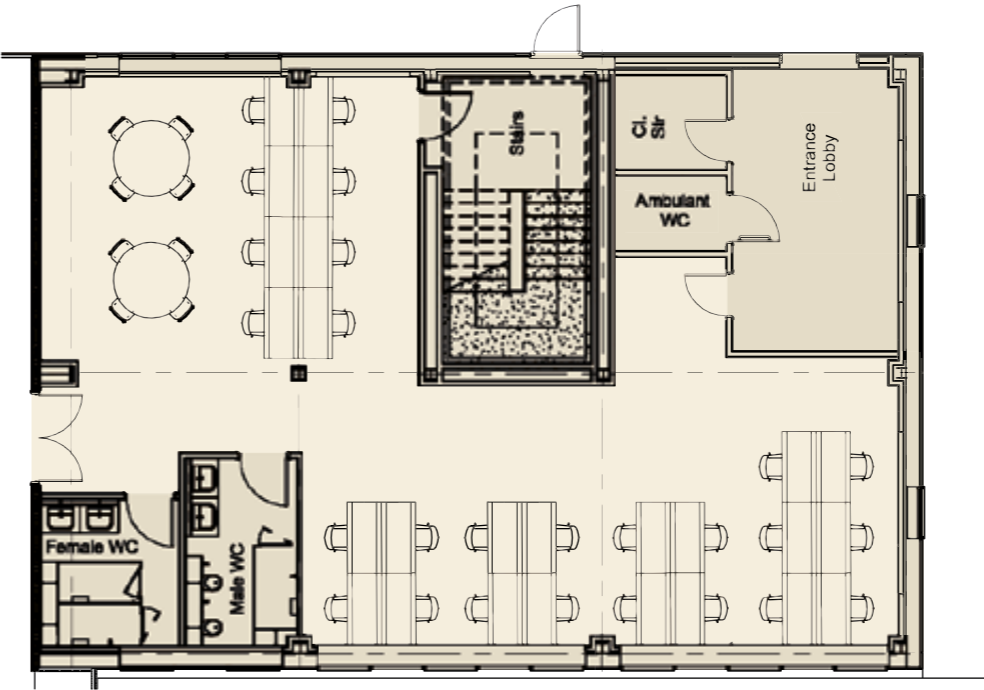
SECONDARY OFFICE AREA



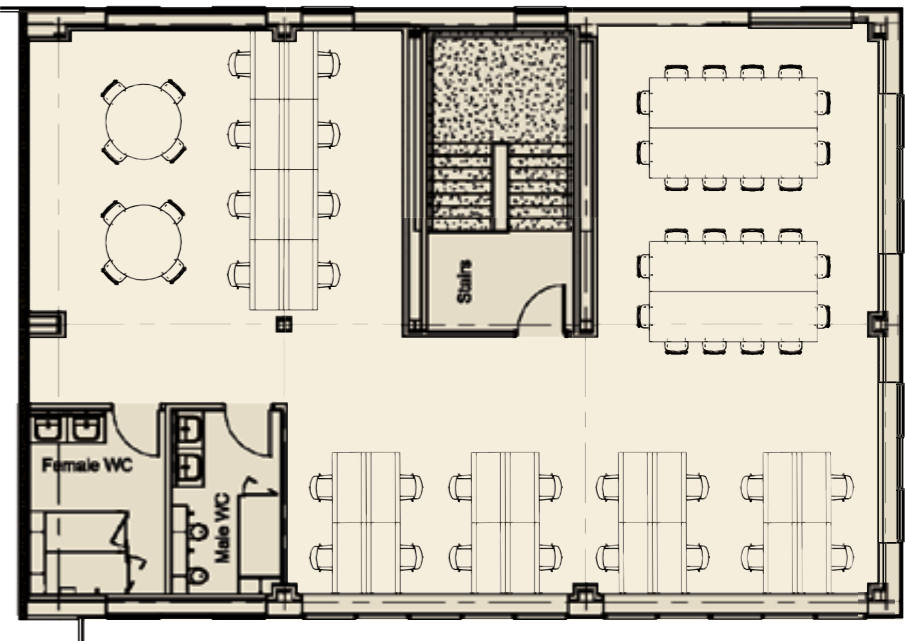
1. Secondary Office - Ground Floor Fit-Out Plan



2. Secondary Office - First Floor Fit-Out Plan



3. Secondary Office - Ground Floor Open Plan



4. Secondary Office - First Floor Open Plan

TORNADO 186

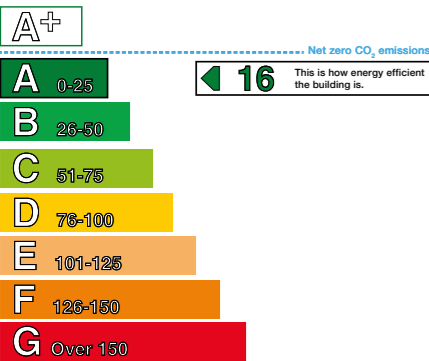
SUSTAINABILITY

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

Gazeley is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers’ business operations in many effective ways.



BREEAM UK New Construction 2014:
Industrial (Shell and Core)



Tornado 186
Overall Score: 58.1%
Rating: Very Good



Energy
usage

Monitoring energy usage
Our online energy dashboard can help customers proactively manage their energy consumption.



Cost
effective

Cost-effective
We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



Water
usage

Reducing water usage
Rainwater harvesting for use in toilet flushing and other non-potable applications.



Optimising
natural light

Optimising the use of natural light
Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



Recycling
performance

Recycled & recyclable materials
Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



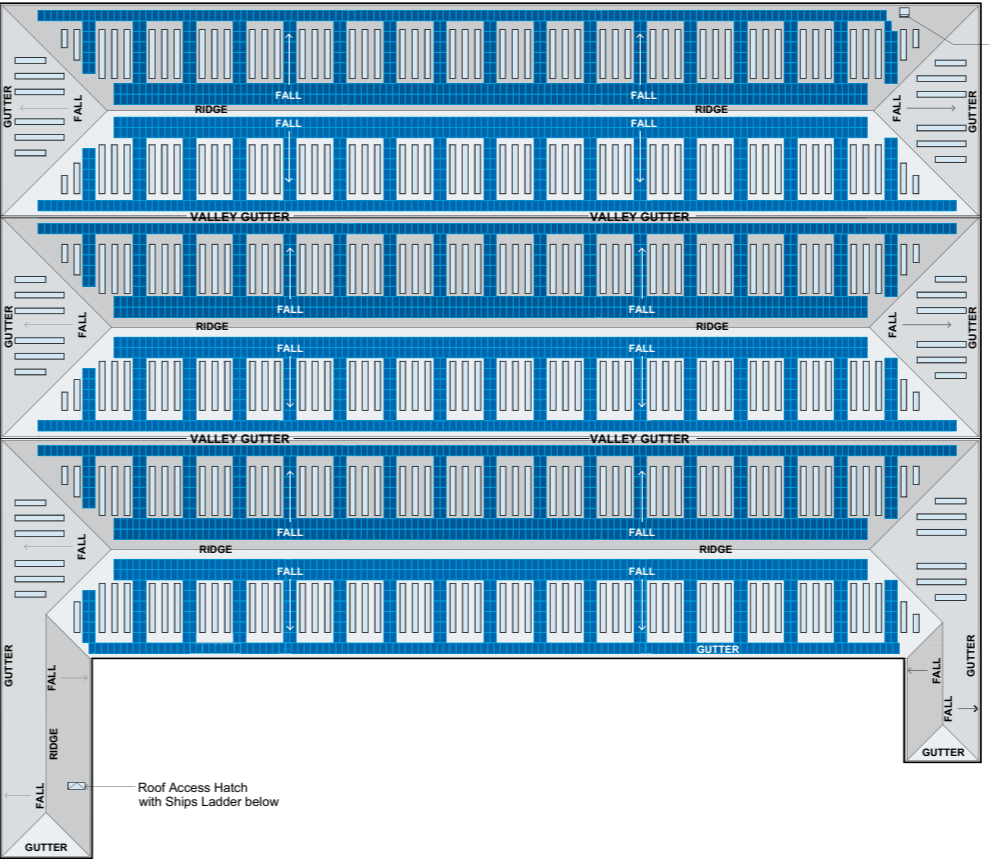
Exceeding
regulations

Exceeding requirements
Gazeley is a pioneer in environmentally sustainable ‘eco-warehouse’ development, setting the industry standard.

TORNADO 186

SOLAR PANEL CONFIGURATION

Tornado 186 is able to accommodate solar panels. The building’s sustainable features generate a significant reduction of operating costs and CO₂ emissions.



Courtesy of Kingspan

TORNADO 186 — solar PV ready





LOCATION AND TRAVEL DISTANCES



Destination	Miles
M1 Junction 20	2.5
M6 Junction 1	4.5
M69 Junction 1	7

Destination	Miles
Rugby	7.5
Coventry	19
Northampton	25.5
Birmingham Airport	30
Birmingham	36

Destination	Miles
Central London	89
Heathrow	91
Manchester	118
East coast ports	150



CONTACTS

If you would like any further information on the building, or to arrange a meeting, please email or call:

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For further information, please visit:
gazeley.com/property/magna-park-lutterworth/



ABOUT GAZELEY

Gazeley is a leading developer, investor and manager of European logistics warehouses and distribution parks with a 17 million square foot portfolio concentrated in the strategic logistics markets of the UK, Germany, France and the Netherlands. In addition to its operating portfolio, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen, Gazeley has a prime landbank which allows for the development of an additional 16 million square feet.

Gazeley is wholly owned by GLP, the leading global provider of modern logistics facilities.



Gazeley

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gazeley.com