

PROLOGIS PARK PINEHAM NORTHAMPTON M1 JUNCTION 15a



# A MODERN CLASSIC DC7

211,304 SQ FT  
NEW GRADE A  
DISTRIBUTION  
BUILDING



[prologis.co.uk/pineham](http://prologis.co.uk/pineham)



# A MODERN CLASSIC



## PARK SERVICES

Our customers can benefit from a range of park-wide services at Pineham that we have designed to support their business operations.



BUS SERVICES



GREEN TRAVEL PLAN



SNOW CLEARANCE/ ROAD GRITTING



ON-SITE PARKING CONTROLS



MAINTAINED PRIVATE ROADS



MAINTAINED LANDSCAPING



SHARED EXTERNAL BUILDING CLEAN



MAINTAINED PARK DRAINAGE



LITTER PICKING



COMMUNITY LIAISON



PARK SIGNAGE



Liftshare partners drivers and passengers together to share the cost, and hassle, of the daily commute to work. With over 350 members, Prologis Park Pineham is the most successful of our schemes making it even more accessible for the staff working within the Park. The average Liftshare member could save over £1,000 per year on commuting costs.

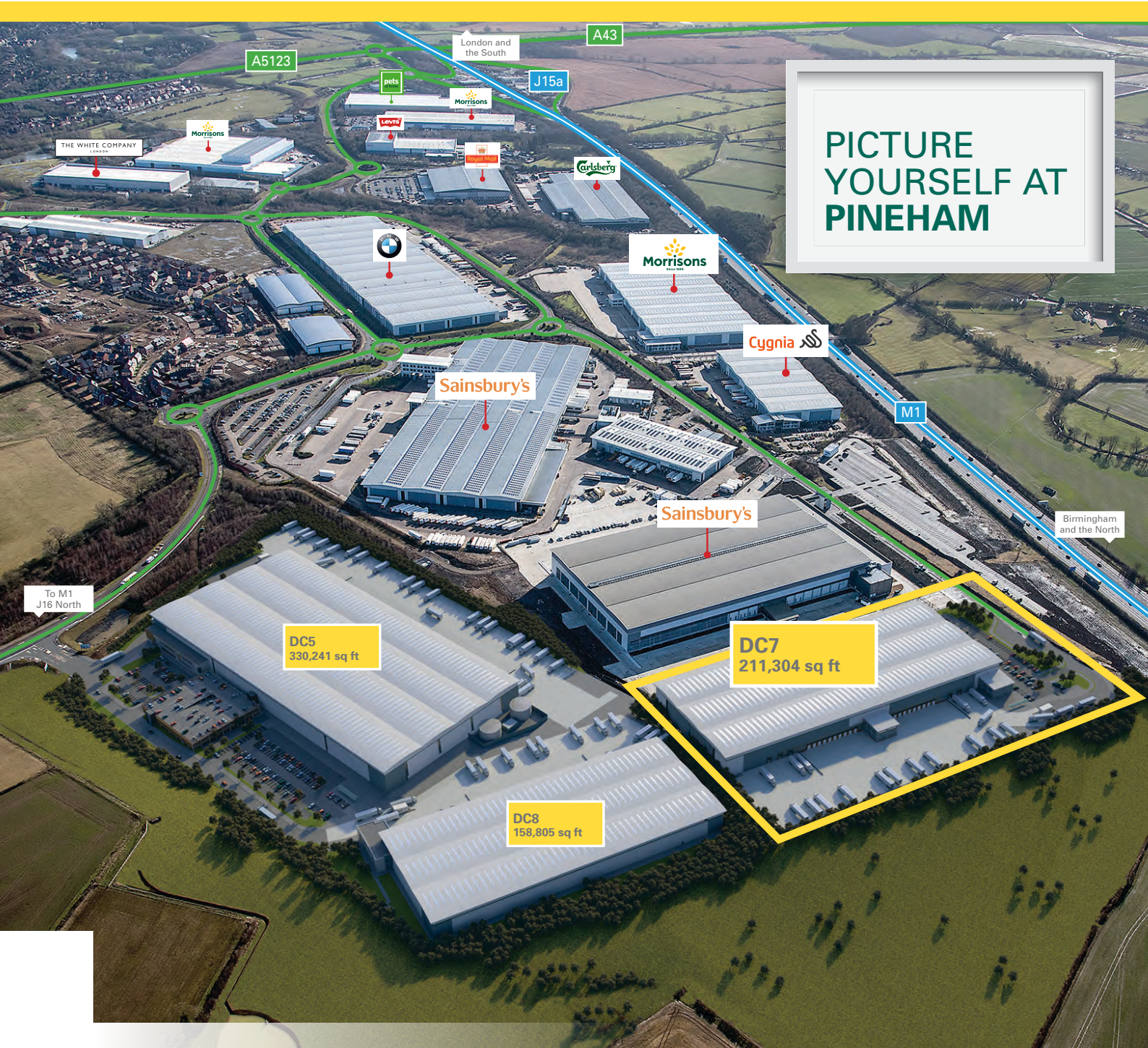
## PIONEERING EFFICIENCY

DC7 achieved an EPC rating of A9 which significantly exceeds Building Regulations due to features such as roof lights, solar PV and Tesla battery storage. Leasing DC7 could reduce your regulated energy costs by **up to 80%**, resulting in cost savings of up to **£102,695 per annum** compared to similar sized existing units.

Rated BREEAM Excellent and with Planet Mark certification, not only can DC7 reduce operational costs but it will also contribute positively to your CSR environmental credentials.\*

\*Based upon the awarded EPC and current energy rates.



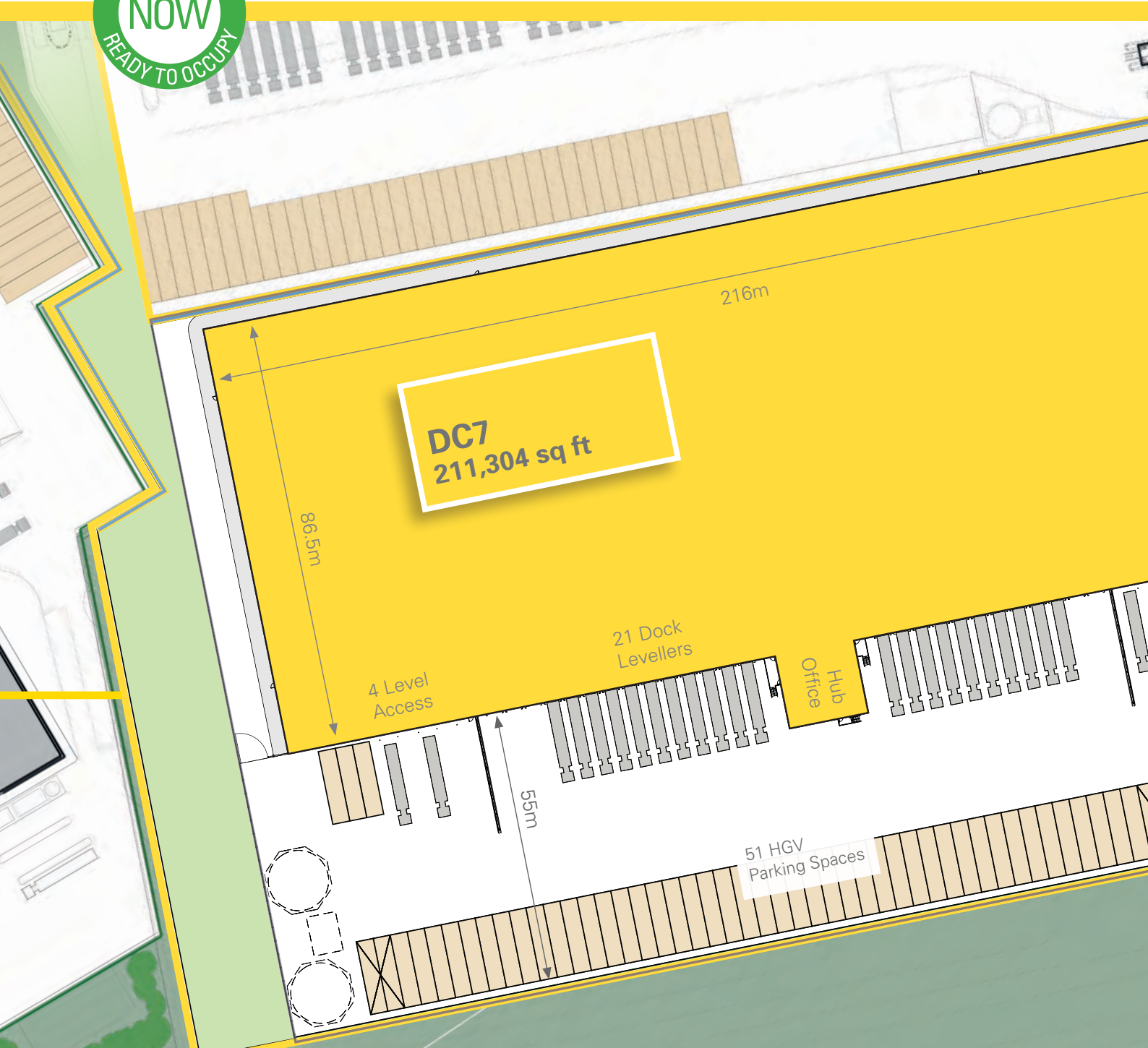


PICTURE YOURSELF AT PINEHAM

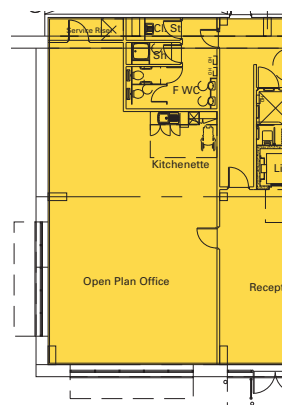
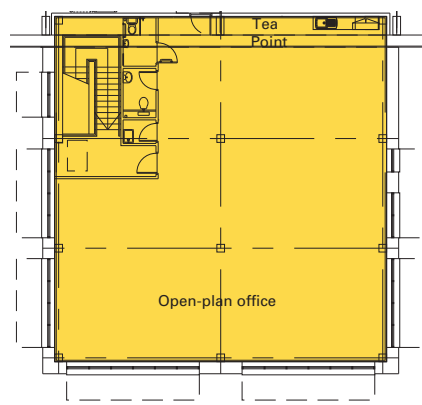
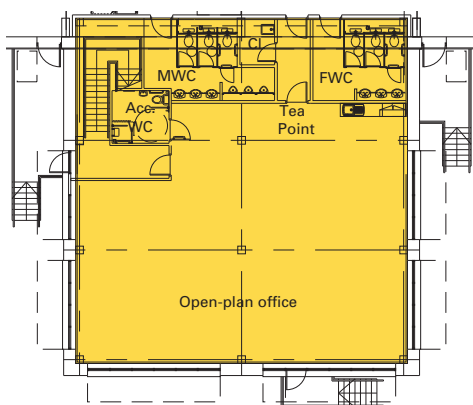
- UNIT READY FOR IMMEDIATE OCCUPATION
- SAVE £400,000 ON OCCUPIER FIT OUT COSTS
- SAVE UP TO £102,000 PER ANNUM ON REGULATED ENERGY COSTS

Home to BMW, Sainsbury's, Morrisons and Cygnia, **Prologis Park Pineham** is strategically located with connectivity in mind. Less than 2 miles from both Junction 15a and 16 of the M1, the Park gives immediate access to the national motorway network providing the perfect positioning for manufacturing and distribution.

Measuring 211,304 sq ft, **DC7** is where cost saving sustainability meets functionality. Built to an institutional specification, the unit is also fitted with LED warehousing lighting, solar PV and Tesla battery storage, which not only significantly reduces operational costs, but will also save the occupier £400,000 of fit out costs.



### HUB OFFICE





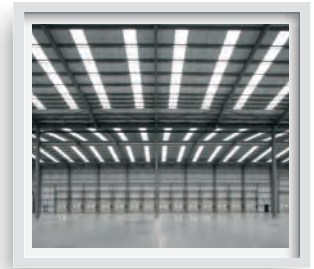
**EXTERNAL**

- Secure 55m service yards
- Security lighting – office car park and service yard
- 165 Car parking spaces (including 2 electric car parking spaces)
- 51 HGV trailer parking spaces
- 21 Dock levellers
- 4 Level access doors
- Covered cycle shelter for 60 bicycles
- Secure fenced site



**WAREHOUSE**

- LED warehouse lighting
- Clear internal height 15m
- FM2 category floor
- 50 kN sq m floor loading
- Solar PV and battery storage
- 15% rooflights



**OFFICE**

- Two-storey office
- Mechanically ventilated system
- Suspended ceilings
- Raised access floors

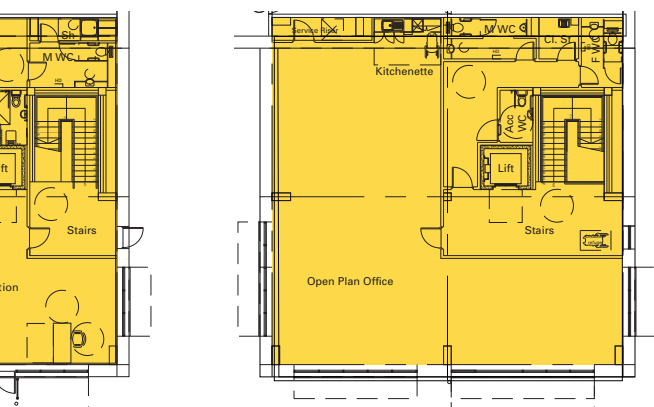


**DC7 SCHEDULE OF ACCOMMODATION**

Unit	200,705 sq ft	18,646 sq m
2 Storey Office	5,328 sq ft	495 sq m
Hub Office	5,009 sq ft	465 sq m
Gatehouse	262 sq ft	24 sq m
<b>Total</b>	<b>211,304 sq ft</b>	<b>19,630 sq m</b>



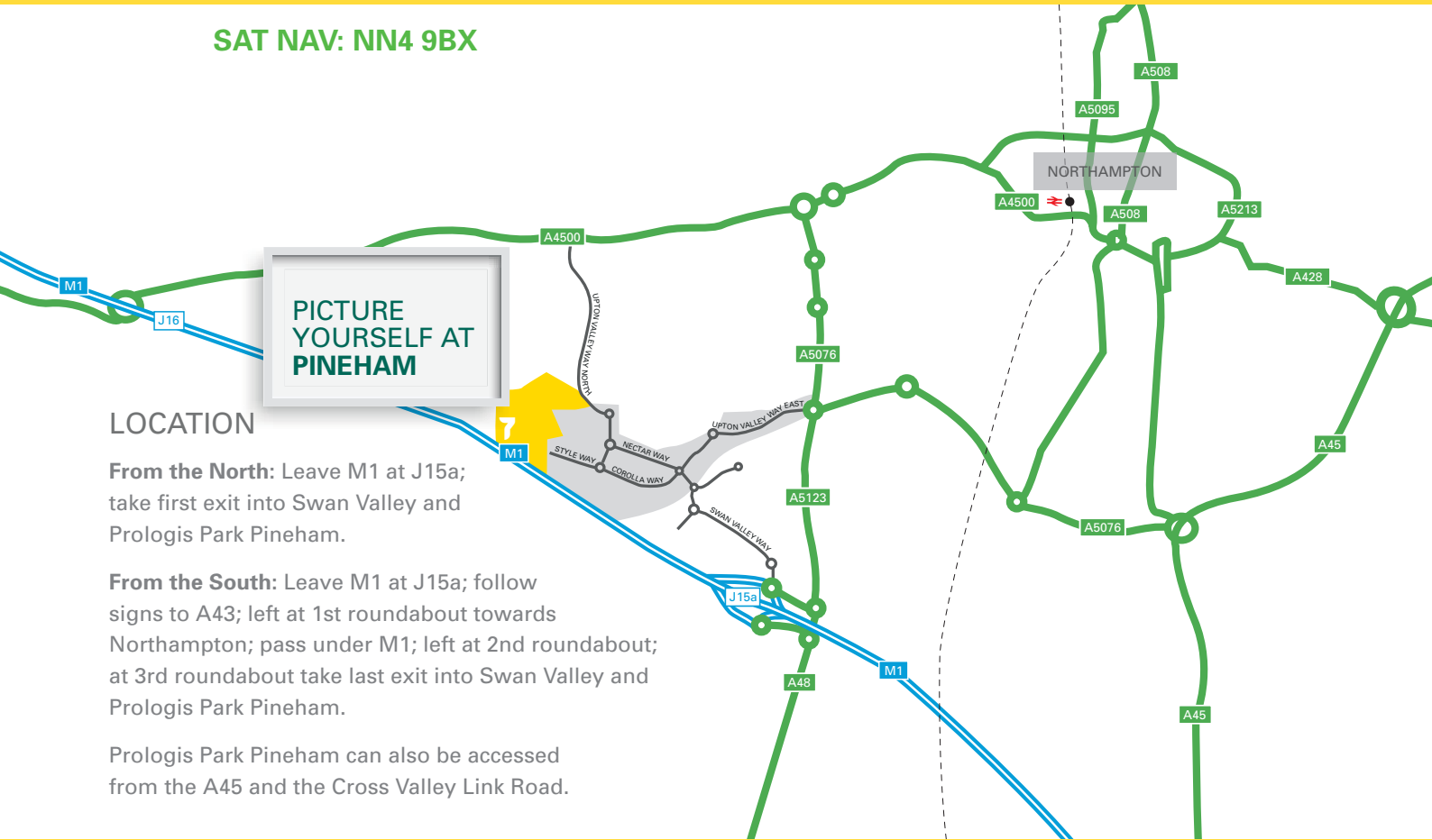
**MAIN OFFICE**



First Floor

# PROLOGIS PARK PINEHAM NORTHAMPTON M1 JUNCTION 15a

SAT NAV: NN4 9BX



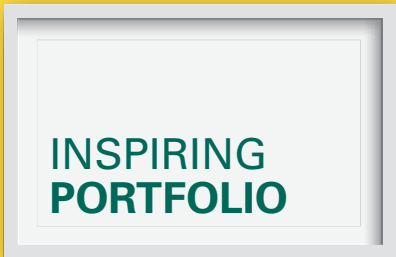
PICTURE YOURSELF AT PINEHAM

## LOCATION

**From the North:** Leave M1 at J15a; take first exit into Swan Valley and Prologis Park Pineham.

**From the South:** Leave M1 at J15a; follow signs to A43; left at 1st roundabout towards Northampton; pass under M1; left at 2nd roundabout; at 3rd roundabout take last exit into Swan Valley and Prologis Park Pineham.

Prologis Park Pineham can also be accessed from the A45 and the Cross Valley Link Road.



## 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](http://prologis.co.uk)

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