

A rendering of a modern industrial building with a dark grey facade and large glass windows. The building is surrounded by a parking lot with several cars and a landscaped area with greenery. A green diagonal banner is in the top right corner.

Baytree Dunstable

A5-M1 Link / M1 Jct 11a

TWO NEW PRIME INDUSTRIAL /
LOGISTICS BUILDINGS TO LET / FOR SALE

**UNIT A: 266,947 SQ FT
UNDER CONSTRUCTION
AVAILABLE NOVEMBER 2018**

UNIT B: 359,632 SQ FT
BUILD TO SUIT CONSENTED

Baytree Dunstable

A5-M1 Link / M1 Jct 11a

SAT NAV: LU5 6JH

UNRIVALLED LOCATION FOR MODERN LOGISTICS

A significant new industrial / logistics development at a strategic M1 location, with the first building already under construction and due for completion in November 2018.

FAST ACCESS TO M1, JUNCTION 11A

Established M1 industrial / logistics location to service London (M25) and the Midlands (M6)

LOCAL AND REGIONAL LABOUR POOL

Central Bedfordshire offers lower rates of weekly pay; 24% less than London and 5% less than national

UPDATED INFRASTRUCTURE

For the area and linking to the M1



POWER SUPPLY

3 MVA power connection

CLOSE PROXIMITY TO TRANSPORT

Easy access to London Luton Airport and Luton mainline station

EXISTING PLANNING CONSENT

15m clear internal height for both units



ROAD IMPROVEMENTS

To Midlands

M1 Jct 11a (3.1 miles)

URBAN EXTENSION

B5120

A5 - M1 LINK
DUNSTABLE
NORTHERN BYPASS

THORN ROAD

Baytree
Dunstable

UNIT B
359,632 SQ FT
BUILD TO SUIT CONSENTED

UNIT A
266,947 SQ FT
AVAILABLE NOVEMBER 2018

AIRPORT EXPANSION

Luton Airport
Jct 10 (11.5 miles)

LUTON

M1 Jct 11a (8.3 miles)

To M25

DUNSTABLE

M1 Jct 9 (9.5 miles)

A5183

A505

Leighton Buzzard
(6 miles)

A5
WATLING STREET

A505

Milton Keynes
(14.5 miles)

A5
WATLING STREET

CUTTING EDGE

SPECIFICATION AS STANDARD

GRADE 'A' RATINGS

- + Targeting EPC rating of 'A'
- + Targeting BREEAM 'Excellent'

VERSATILITY

- + 3 MVA power connection
- + Consent for unrestricted 24/7 industrial / warehouse use
- + FM2 level floor loading of 50kN/m²
- + 15m clear internal height
- + Level access and dock doors suitable for single and double height trailers
- + Deep service yards with security gatehouses
- + Electric car charging points
- + Open plan offices with high spec fit-out and exposed services with LED lighting, raised access floors, carpet, comfort cooling, passenger lift and WC with shower facilities

COST-EFFICIENCY

- + Super air tight and insulated building envelope
- + Solar powerpacks to store electricity and reduce peak rate charges
- + Energy monitoring system with 'smart meters'
- + LED office lighting with automatic movement and daylight controls
- + LED lighting to external yard areas and doors
- + 10% rooflights providing natural daylight – reducing cost of lighting the warehouses
- + Air source heat pumps

UNIT A: 266,947 SQ FT

(AVAILABLE NOVEMBER 2018)

Warehouse	250,715 sq ft	23,292 sq m
Offices (2 storey)	12,400 sq ft	1,152 sq m
Transport Office (2 storey)	3,617 sq ft	336 sq m
Gatehouse	215 sq ft	20 sq m
Total (GIA)	266,947 sq ft	24,800 sq m

Car parking (inc. 9 disabled / 18 charging)	180	Dock doors	26
Cycle parking	40	Level access doors	3
HGV parking	34	Haunch height	15m
Yard depth	53m	Plot area	13.6 acres (5.5ha)
		Site density	45.05%

UNIT B: 359,632 SQ FT

BUILD TO SUIT CONSENTED

Warehouse	338,858 sq ft	31,480 sq m
Offices (3 storey)	16,943 sq ft	1,574 sq m
Transport Office (2 storey)	3,616 sq ft	336 sq m
Gatehouse	215 sq ft	20 sq m
Total (GIA)	359,632 sq ft	33,410 sq m

Car parking (inc. 12 disabled / 18 charging)	240	Dock doors	34
Cycle parking	40	Level access doors	4
HGV parking	46	Haunch height	15m
Yard depth	51.5m	Plot area	16.7 acres (6.8ha)
		Site density	49.47%



UNIT A
266,947 SQ FT
 AVAILABLE NOVEMBER 2018

UNIT B
359,632 SQ FT
 BUILD TO SUIT CONSENTED

AS WAITING STREET

THORN ROAD

THORN ROAD

THORN ROAD

FIRE TRACK

204.150m

117.0m

180 NO. CAR PARKING SPACES

2 STOREY OFFICES

RECREATION TANK

2 NO. LEVEL ACCESS

13 NO. DOCK LEVELLERS

1 NO. LEVEL ACCESS

53.0m

34 NO. HGV PARKING SPACES

ATTENUATION POND

PLAZA

HGV TURN

240 NO. CAR PARKING SPACES

24 NO. CAR CHANGING SPACES WITH 1 NO. STURGE PROVISIONS

3 STOREY OFFICES

2 NO. LEVEL ACCESS

17 NO. DOCK LEVELLERS

17 NO. DOCK LEVELLERS

138.0m

FIRE ACCESS

232.0m

FIRE ACCESS

ATTENUATION POND

46 NO. HGV PARKING BAYS

51.5m

HGV TURN

ATTENUATION POND

SPRINKLERS

MANAGER OFFICE

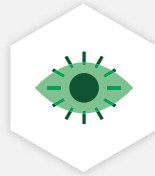
WATERED PAVED DRIVEWAY

INNOVATION AT WORK

Baytree Edge is our commitment to ongoing innovation in the following focus areas:

- + TECHNOLOGY ENABLED FEATURES
- + DESIGN WITH FLEXIBILITY FOR FUTURE CHANGE
- + HEALTH AND WELLBEING OF BUILDING USERS
- + CLEAN AIR, WATER, SOIL AND ENERGY
- + THE BAYTREE 'KIT OF PARTS'

To showcase Baytree Edge during construction, there is a bespoke on-site 'Tech Hub' to demonstrate the leading innovations and the significant occupier benefits these will provide.



DELIVERING UNIT A: 266,947 SQ FT

AN INNOVATIVE INDUSTRIAL / LOGISTICS BUILDING

TECHNOLOGY ENABLED

INTELLIGENT 3D MODELLING

Using BIM (Building Information Modelling) and drones to provide advanced solutions for Contractors and Facilities Managers

Baytree Dunstable has been designed and procured via a full BIM model which will be coordinated with 4D timeline video, AR and VR outputs which provide high quality visualisations showing alternative office environments for potential building users.

Drones are being used to produce volumetric measurement for earthworks, facilitating export of the drone generated data directly into the BIM model for increased efficiency and programme optimisation.

The Operating and Maintenance information will be provided to the building user on a Cloud database with RFID tags applied to all assets requiring planned maintenance or active attention.

Scanning of the relevant asset will provide access to specifically relevant and accurate information without the need to search more traditional electronic manuals.

THE BAYTREE 'SENSOR SUITE'

A suite of sensors is installed as part of the base building specification, linked to a dashboard in the reception area.

The sensors monitor air and water quality, internal noise, lighting, humidity and temperature, occupancy and occupancy patterns. The purpose is to manage a healthy working environment while reducing operational and maintenance costs.

WiFi/LiFi or Bluetooth lighting can be installed as part of the building fit-out to connect seamlessly with each other and can be controlled by the sensor technology.

Sensors can also be installed to adjust the office heating and comfort cooling and to de-energise local lighting for lower occupancy levels or for when the offices are unoccupied.

The monitoring and control technology can be accessible remotely so that performance, conditions, failures or usage can be recorded, modified or adjusted from anywhere in the world.



Grade 'A' offices are designed for future expansion and reconfiguration if required



15m clear height and designed for maximum flexibility



Secure yard up to 53m deep



DESIGN WITH FLEXIBILITY FOR FUTURE CHANGE

The main administration and operations offices are designed for future expansion and reconfiguration if required, while the provision of underground ducts and drainage services allow for future installation of further offices.

The warehouse is designed for maximum flexibility, for example the future installation of mezzanines; while both the offices and the warehouse are capable of subdivision for a wide variety of alternative layouts.

The operational areas of the building, particularly the yards and dock faces are designed for optimal efficiency and flexibility. The yard has sufficient depth for trailer parking adjacent to the dock face, while the dock face itself features docks which can be changed in size to suit operational requirements. Level access doors on grade are provided as part of the base building specification and the size of these can also be changed to suit operational requirements.



HEALTH AND WELLBEING OF BUILDING USERS

Underlying principles have informed designs for the enhanced health and wellbeing of building users at Baytree Dunstable:

GRADE 'A' OFFICE ENVIRONMENT

In the offices there is a relationship between proximity to natural light and productivity. Maintenance of optimal thermal comfort maximises productivity and control of environmental characteristics such as noise, indoor air quality and light can have positive impacts on mental health.

INCREASED PRODUCTIVITY

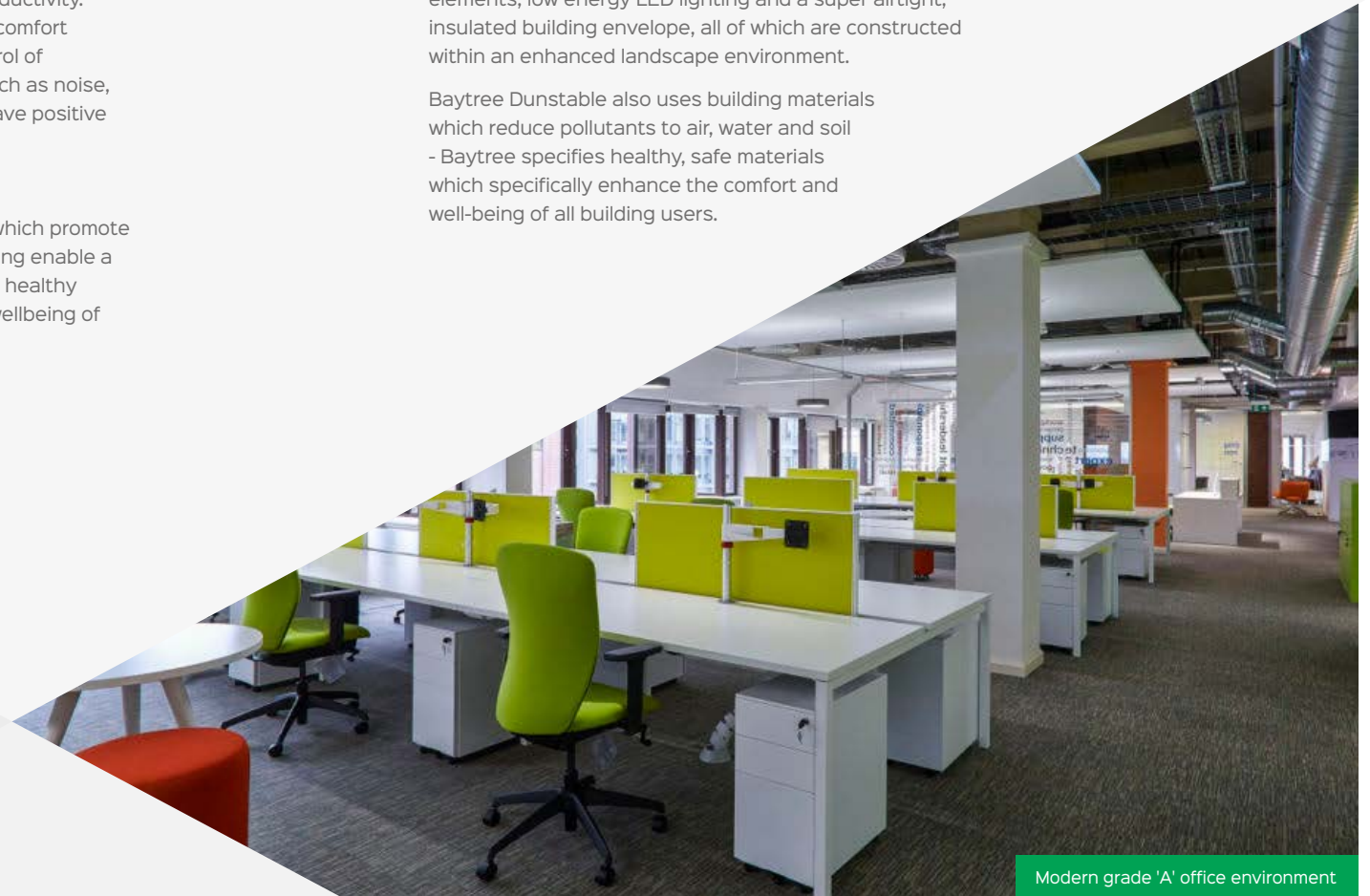
Externally, provision of facilities which promote physical activity and healthy eating enable a measurable connection between healthy workplaces and the health and wellbeing of building users.



CLEAN AIR, WATER, SOIL AND ENERGY

In each focus area, Baytree Dunstable delivers a variety of features such as solar photovoltaics linked to battery storage for clean power production, electric vehicle charging stations, air source heat pumps for efficient office environment conditioning, enhanced use of recycled and recyclable materials, prefabricated building elements, low energy LED lighting and a super airtight, insulated building envelope, all of which are constructed within an enhanced landscape environment.

Baytree Dunstable also uses building materials which reduce pollutants to air, water and soil - Baytree specifies healthy, safe materials which specifically enhance the comfort and well-being of all building users.



Modern grade 'A' office environment

Beautifully landscaped environment and external social areas



Outdoor running track and allotments for food production



BAYTREE 'KIT OF PARTS'

The following facilities are included in the base building specification:

- + A "Well Plaza" where building users can sit outside and enjoy landscaped environment which features aquatic marginal planting
- + Solar powered device charging benches located in external amenity spaces
- + An area for fitness activities such as walking and jogging along a "Trim Trail"
- + The fire track for the building has been designed to have a dual use as a running track
- + A refreshment station is provided in the office reception area
- + Reindeer moss walls in the reception area which improve air quality and absorb noise
- + An orchard which forms part of an edible landscape
- + Moss trees in the yard and on the bicycle shelters which help to filter particulates in the air produced by HGV and car traffic
- + External allotments which can be tended by building users for food production
- + Insect hotels which promote biodiversity, reduce CO₂ locally and increase pollination

M1 Jct 11a
(3.1 miles)

Luton Airport
Jct 10 (11.5 miles)

A5 - M1 LINK
DUNSTABLE
NORTHERN BYPASS



UNIT B
359,632 SQ FT
BUILD TO SUIT CONSENTED

THORN ROAD

UNIT A
266,947 SQ FT
AVAILABLE NOVEMBER 2018

A5
WATLING STREET

Milton Keynes
(14.5 miles)

Dunstable
(2.3 miles)



FAST LINK

TO THE NATIONAL MOTORWAY NETWORK



DRIVE DISTANCES

M1 J11A	3.1 miles
M1 J11	4.4 miles
M25 J21	15 miles
A1	23 miles
Central London	36 miles
M1/M6 junction	50 miles
Birmingham	81 miles
Leeds	159 miles
Manchester	164 miles

AIRPORT DISTANCES

Luton Airport	11.5 miles
London Heathrow Airport	37 miles
Stansted Airport	56 miles
London Gatwick Airport	74 miles

PORT DISTANCES

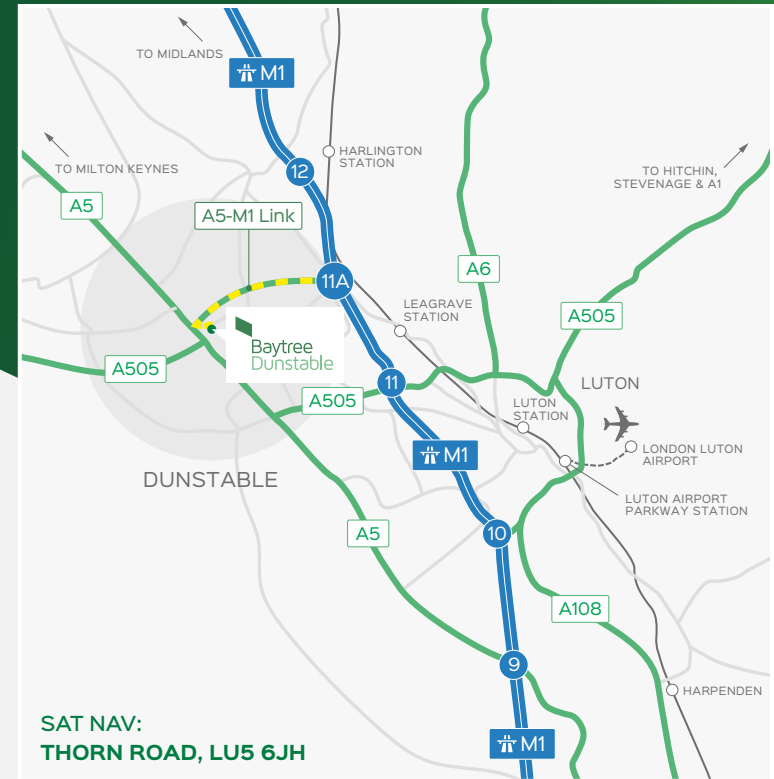
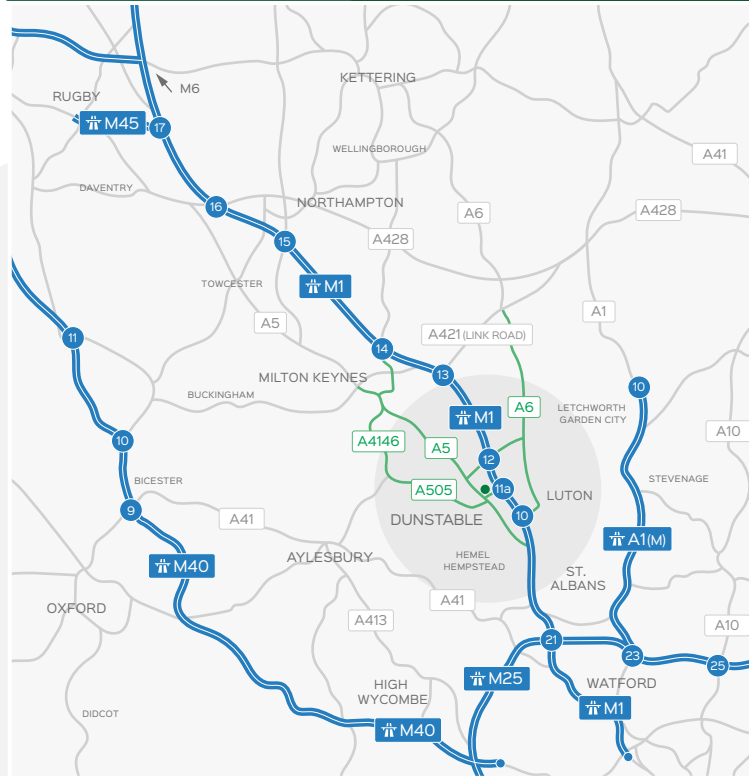
London Gateway	65 miles
Southampton	99 miles
Felixstowe	113 miles
Dover	120 miles

HGV DRIVE TIME KEY

17 mins 20 miles	50 mins 40 miles	1 hr 20 mins 60 miles	1 hr 40 mins 80 miles	2 hrs 100 miles

Baytree Dunstable

A5-M1 Link / M1 Jct 11a



SAT NAV:
THORN ROAD, LU5 6JH

TERMS

Available on leasehold and freehold terms. Please contact the joint agents for further details.

ALL ENQUIRIES



William Abbott, 07827 946 281
william.abbott@cbre.com



Andrew Jackson, 07747 774 201
andrew.jackson@avisonyoung.com

Robert Rae, 07860 398 744
robert.rae@avisonyoung.com



Amit Babbar, 07437 010 156
ab@baytree.com

ABOUT BAYTREE

Baytree is a pan-European logistics and industrial development company focusing on the UK, German and French markets, focused on delivering high quality logistics and industrial buildings that meet the changing property needs of our customers. For more information visit baytree.com

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