

Prologis
Park
Beddington
Croydon

Technical Pack

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1. Property CGIs





2. Site Plan and Accommodation



Accommodation Schedule

	DC1	DC2A*	DC2B*	DC2C*	DC3†	DC4†
Warehouse	26,490 sq ft	12,320 sq ft	11,600 sq ft	12,320 sq ft	72,130 sq ft	57,990 sq ft
Offices	4,850 sq ft	2,360 sq ft	2,220 sq ft	2,360 sq ft	8,250 sq ft	7,750 sq ft
Total	31,340 sq ft	14,680 sq ft	13,820 sq ft	14,680 sq ft	80,380 sq ft	65,740 sq ft
Clear internal height	10m	10m	10m	10m	15m	15m
Yard depth	40m	17m	17m	17m	40m	40m
Dock doors	2	-	-	-	8	5
Level access doors	2	2	2	2	2	2
Car parking	22	17	10	17	76	51

*Ability to combine: 13,820 - 43,180 sq ft (1,285 - 4,015 sq m) †Ability to combine: 146,120 sq ft (13,576 sq m)

With 2MVA of power available to the site Prologis Park Beddington can accommodate businesses with substantial power requirements.

3. Specification

This section provides a summary of the main items which provide the essentials for an energy efficient, high quality building. The following is intended as a summary only, a detailed specification is available upon request.

Warehouse

- Steel portal frame
- Built-up cladding with 25-year system guarantee
- Triple-skinned rooflights to 15% of floor area
- FM2 floor slab:
 - Uniformly-distributed loading of 50kN/m²
 - Rack loading
 - DC1 & DC2 = 6 tonnes
 - DC3 & DC4 = 9 tonnes
- Pro-wall reinforced concrete dock areas with dock height of 1300mm
- Level access and dock doors to cover a range of vehicle sizes
 - DC2 units provide level access doors only
- Adjustable dock levellers rated to 6,000kg with retractable shelters, LED traffic lights and lighting
- LED warehouse lighting with automatic movement and daylight controls are included in the base specification for DC1 and DC2 units



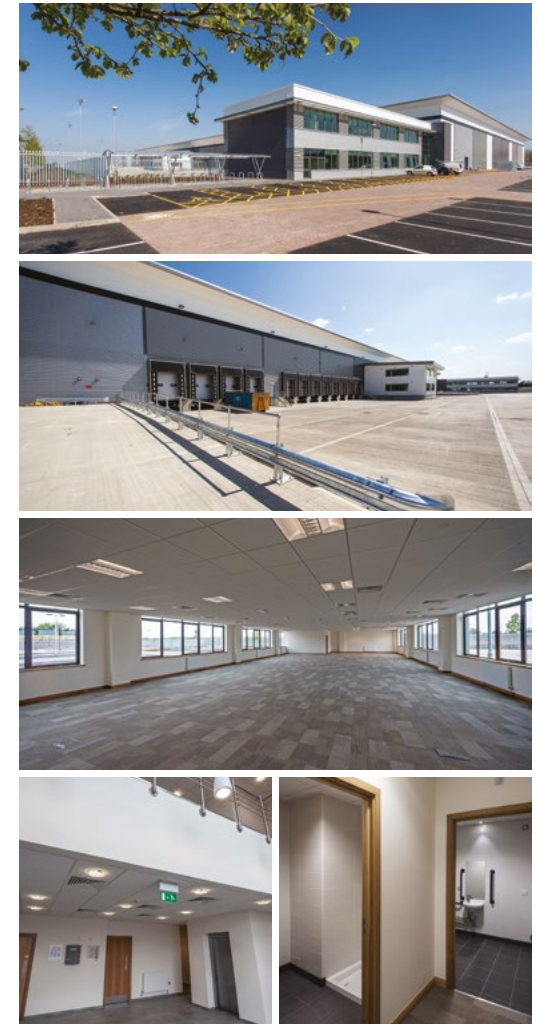
Office

- Enhanced cladding and curtain walling to improve natural lighting with Brise Soleil to reduce solar gain
- 'Mixed mode' mechanical ventilation system with openable windows
- High efficiency gas fired heating with radiators
- Solar thermal hot water system
- Rainwater harvesting
- Energy monitoring system with 'smart meters'
- LED office lighting with automatic movement and daylight controls
- Heavy duty raised access floor with floor boxes and provision for data cabling
- Fire alarm system and main panel designed for the future connection of a warehouse fire alarm system
- High quality office finishes:
 - Carpet tiles with recycled materials
 - Painted, dry lined walls
 - Stainless steel ironmongery with suited locks
 - Hardwood faced doors and joinery
 - Ceramic tiling to reception and WC areas
 - WC cubicles and vanity units with concealed plumbing
 - Showers for cyclists

Exclusions

Please note the following items are excluded from our offer:

- All firefighting equipment, warehouse sprinkler installation, in-rack sprinkler, foam enhancement systems, hose reels, smoke ventilators and extinguishers and any other firefighting equipment as a requirement of the Local Authority Building Regulations and/or Bye Laws, the Fire Officer or the specific requirements of the tenant's insurer
- Supply (shipping and metering) agreements for permanent utility supplies
- Warehouse heating, lighting and fire detection systems unless specified*
- Telephone and data systems, CCTV
- Canteen/kitchen catering equipment, servery and fittings
- Furniture, furnishings, demountable partitions, blind fittings, lockers, shelving, process machinery of any type, racking and mezzanine floors, skips, vehicle wash equipment, fuel installation or any other item, which has not been expressly detailed in this document
- External customer signage



Indicative images from previous Prologis projects

*Warehouse lighting included in the base specification for DC1 and DC2.

4. Property Management and Park Services

Property Management Contacts



Wayne Porter
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Paul Johnson
Senior Associate
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pjohnson@prologis.com



Steven Haddock
Director
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Park Services Include:



Green
Travel Plan



Maintained
Landscaping



Maintained
Park Drainage



Park
Signage



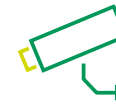
Customer
Estate Meetings



Litter
Picking



On-site
Parking Controls



Dedicated
CCTV



On-Site
Security Patrols



Community
Liaison



Maintained
Private Roads



Snow Clearance/
Road Gritting

5. Occupational Costs

Projected Annual Service Charge Budget

		BUDGET	
MANAGEMENT	Management Fees		
	- Management Fees	£6,000	
	Accounting Fees		
	- S/C Audit Fees	£1,500	
	Health, Safety & Environmental		
	- Risk Assessment & Audits	£1,250	
	Bank Charges	£100	
			£8,850
UTILITIES	Electricity		
	- Electricity	£2,500	
			£2,500
SOFT SERVICES	Security		
	- Security Patrols	£7,500	
	- Security Systems (CCTV)	£5,000	
	- Parking Management Fee	£250	
	- External Landscaping & Associated Maintenance	£45,000	
	Marketing & Promotions - Green Travel	£7,500	
			£65,250
HARD SERVICES	Fabric Repairs & Maintenance		
	- External Repairs & Maintenance (Winter Maintenance)	£5,000	
	- External Repairs & Maintenance (General Unforeseen Items)	£7,500	
			£12,500
INSURANCE	All Risk Insurance Cover	£2,500	
			£2,500
			£91,600

Projected Service Charge Apportionment and Insurance Costs

CONSTRUCTION UNIT NUMBER	PLOT AREA (acres)	SERVICE CHARGE PERCENTAGE (based on plot area)	ANNUAL CHARGE	INSURANCE (£ PSF PA unsprinklered)	INSURANCE (£ PA unsprinklered)
DC1	1.26	15.85%	£14,518	£0.073	£2,189
DC2A	0.47	5.91%	£5,415	£0.073	£1,011
DC2B	0.43	5.41%	£4,954	£0.073	£964
DC2C	0.47	5.91%	£5,415	£0.073	£1,011
DC3	2.96	37.23%	£34,105	£0.073	£5,719
DC4	2.36	29.69%	£27,192	£0.073	£4,663

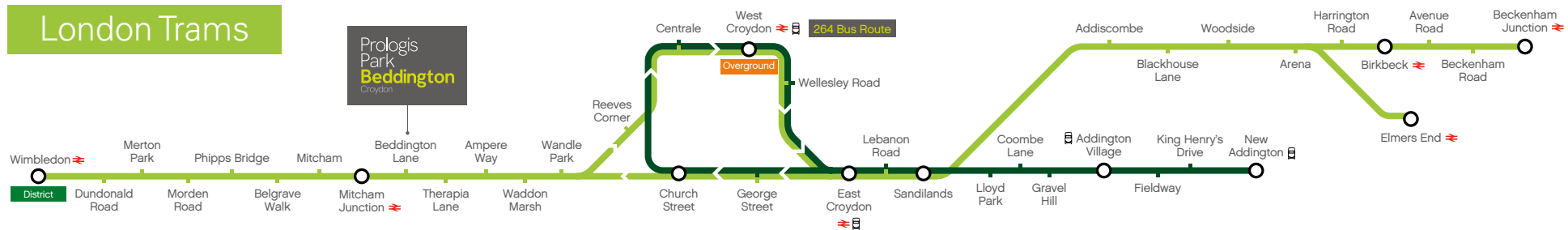
Business Rates

CONSTRUCTION UNIT NUMBER	ESTIMATED RATEABLE VALUE	PROJECTED BUSINESS RATES	TOTAL SERVICE CHARGE, INSURANCE AND BUSINESS RATES BUDGET
DC1	£260,000	£136,240	£152,947
DC2A	£130,000	£68,120	£74,546
DC2B	£123,000	£64,452	£70,371
DC2C	£130,000	£68,120	£74,546
DC3	£625,000	£327,500	£367,325
DC4	£520,000	£272,480	£304,336

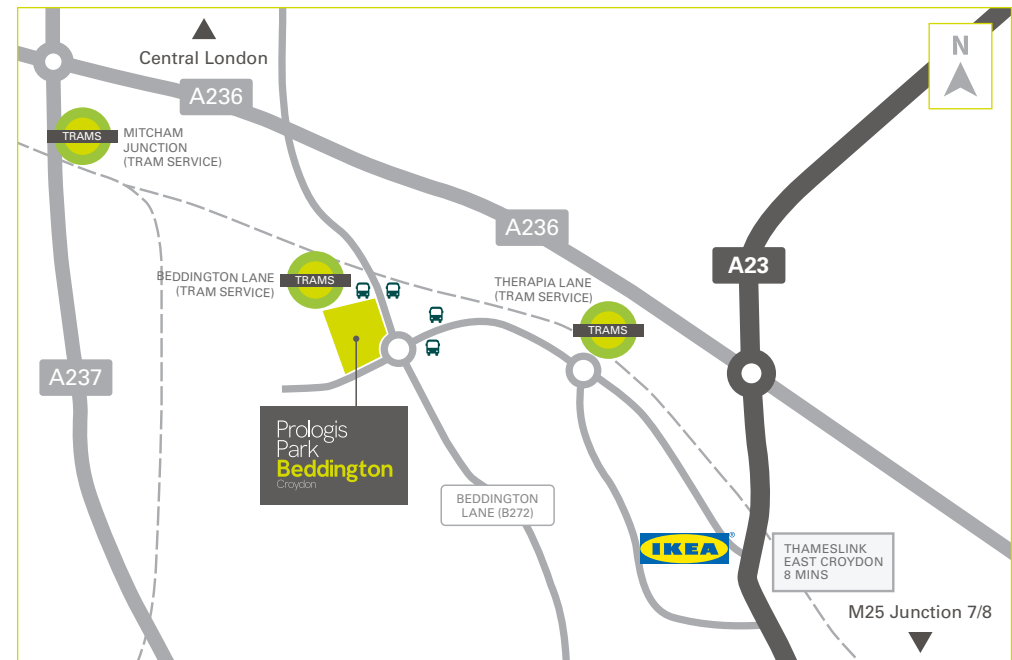
The units have not been assessed for business rates. The schedule provides an estimated rates assessment carried out by the Business Rates Team at Altus Chartered Surveyors. The estimates are provided for indicative purposes only and we recommend that interested parties carry out their own investigations.

The rates payable are based upon the 2019/2020 multiplier of 50.4p plus an additional 2p Crossrail supplement levied on London Boroughs.

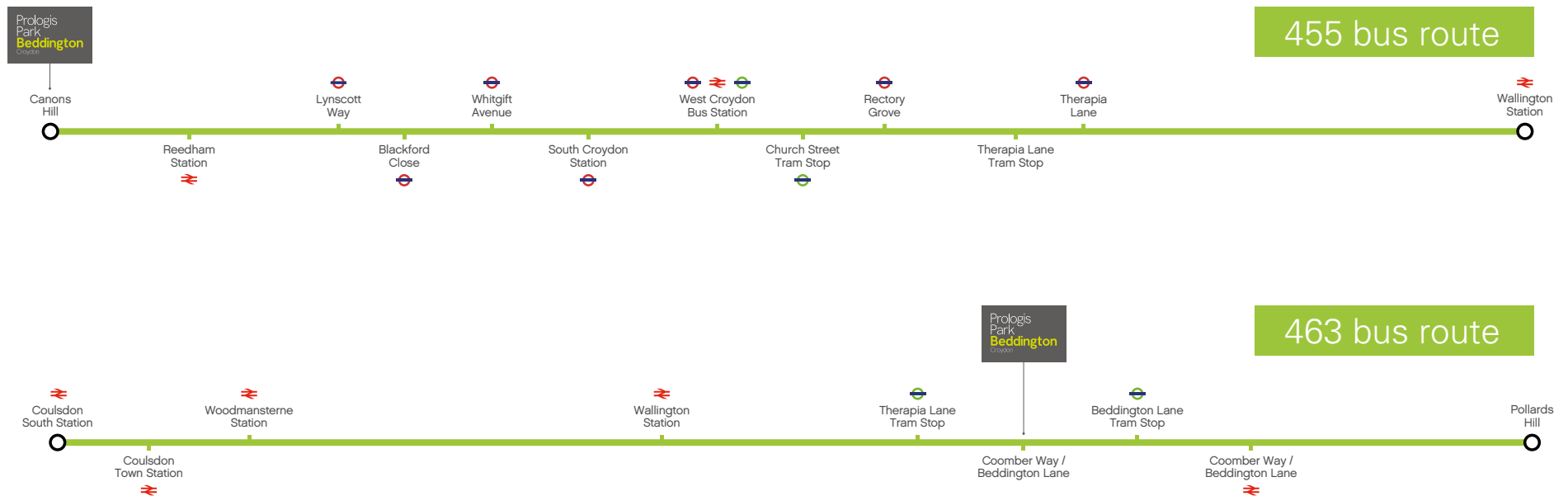
6. Public Transport



The site is located on Beddington Lane and is a 5 minute walk away from Beddington Lane tram stop (0.2 miles) providing services from Wimbledon to Beckenham Junction, stopping at various train stations. The tram expands your potential labour pool, providing a convenient way for your employees and customers to get to your business.



Bus stops for the 455 and 465 bus routes are located in close proximity on Beddington Lane and Coomber Way.



7. Our Approach to Sustainability

Introduction

Prologis UK is pioneering an approach to environmentally sustainable distribution facilities, but our commitment to sustainability extends beyond our buildings to include the surrounding landscape and our neighbouring communities.



An Overview

Prologis are carrying out a range of CSR programmes that include:

- Helping children and young people to understand the principles of sustainability in a way that is relevant to their curriculum and experience
- Supporting and developing the biodiversity of the site
- Sponsoring archaeological work that helps to connect the community to its history
- Providing volunteer teams to offer practical help to the local community

Our Commitment to Sustainability

At Prologis we recognise that our activities in constructing and operating logistics parks can have a lasting impact on local communities and the surrounding environment. For this reason, we design and construct each of our buildings to reach a minimum BREEAM (2014) 'Very Good' standard and achieve the best EPC rating possible, underpinned by our commitment to sustainability.

Prologis is the first industrial property company in the UK to measure, reduce and mitigate 100% of the embodied carbon in our buildings and feel that we should play our part to bring the benefits of sustainability to our customers, the local community and beyond.



We mitigate unavoidable embodied carbon emissions by supporting environmental charity Cool Earth in their work to reduce tropical deforestation, monitored by Planet Mark, which validates the carbon footprint report for every building and certifies that each stage has been successfully completed.

Since 2008, our buildings have helped to protect over 10,000 acres of rainforest in Papua New Guinea is part of the Queen's Commonwealth Canopy. This current area protected is equivalent to Zone 1 of the London Underground.

The legacy of sustainable development is something we gift to every owner or occupier of a Prologis building in the UK. For you, this allows you to make a positive environmental impact and save money from day 1.



8. 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 high quality buildings that help businesses run as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.



1000 acres

of land with detailed
planning permission



42 million sq ft

of buildings delivered for
customers by Prologis UK



2.1 million trees

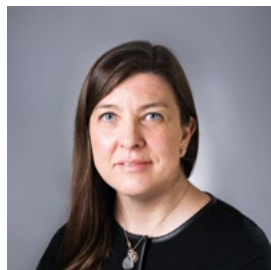
being protected in
the Amazon rainforest



\$72 billion

in total assets under
management worldwide

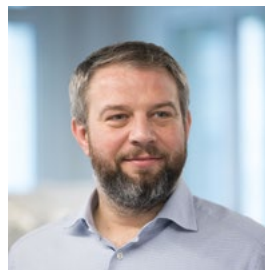
9. Contacts



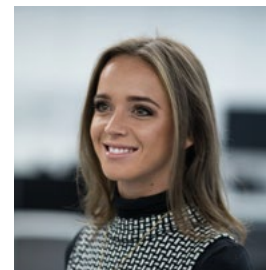
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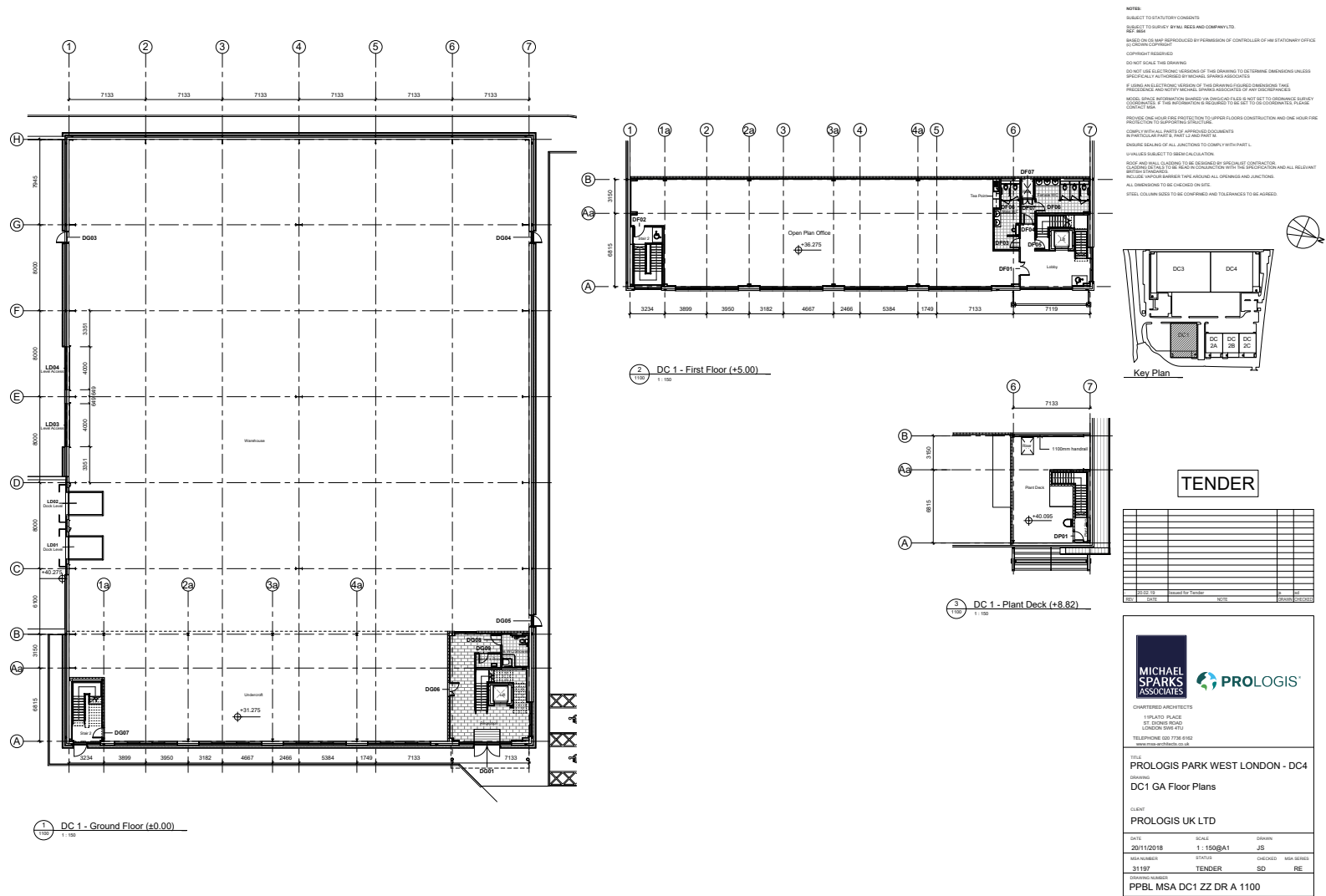


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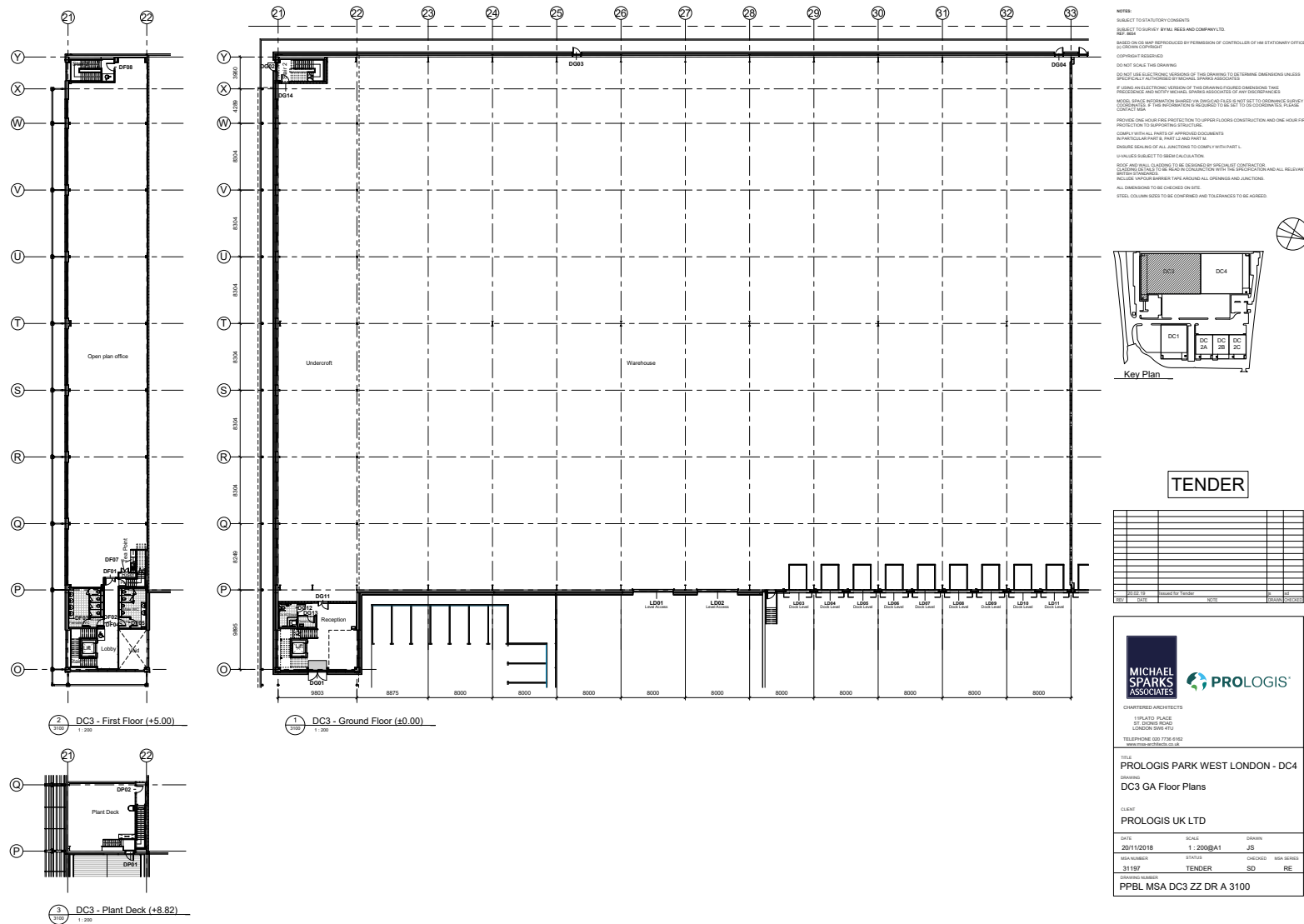


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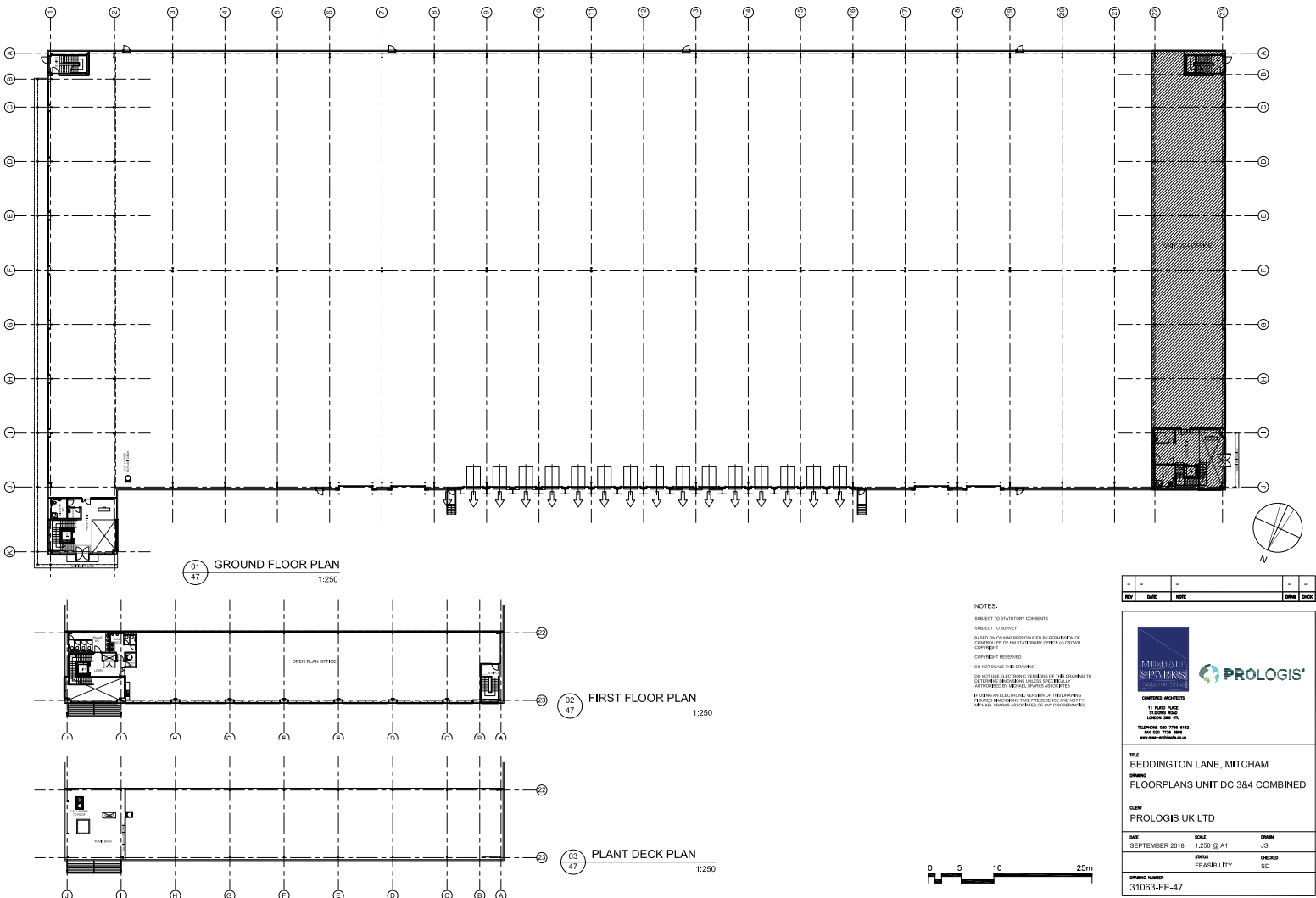
10. Unit Floorplans

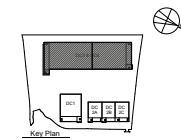


10. Unit Floorplans



10. Unit Floorplans





FEASIBILITY

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