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G-Park Ashby de la Zouch

Build to suit
logistics
warehouse
opportunities up
to 736,487 sq ft

Planning
Approved



G-Park Ashby de la Zouch

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.



High Spec

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

Build to suit logistics
warehouse opportunities up to
736,487 SQ FT



Strategic location

Strategic location

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



Sustainable benefits

Sustainable benefits

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



Strong labour pool

Strong labour pool

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



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



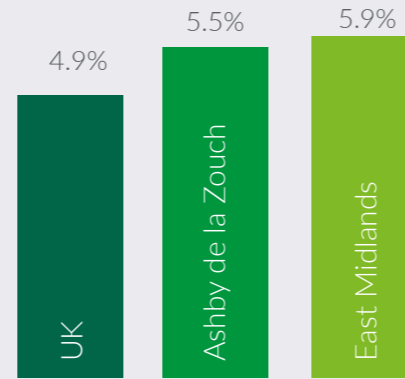
24h access



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



G-Park Ashby de la Zouch

Site plan & spec

18m
Clear
Height



Option 1 - Single Unit Layout



Option 2 - Two Unit Layout



Schedule of accommodation

TOTAL GIA
736,487 SQ FT

TOTAL GIA
68,422 SQ M

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

Key features

- Clear height 18m
- 66.08 acres (26.74 ha)
- Enhanced 2020 spec
- 13 level access
- 145 dock doors
- 50m yard depth
- 198 HGV parking
- 555 car parking

Schedule of accommodation Unit 1

TOTAL GIA
421,406 SQ FT

TOTAL GIA
39,150 SQ M

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

- Clear height 18m
- 5 level access
- 71 dock doors
- 53 HGV parking
- 340 car parking

Schedule of accommodation Unit 2

TOTAL GIA
218,291 SQ FT

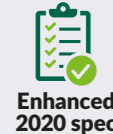
TOTAL GIA
20,280 SQ M

Warehouse	207,635 sq ft	19,290 sq m
Office (3 Floors)	10,441 sq ft	970 sq m
Gatehouse	215 sq ft	20 sq m
Total GIA	218,291 sq ft	20,280 sq m

- Clear height 18m
- 2 level access
- 32 dock doors
- 35 HGV parking
- 250 car parking

G-Park Ashby de la Zouch

Sustainability as standard



Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

GLP 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.

The GLP improved specification includes:

- ✔ BREEAM® Excellent – to all buildings
- ✔ WELL ready
- ✔ LED lighting throughout
- ✔ Low water spray taps
- ✔ 12% less embodied carbon than industry standard
- ✔ 15% less operational carbon in day-to-day operations
- ✔ Provision for electric vehicles
- ✔ Planet Mark offered for first year of occupancy to help manage energy use
- ✔ G-Hive scheme and wildflower planting to improve biodiversity
- ✔ 100% recycled and recyclable carpets
- ✔ Painted using VOC free natural paint

G-Park Ashby de la Zouch

BREEAM® and energy efficiency ratings

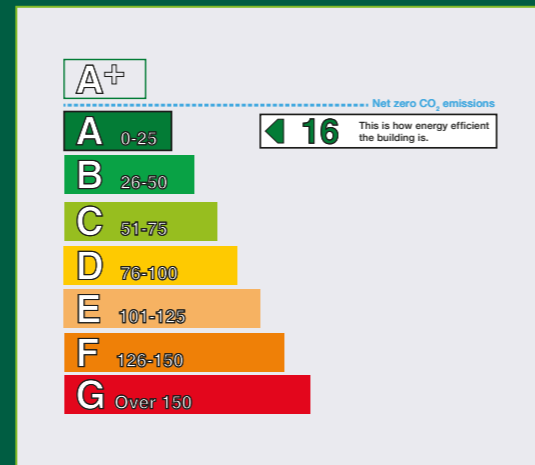
BREEAM® UK



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



Rating: Excellent



Energy usage

Monitoring energy usage

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



Cost effective

Cost-effective

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



Water usage

Reducing water usage

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



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.



Recycling performance

Recycled & recyclable materials

Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



Exceeding regulations

Exceeding requirements

GLP is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.



GLP in Europe

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies.

Our European operating portfolio consists of more than 4 million SQ M across the strategic logistic markets, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million SQ M.

GLP operates globally across Brazil, China, Europe, India, Japan, the U.S. and Vietnam. Our combined investing and operating expertise allows us to create value for our customers and investors, and have US\$97 billion in assets under management in real estate and private equity funds. Learn more at www.glp.com



3.9 million sq m
operating portfolio



9 million sq m
development in 30 years



4 million sq m
development pipeline



Strong
global presence





LOCATION & TRAVEL DISTANCES



Location & travel distances

HGV Drive Times

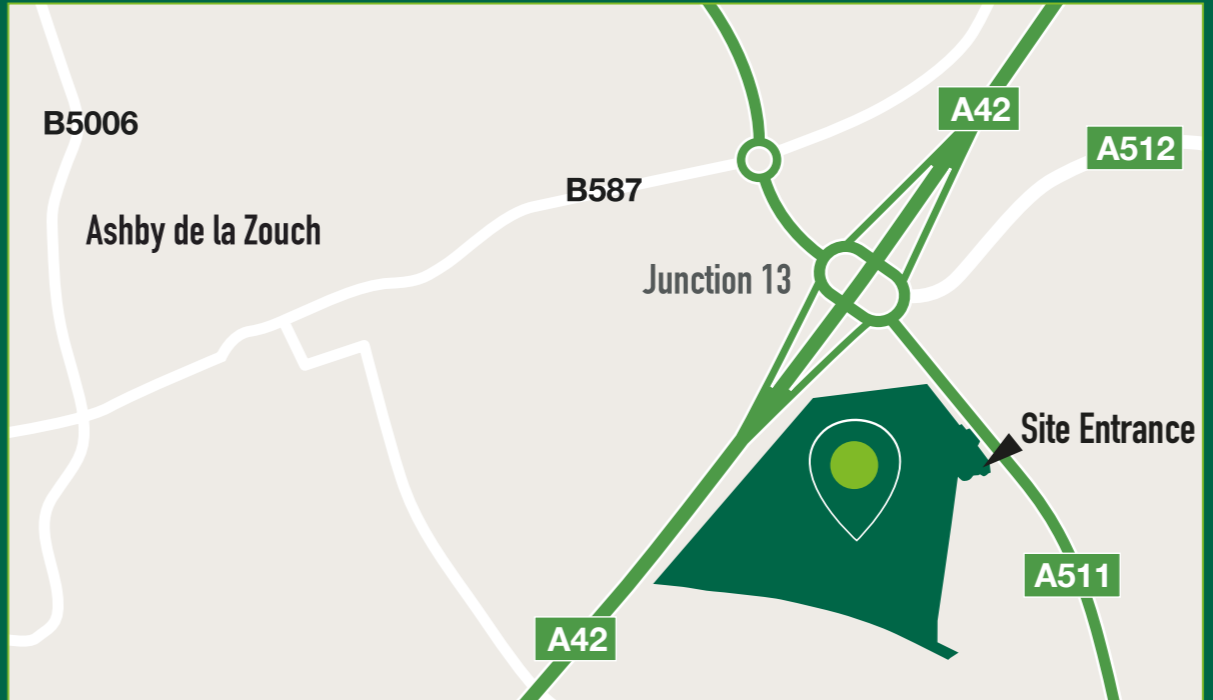


Cities	Miles	Drive time
Derby	18	31 mins
Birmingham	30	36 mins
Stoke-on-Trent	44	57 mins
Stafford	49	59 mins

Rail Terminals	Miles	Drive time
East Midlands Gateway	10	13 mins
Hams Hall	22	25 mins
Birch Coppice	15.5	18 mins
DIRFT	36	46 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





Contacts

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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. April 2021. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.





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