

G-PARK ASHBY DE LA ZOUCH



BUILD TO SUIT LOGISTICS WAREHOUSE
OPPORTUNITIES UP TO 736,487 SQ FT

G-PARK ASHBY DE LA ZOUCH

J13/A42, A511

G-Park Ashby de la Zouch is a 48 acre development site which sits adjacent to the A42 and A511 and provides access to the M42 to the South, and M1 (Junction 23A) 10 miles to the North East.

The development has been flexibly designed to accommodate build to suit logistics/warehouse opportunities of up to 736,487 sq ft.

G-Park Ashby's central position in an area in which 90% of the UK can be reached within a four-hour drive makes it easily accessible to all parts of the UK.



Strategic location

Strategic location

Provides access to the M1 (Junction 23A) 10 miles to the North East and the M42 to the South.



High spec

High specification

Highly specified, flexible design purposely designed for logistics/distribution.



Strong labour pool

Labour pool

As an established logistics location, Ashby De La Zouch boasts a large and suitably skilled labour force.



Eco-warehouse

Sustainable benefits

Built into every development at no extra cost including rain water harvesting and extensive natural light provision.



G-PARK ASHBY DE LA ZOUCH

A STRATEGIC LOCATION FOR LOGISTICS

Workforce

Ashby serves as a prime location for logistics, being home to a number of leading occupiers and well known brands including CEVA, Siemens, Howard Tenens, H K Wentworth and Electrolube who all benefit from an abundant local labour supply.

In 2017, employment density in the Ashby area was estimated to be 10.3 workers per hectare (ha), which is substantially higher than across North West Leicestershire and the wider East Midlands confirming its popularity amongst occupiers.

Top three employment sectors:

- Wholesale and retail trade; repair of motor vehicles and motorcycles
- Transportation and storage
- Manufacturing

In 2015, 26,699 commuted into North West Leicestershire to access employment. This shows the District has a wide array of employers, which attract workers from a wide area.

Wage Rates

Labour profile	North West Leicester	GB
Weekly earnings	£496.60	£540.20

Source: www.nwleics.gov.uk



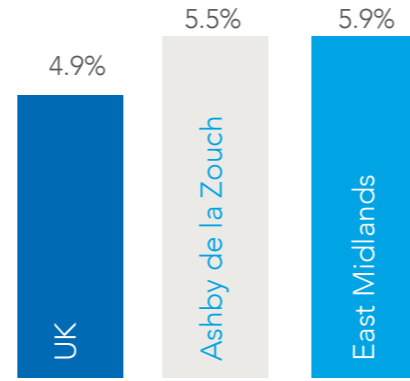
24h access



Strong labour pool



Workforce employed in logistics



Source: Nomis



Unemployment rate in North Leicestershire

3.4%

Of the population of North Leicestershire

Source: Nomis



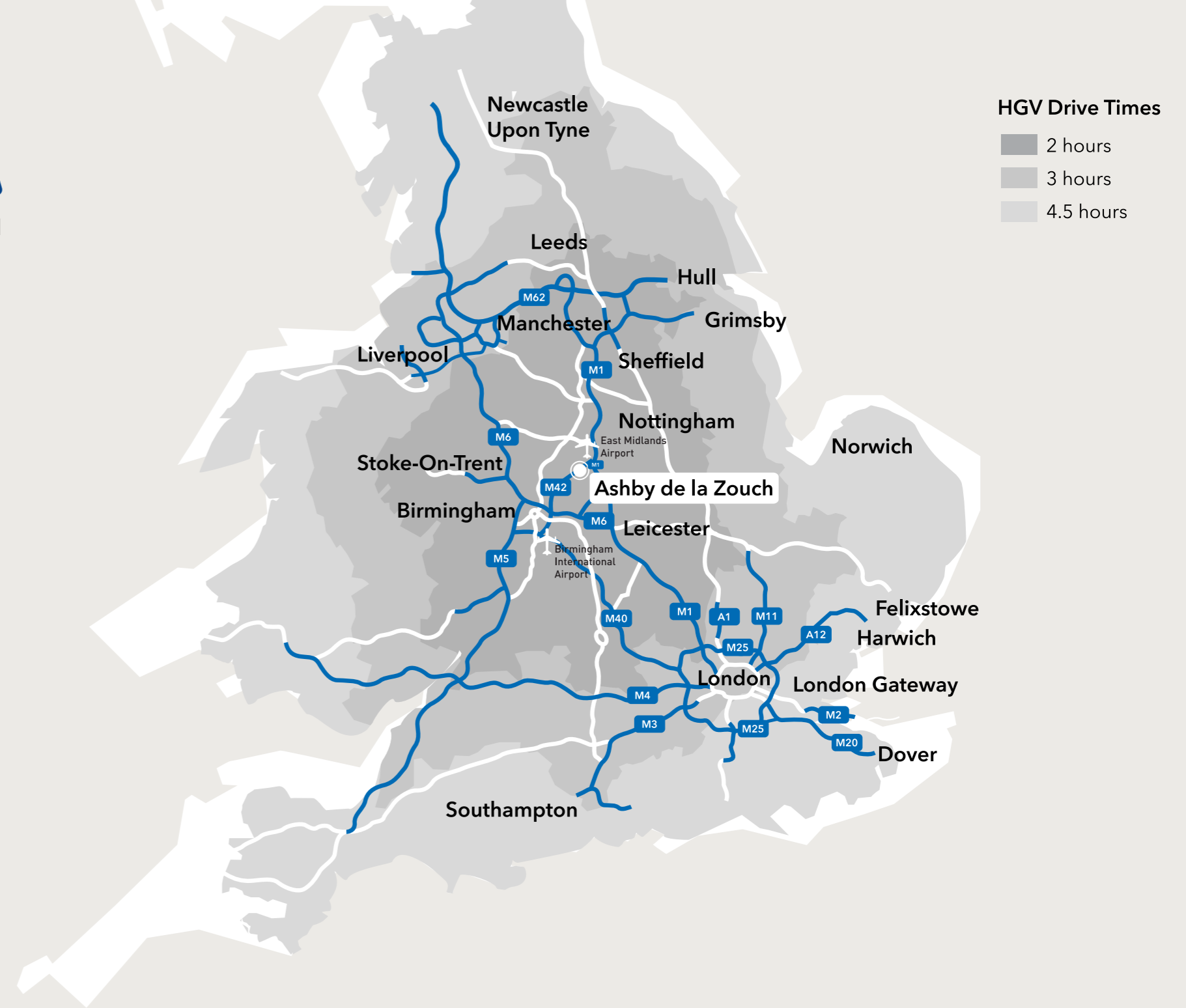
Wage rates for skilled operatives



Source: Totaljobs.com and Glassdoor.co.uk



LE65 1TH



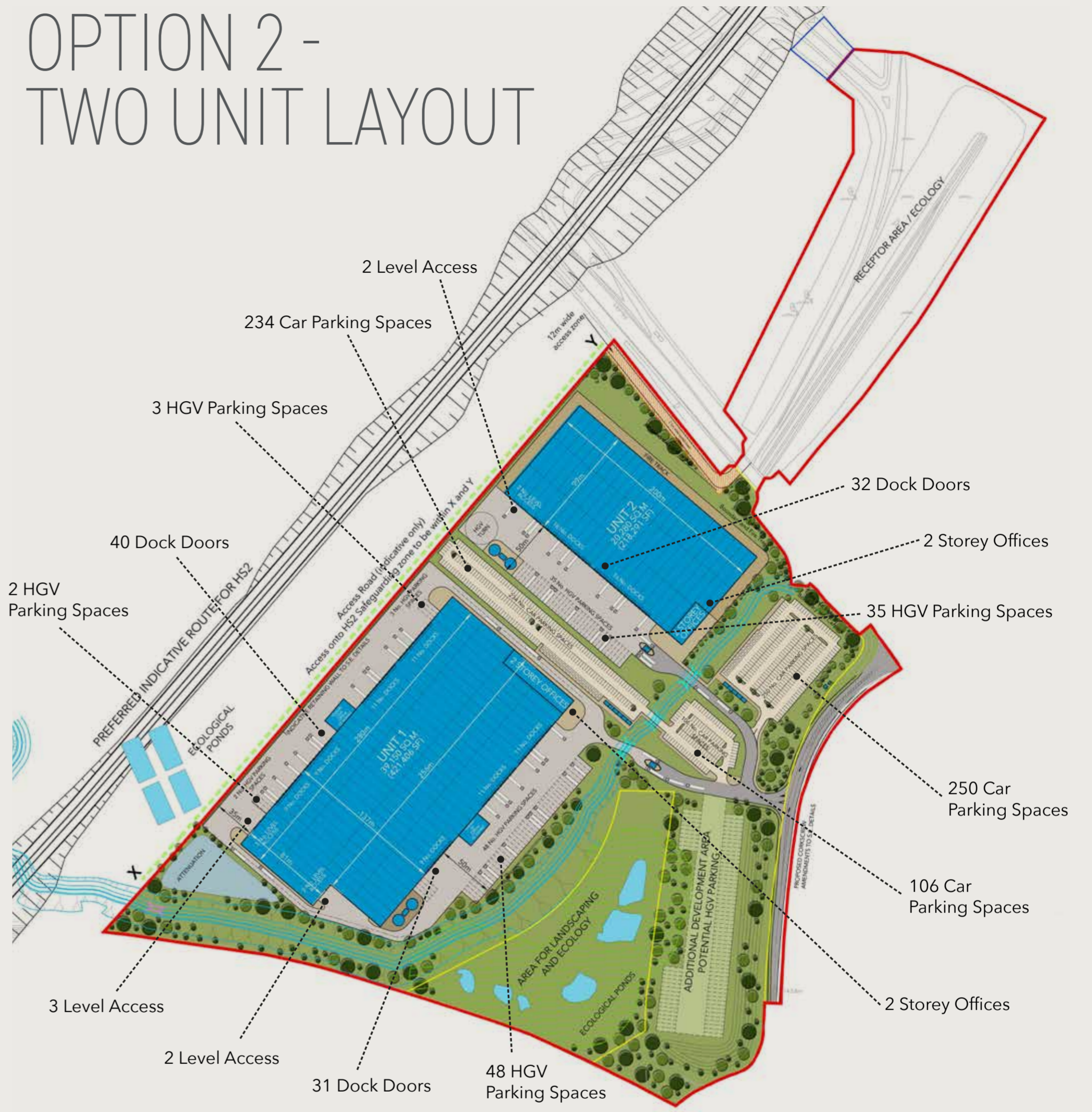


SITE PLAN AND SPEC

OPTION 1 - SINGLE UNIT LAYOUT



OPTION 2 - TWO UNIT LAYOUT



SITE SPEC



68,422

Warehouse	63,922 sq m	688,050 sq ft
Office (3 Floors)	3,200 sq m	34,444 sq ft
Goods In (2 Floors)	640 sq m	6,889 sq ft
Goods Out (2 Floors)	640 sq m	6,889 sq ft
Gatehouse	20 sq m	215 sq ft
Total (GIA)	68,422 sq m	736,487 sq ft



736,487

HGV Parking	198
Car Parking	555
Haunch Height	18m
Dock Levellers	145
Level Access	13

SITE SPEC - UNIT 1



39,150

Warehouse	36,000 sq m	387,500 sq ft
Office (3 Floors)	1,850 sq m	19,913 sq ft
Goods In (2 Floors)	640 sq m	6,889 sq ft
Goods Out (2 Floors)	640 sq m	6,889 sq ft
Gatehouse	20 sq m	215 sq ft
Total (GIA)	39,150 sq m	421,406 sq ft



421,406

HGV Parking	53 (excl. doors)
Car Parking	340
Haunch Height	18m
Dock Levellers	71
Level Access	5

SITE SPEC - UNIT 2



20,280

Warehouse	19,290 sq m	207,635 sq ft
Office (2 Floors)	970 sq m	10,441 sq ft
Gatehouse	20 sq m	215 sq ft
Total (GIA)	20,280 sq m	218,291 sq ft



218,291

HGV Parking	35 (excl. doors)
Car Parking	250
Haunch Height	18m
Dock Levellers	32
Level Access	2



G-PARK ASHBY DE LA ZOUCH

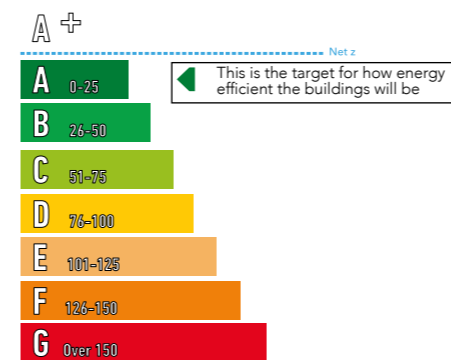
OUR SUSTAINABILITY

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

BREEAM UK New Construction 2018:
Industrial (Shell and Core)



← This is the target for how energy efficient the buildings will be



Rating: Very Good



Energy usage

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



Water usage

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



Recycling performance

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



Cost effective

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



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.



Exceeding regulations

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

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, Spain and the Netherlands. In addition to its operating portfolio, which is 96% leased to blue chip customers such as Amazon, UPS and Volkswagen, Gazeley has a prime land bank which allows for the development of an additional 16 million square feet. Gazeley is GLP's Europe platform.



**17 million sq ft
portfolio**



**Leading with
innovation**



**European
market leader**



**Award winning
developments**





LOCATION AND
TRAVEL DISTANCES

G-PARK ASHBY DE LA ZOUCH

LOCATION AND TRAVEL DISTANCES



LE65 1TH



Strategic location

G-Park Ashby De La Zouch, Leicestershire, LE65 1TH



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

HGV DRIVE TIMES

Cities	Miles	Drive time
Derby	18	31 mins
Birmingham	30	36 mins
Stoke-on-Trent	44	57 mins
Stafford	49	59 mins

Ports	Miles	Drive time
Liverpool	106	2 hr 9 mins
Hull	111	1 hr 10 mins
London Gateway	144	2 hr 33 mins
Southampton	157	2 hr 45 mins
Harwich	186	3 hr 19 mins
Felixstowe	162	3hr 3mins

Airports	Miles	Drive time
East Midlands	10	16 mins
Birmingham	29	36 mins
Manchester	82	1 hr 43 mins
Heathrow	130	2 hr 7 mins



Gazeley

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