



NEW BESPOKE DISTRIBUTION
WAREHOUSE FACILITIES
IN A STRATEGIC LOCATION

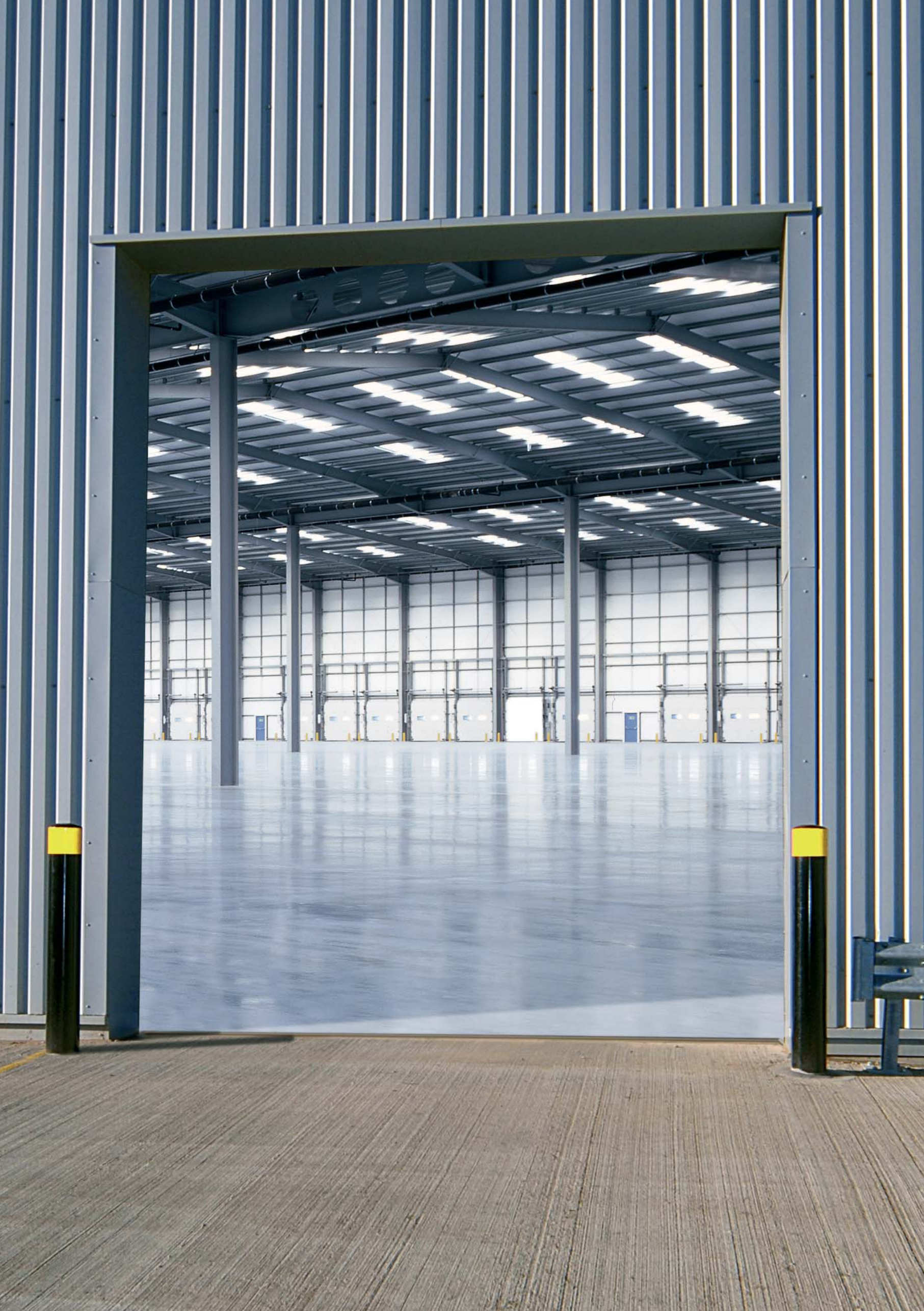
134,600 SQ FT • 212,000 SQ FT • 439,000 SQ FT

G.PARK

SITTINGBOURNE

KENT ME10 2TD

www.gpark-sittingbourne.com



Three self-contained
distribution warehouse facilities
available as units of **134,600**
212,000 and **439,000 sq ft**
in one of the **largest schemes** of its kind

- Units will be available at **extremely competitive terms**, providing accommodation at Midlands rents
- G.Park Sittingbourne occupies a **strategic location** close to major trunk routes, rail and port facilities with access to London, as well as the major south east and national markets
- There is an appropriate **labour force readily available**
- G.Park Sittingbourne will feature the latest in **eco-initiatives** and associated building design **delivering cost savings** to the occupiers

920,000 sq ft has
already been **pre-let** to leading retailer
Morrisons

- The deal is thought to be the South East's **biggest ever pre-let** and will deliver a substantial facility split across two units



award-winning fast delivery combined with energy saving efficiency...

Gazeley was founded in 1987 in the UK and has since developed more than 60 million sq ft (5.6 million sq m) of sustainable distribution warehouses and industrial space for many businesses from the retail, automotive and FMCG sectors including Argos, John Lewis, Woolworths, Nestlé, Scottish & Newcastle, VW, Honda to third-party logistics providers such as TNT, Geodis, Ceva, Zufall, Norbert Dentressangle.

■ ■ ■ G.TRACK

Gazeley can deliver new warehouse distribution buildings up to 30,000m² in as little as 12 weeks from start on site. We call the process G-Track. It enables our customers to enjoy a bespoke new building faster than the time it would take to adapt an existing one. Key to G-Track is our partnering supply chain, who support Gazeley in delivering projects with speed, quality and customer service without compromise.

Eco initiatives

Gazeley's *Eco Template* is a framework for increasing environmentally and socially responsible development. Since January 2005 we have included environmental initiatives in our standard specification, at no extra cost to the customer. Key benefits are:

- Responds to customers' CSR agenda
- Reduces CO₂ emissions
- Reduces energy and water usage
- Uses recyclable materials
- Reduces operating costs

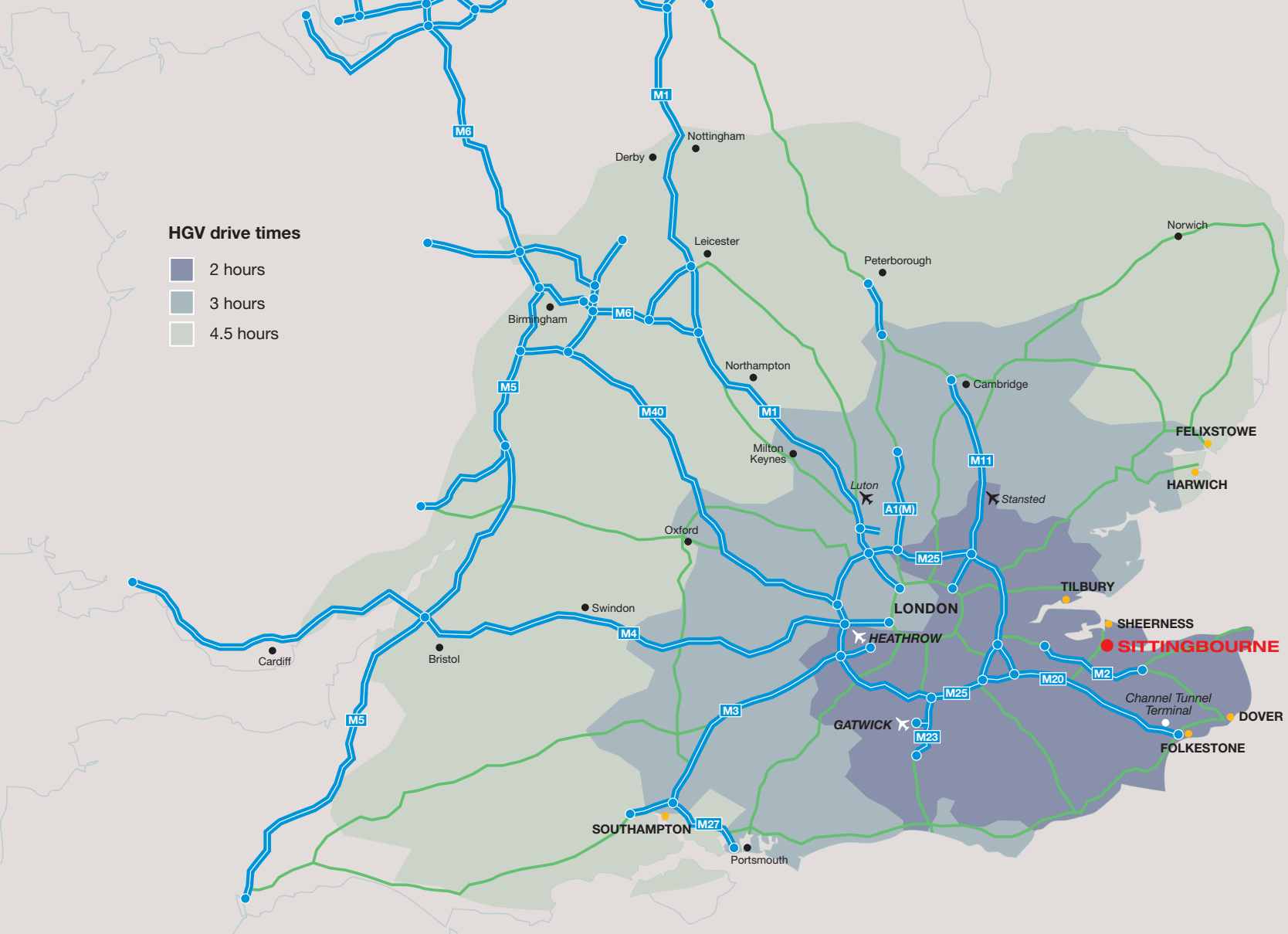
Furthermore, our building envelope air tight performance is 4 times better than the Building Regulation requirements (at March 2006), providing cost saving opportunities for warehouse heating equipment and operation.



Both running and environmental savings can be made by harvesting and recycling rain water



Energy efficient T5 lighting and building envelope air tight performance levels further cut running costs



superbly located to reap the rewards of the region's resources - working for you

Location

G.Park Sittingbourne occupies a strategic position in the south east with proximity to major trunk routes, rail and port facilities. The development is situated 5 miles to the north of Junction 5 of the M2 with dual carriageway access direct to the motorway. The M25 London Orbital is 28 miles to the north west and the Channel Tunnel is 31 miles to the south. In addition the site is less than 8 miles from the Port of Sheerness and 34 miles to the Port of Dover.

Connections

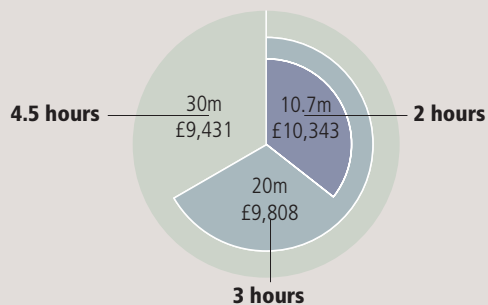
M2 - J5	• 4 miles	Sheerness	• 8 miles
M20 - J7	• 11 miles	Folkestone	• 33 miles
M25/A20 - J2	• 28 miles	Dover	• 34 miles
M25/M26 - J5	• 30 miles	Tilbury	• 40 miles
Central London	• 43 miles	Southampton	• 117 miles

Demographics

G.Park Sittingbourne is ideally placed to draw on a large pool of appropriate labour. Over 550,000 people of working age (16-64 years) live within a 40 minute drive of Sittingbourne and over 118,000 within 20 minutes.

HGV Drive Time Isochrones

Population of Working Age (millions) and Average Annual Expenditure per person (£s)



Source: Jones Lang LaSalle, ONS, CACI 2006

indicative building sizes (based on GIA) and general specification

Bespoke solutions also available



MORRISONS UNITS 1 & 2 offices, canteen & ancillary

46,149 sq ft (4,287 sq m)

warehouse

872,034 sq ft (81,014 sq m)

total

918,183 sq ft
(85,301 sq m)

site area

63.2 acres (25.6 hectares)

- 103 dock level doors
- 8 level access doors
- 501 car parking spaces
- 288 HGV/trailer parking spaces
- 30 stacking spaces
- 40 cycle spaces (covered)
- 16 motorcycle spaces
- 12m haunch height
- 50kN/m² floor loading
- 50m yard depths

UNIT 2

offices over two floors

28,100 sq ft (2,600 sq m)

warehouse

410,900 sq ft (38,200 sq m)

total

439,000 sq ft
(40,800 sq m)

pallet capacity

58,800 (wide aisle) 86,100 (narrow aisle)

site area

23 acres (9.30 hectares)

- 39 dock level doors
- 4 level access doors
- 355 car parking spaces
- 90 HGV/trailer parking spaces
- 15m haunch height
- 50kN/m² floor loading
- 50m yard depth

UNIT 3

offices over two floors

11,800 sq ft (1,100 sq m)

warehouse

200,200 sq ft (18,600 sq m)

total

212,000 sq ft
(19,700 sq m)

pallet capacity

28,000 (wide aisle) 40,600 (narrow aisle)

site area

13 acres (5.26 hectares)

- 19 dock level doors
- 1 level access door
- 227 car parking spaces
- 46 HGV/trailer parking spaces
- 15m haunch height
- 50kN/m² floor loading
- 51m yard depth

UNIT 4

offices on one floor

8,000 sq ft (700 sq m)

warehouse

126,600 sq ft (11,800 sq m)

total

134,600 sq ft
(12,500 sq m)

pallet capacity

10,800 (wide aisle) 15,600 (narrow aisle)

site area

11 acres (4.45 hectares)

- 30 dock level doors
- 1 level access door
- 156 car parking spaces
- 30 HGV/trailer parking spaces
- 12m haunch height
- 50kN/m² floor loading
- 45m yard depth

UNIT 2

439,000 sq ft
(40,800 sq m)

Aerial shows an indicative layout

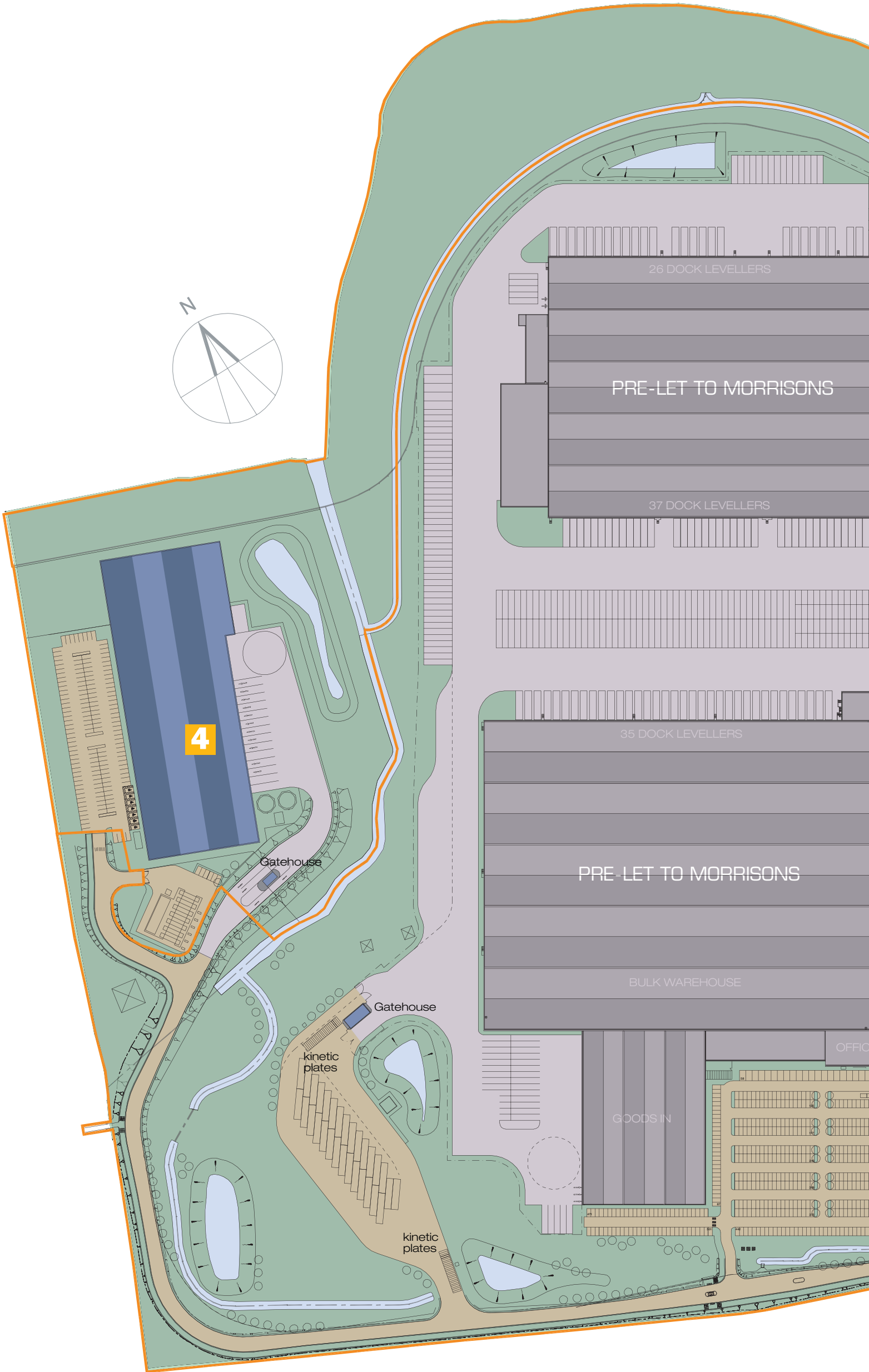
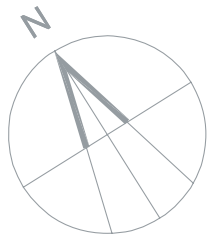


UNIT 3

212,000 sq ft
(19,700 sq m)

UNIT 4

134,600 sq ft
(12,500 sq m)



4

Gatehouse

Gatehouse

kinetic plates

kinetic plates

26 DOCK LEVELLERS

PRE-LET TO MORRISONS

37 DOCK LEVELLERS

35 DOCK LEVELLERS

PRE-LET TO MORRISONS

BULK WAREHOUSE

GOODS IN

OFFICE

indicative layout plan

Bespoke solutions also available

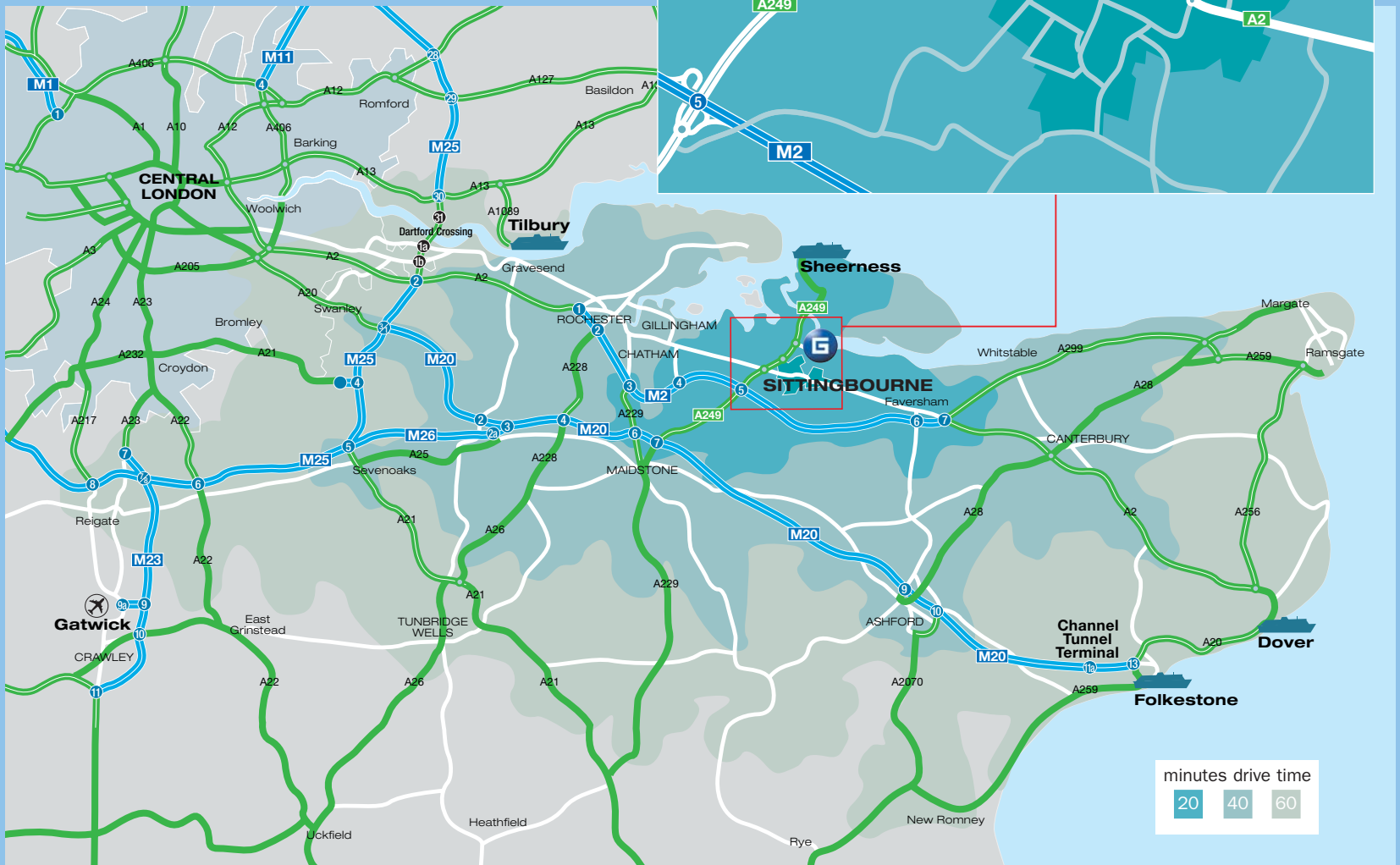
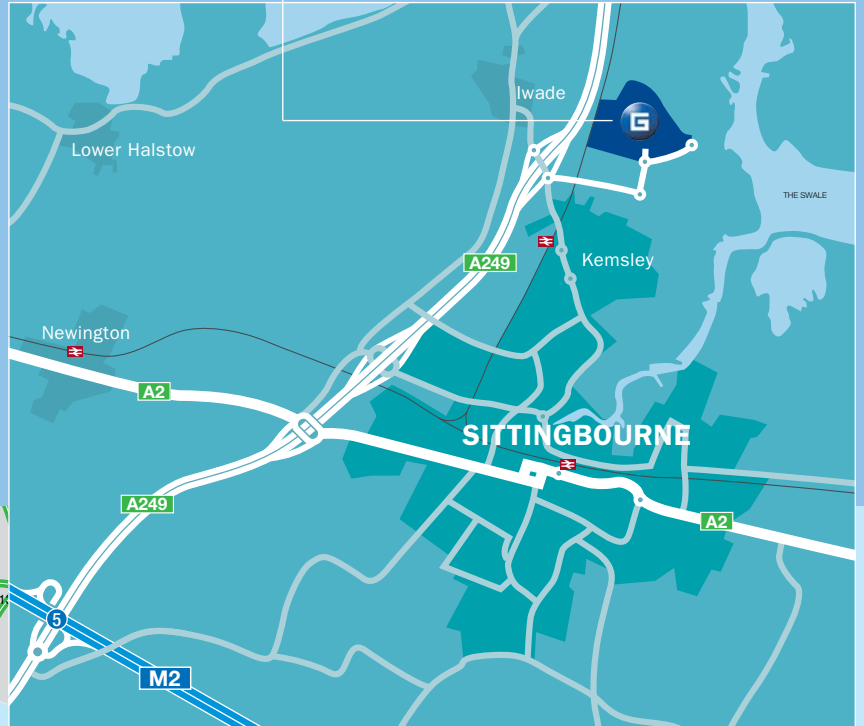


artists impression



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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. Jan 2011.

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