PRODUCT GUIDE

glp.com/eu



GLP



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MESSAGE FROM THE HEAD OF CONSTRUCTION, EUROPE

Hi and welcome to the GLP EU Product Guide.

GLP is a leading global developer, investor and manager of logistics warehouses and distribution parks with a 3.9 million sqm portfolio in Europe, concentrated in the strategic logistics markets of the UK, Germany, France, Spain, Italy, Poland, Slovakia, Czech Republic, Hungary, and the Netherlands. In addition to its operating portfolio, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen, GLP has a prime European land bank which allows for the development of an additional 4 million sqm.

For further information about GLP, please go to www.glp.com/eu

At GLP, it is recognised that being a profitable business, protecting the environment and making a difference in local communities are all compatible. Given the technical nature of projects and the various specialists involved, we identified the need to create a guide to present a clear and uncomplicated overview of the GLP product.

We hope you find the Product Guide beneficial and would welcome the opportunity to discuss how GLP can provide a tailored logistics solution to meet your requirements.



GRAEME MUNRO,
HEAD OF CONSTRUCTION EUROPE



PRODUCT GUIDE INTRODUCTION

While the GLP name is relatively new to the region, our European operations, formerly Gazeley, have a 30-year heritage of developing, investing and managing prime logistics real estate across Europe.

Over this time, our buildings have evolved, remaining at the forefront of innovation in order to deliver the highest quality warehouses in the EU using 'best in class' specifications that are constructed in a sustainable way.

We are customer-centric in our approach, integrating key operational requirements into our design to deliver maximum benefit to our customers from handover.

The GLP Product Guide is designed to help our customers visualise our market leading GLP building proposition – operationally efficient design, quality of product and sustainable approach all contained within a secure delivery model.

GLP STANDARD



We use 'best in class' specifications together with our market leading supply chain to deliver premium quality buildings. As a result, a GLP Standard building has lower operating and maintenance costs, delivering benefit to both occupiers and the environment.

GLP BUILD TO SUIT



Our customers can benefit from a holistic service where GLP engage a team of experts to design a Build to Suit building for individual customer's needs.

GLP SUSTAINABILITY



Sustainability is at the forefront of everything that GLP does and this ethos is carried forward into our buildings. We have most recently been certified by The Planet Mark, in the UK, which recognises commitment to reduce carbon footprint year on year in measurable ways.

THE GLP STANDARD



INTRODUCTION

At GLP, we pride ourselves in being at the forefront of both technology and design, allowing us to continually improve the product we offer to our customers. Our GLP Standard is a premium product designed to meet and exceed the operational requirements of our customers, providing market-leading logistics facilities whilst minimising any environmental impacts.

Our construction process is renowned for its quality and speed, utilising where necessary our 'G-Track' process to deliver projects faster than the market standard for constructing a logistics centre.

All products, components and the overall supply chain are carefully selected by the GLP team in order to assemble a premium quality building. This ensures that GLP buildings are efficient, robust, and stand the test of time.

LEADING WITH INNOVATION

EUROPEAN MARKET LEADER

AWARD WINNING DEVELOPMENTS

3.9M SQM OPERATING PORTFOLIO

4M SQM DEVELOPMENT PIPELINE

STRONG GLOBAL PRESENCE

The following list sets out the GLP warehouse design principles which are embedded into our specifications and designs:

- Appealing design
- Flexibility to suit operational requirements
- Structural frame designed to minimise columns and maximise operational efficiencies
- Loading dock ratio minimum of one per 929m2
- Level entry door minimum ratio is 1/10,000m2
- Provision of future docks where required
- Sustainable design features
- Energy-efficient fit out to reduce operational carbon footprint
- Structural design allows for site-specific alterations – such as canopies above loading doors
- Spacious offices provide an optimal working environment
- Bright and welcoming reception area
- HGV yard depths are typically 35-54m deep
- Extensive HGV parking spaces provided on site
- Provision of ducts for future HGV charging
- Provision of car charging spaces and equipment
- Car parks and landscaping areas designed to provide a welcoming and sophisticated approach for staff and visitors
- Bicycle storage
- Safe separated access for cars/ HGV

THE WAREHOUSE FLOOR

GLP's floors are designed and constructed using high quality materials and wherever possible are fully recyclable. Independent experts undertake a rigorous quality assurance process throughout all stages of the design and construction in order to achieve the premium floor.

All our floors are designed in accordance with the local guidance which sets the criteria for excellence in industrial warehouse floors within the UK.

GLP Standard floors are designed to accommodate an extensive range of racking installations and configurations with no requirement to enhance the floor loadings. The details are set out in the table opposite: This shows how to convert loadings into beam levels.



In addition, the surface regularity (or flatness) of our floors will comply with FM 2 for free movement. This means that Reach Trucks can operate between 8m to 13m without side shift.

All warehouse floor joints can be coordinated with the customer racking configuration to help minimise conflicts with rack legs and aisles, thus providing additional operational advantages. GLP Standard floors are installed using laser screed machines which ensures the highest quality of installation. Attention is given to an even colour finish and minimising floor joints for maximum MHE efficiency. Friction testing is completed after 28 days to ensure that the finish isn't 'too smooth' and has sufficient slip resistance.

For the slab pouring process, we have an expert on site to set procedures and ensure the best practices.

Within all countries, GLP utilise 3rd party concrete experts on site to set procedures and insure best practices, giving high quality concrete floors.



THE FRAME AND ENVELOPE

The GLP Standard frame and envelope are key elements which protect the operations being carried out inside. We have developed our standard details over the years and worked with manufacturers and the supply chain to ensure that we deliver time and again the highest standards in the market.

Each building element is specifically designed to take into account a future occupier's requirements. The structural column spacing is designed to allow maximum flexibility for racking configuration whilst concrete pre-cast panels are positioned around all dock doors to provide maximum robustness against reversing HGVs. Roof loadings are designed to accommodate all high-level installations - including mechanical, electrical, sprinkler installations.

Our building envelope design and specifications provide excellent standards of insulation, with air-tightness levels that far exceed Building Regulation requirements providing a highly energy efficient environment for our customers to operate in.



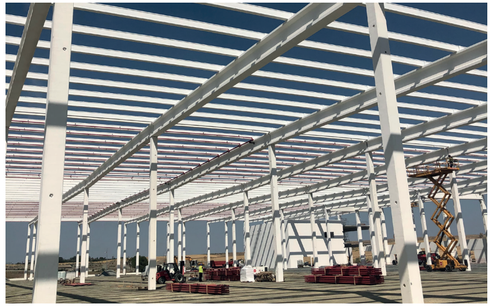
CONCRETE, TIMBER OR STEEL FRAME

GLP utilise a number of structural frame solutions, incorporating pre-cast concrete, steel and timber solutions, depending on the local market and jurisdictions. The bay sizes have been developed to provide flexibility for racking solutions from wide aisle to very narrow aisle configurations as well as generous dock leveller centres.

The roof structure is designed to accommodate a customer's fit out and associated installations. An allowance has been allowed for in every build for suspended services, as mechanical, electrical, sprinkler and data. An additional allowance is made for roof-mounted photovoltaic arrays - these arrays can also be provided by GLP upon request.

In addition, frames are designed to allow for future canopies to be installed above the level entry doors. The connection points will be terminated within the building envelope and holes for future fixings are pre-drilled in the factory.





WALL CLADDING AND PC ELEMENTS

The GLP Standard wall cladding system is a composite insulated panel system which achieves industry leading levels of air tightness and insulation properties. The system exceeds the requirements of building regulations.

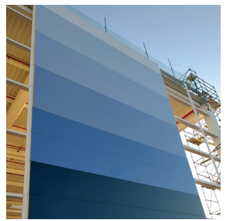
Where practical, a 2m high translucent 'Wall Lite' system is installed on the north elevation above the docks, to provide additional natural light into the marshalling area of the warehouse space (other options are available).

The dock area walls benefit from insulated pre-cast concrete dock walls with tailgate slots. This provides a robust interface when HGVs dock onto the building in a busy service yard, reducing maintenance requirements.

Armco impact protection is also provided where the cladding or dock walls reach down into the service yards.









PRE-CAST

Pre-cast panels are included in the GLP Standard to provide customers with a high performance solution that minimises maintenance and repair in busy docking areas.

CLADDING

The use of industry-leading composite cladding panels combined with our developed detailed design means that excellent air tightness is achieved and complete confidence that the envelope will perform over its life.

COLOUR

The graded blue cladding panels are synonymous with the GLP brand. Darker colours at lower levels that become increasingly lighter further up the elevation reduces the visual impact against the skyline.

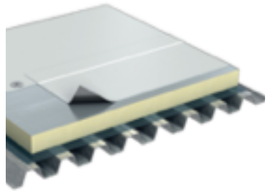
ROOF MAKE UP

GLP usually use a “deck” roofing system in almost all of our buildings, alongside siphonic rainwater drainage evacuation.

The roof consists of a multi-layer system usually made up of a metallic liner sheet on the interior.

The centre is an insulation which has a metallic sheet stuck to both the top and bottom and the top is a single ply roofing membrane (PIR ALK).

TPO
PIR ALK
METALLIC SHIFT



PIR ALK







ROOFLIGHTS

The GLP Standard is to provide translucent roof lights. Their installation can provide full illumination of the warehouse in daylight hours, significantly reducing any operational requirement for lighting - and the associated running costs.

GLP was a pioneer in establishing the optimum daylight verses solar gain calculation. Combining the rooflights provision with energy efficient and intelligent lighting provides the optimal energy efficient solution for any type of operation.

Rooflights are mainly double skinned and vary in size and specification depending on in-country jurisdiction.

ROOF DRAINAGE

All GLP buildings use a siphonic roof drainage system benefitting customers in reduced maintenance costs and less pipework which would otherwise affect the use/flexibility of the warehouse.

All pipework joints are welded together to prevent leaks within the building. The GLP Standard siphonic drainage system includes both a primary and secondary system. In the unlikely event of a blockage in the primary system, the secondary system drains water from the roof, avoiding potential water ingress.

Rainwater harvesting is provided as standard, which provides grey water recycling to systems such as toilets within the main offices. A connection from the roof siphonic drainage system fills these tanks.









WINDOWS AND DOORS

Upon arrival at the office main entrance, automatic bi-parting sliding doors open to invite you into a glazed draught lobby where a further set of automatic doors provide access to the reception area. Both sets of doors are double glazed, aluminium framed doors and are automatically operated, with provision for the addition of access control systems.

All personnel escape doors are aluminium with a powder-coated paint finish to match the window system. All external door sets are provided with conduits to facilitate the installation of a future customer's security or access control system.

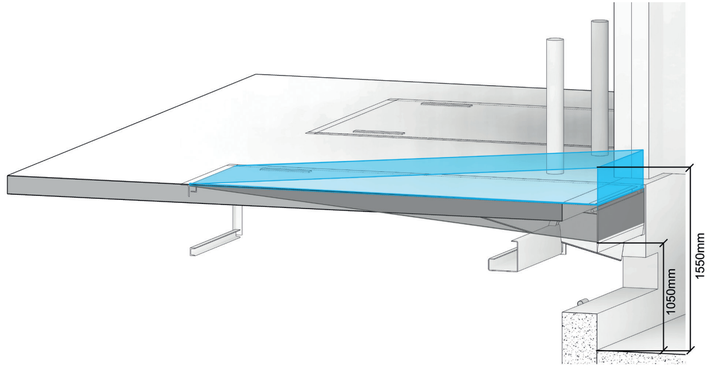
DOCK LEVELLER AND DOORS

The GLP Standard warehouse door provision comprises a combination of dock and level entry doors. Standard and large size dock levellers are provided to suit the different ranges of trailer bed heights. Particular attention is given to robust dock wall and doors surrounds, typically formed in precast concrete. Importantly for the building operation, dock doors are centred to optimise the relationship between HGVs and yard manoeuvrability. The docking pack includes trailer lights, bollards, dock shelters and traffic lights on each dock position as standard.

GLP dock elevations are designed and specified to have the widest appeal for operators with a diverse vehicle fleet. The range of dock leveller types, flexible shelters, and additional level access doors ensures all fleet types can be accommodated. Additional accessories and design features can be incorporated to suit the customer's particular vehicle fleet and loading operations.

GLP only install equipment from market-leading providers.







ACCESSORIES



An internal control panel operates both doors and docks levellers.



Dock buffers are provided to protect the building from damage.



Dock shelters fit around trailers to prevent wind and water ingress.

*Availabe under request



Steel bollards are provided to protect the doors from damage.

SECTIONAL DOORS AND SHELTERS

All dock doors are constructed from insulated sectional panels, and electrically operated. Doors have vision panels installed which allow operators to check for a docked vehicle before opening.

In addition, doors are provided with a bottom safe edge and emergency hand chain operation. A slack rope device offers protection against finger pinching together with an anti-drop safeguard for the motor to hold the door in place in the event of a rope or spring failure.

Docks shelter installations include heavy duty collapsible front and rear framed shelters designed for high frequency use on a 24-hour operation. There are front flaps and head flaps dimensioned for all rigid and curtain-sided trailers.









LEVEL ACCESS DOORS

A minimum of 1 level access door per 10,000 m^2. These provide flexibility of movement between the warehouse and service yard for all types of vehicles – including forklift trucks.

Electronically operated insulated sectional panel level access doors are provided as standard. The general dimensions for these are 4000mm wide x 5000mm high clear opening and can be increased based on specific customer requirements. Double glazed vision panels are located in each door.

MECHANICAL AND ELECTRICAL INSTALL

The GLP Standard includes for a full Category A fit out to the office areas. This includes:

- Heating, cooling and ventilation
- High efficiency LED lighting
- Suspended ceilings
- Raised access floors
- Carpets
- Fully finished toilets
- Kitchenette
- Lift access to all floors
- Building management system (BMS)
- Warehouse lighting
- Sanitaryware
- Sprinkler tanks

Maximum flexibility of the warehouse space is achieved by providing utility connections for a future customer fit out.



Category A offices are fitted out with heating and cooling systems to provide a comfortable working environment for staff. Heat recovery is included in the ventilation system making it extremely efficient and environmentally friendly.

Ancillary areas such as toilets, kitchenettes and all circulation areas are also heated.

The WCs are operated by a dual flush system and together urinals will be connected to the rainwater harvesting tanks.

Hot water to all toilet areas are provided by an indirect hot water system calorifier with pre-heat to cold water service via the solar thermal panels mounted on the roof, thus reducing energy costs.

Hand basins benefit from a sensor-operated mixer tap with mains operated hand proximity detectors, which are not affected by fluorescent vest/jackets.

Office lighting is via modular LED fittings together with an integrated intelligent control system. The lighting will be daylight linked which dims the lighting closest to the windows according to the level of natural light in the office.

General power to the main office areas are provided in the compartment floor boxes to a frequency of 1 box per 9m². The floor boxes can also accommodate a customer's data and voice requirements.

Power is provided via busbars to the dock levellers and level access doors in the warehouse.



ELECTRICAL PANELS AND TRANSFORMERS

The controls systems in GLP warehouses is via only leading manufacturers, offering open-protocol systems which are compatible with a future customer BMS installation.

Low voltage panels are provided with multi-function meters on the incoming circuit breakers and kWh sub-meters on all required outgoing supplies. All meters are connected to energy data loggers within the panel, allowing energy consumption to be monitored on a live basis and stored centrally, allowing energy usage trends to be established and consumption data to be exported.



THE OFFICE

With advancements in technology and evolving working practices, building usage has changed. Through communication and feedback from customers and the wider market, GLP have identified a growing desire for logistics businesses to move towards a centralised and effectively blended office, with both administration and warehouse operations teams sharing space under one roof.

The open plan working space provided in the GLP Standard allows occupiers to increase the level of integration between administrative functions and operatives on the warehouse floor, providing a collaborative working environment which can help streamline overall management of the logistics operation.

GLP are aware how important comfort within the working environment is to retain talented people.



INTRODUCTION

GLP recognises the importance of the office areas as places for people and the relevance of building design to facilitate health, well-being and productivity. All offices are designed to the principles of 'Well Building' certification, whilst maintaining flexibility to enable ease of customer fit out, future reconfigurations and extension of the office space.

The mechanical and electrical services for all office areas are selected for optimum performance, flexibility and with minimum energy consumption requirements. Infrastructure is provided for customers' fit out installations (e.g, fire alarm, access control and security systems).



FINISHES

All designated office areas are fitted out to a Category A standard. Specified finishes used are of the highest quality and where practical include recycled materials or environmentally friendly products.

Painted finishes – GLP specify a water-based, low odour, environmentally sound alternative to conventional emulsions. The unique formulation is totally oil and acrylic free, with minimal VOCs.

Suspended ceiling tiles – Rockfon's Koral ceiling tiles (or similar) are used in office areas. Why? Because they are 100% fully recyclable and come with a wide range of performance benefits including sound absorption, excellent fire resistance properties, humidity and sag resistance and good light reflection properties.

Carpet tile floor coverings – the GLP Standard includes Interface Elevation III which is a carbon neutral carpet and made from 100% recycled nylon yarn. It is a micro tuft level loop pile carpet tile which is made with a PVB pre-coat as standard. Pre-coat is a key element of a carpet tile as this keeps the yarn stuck to the backing.



Carpet tiles & Floor box



Toilet doors



Windowsill



Handrail



Ceiling tile



Toilet wall tiles



Kitchenette



Ceiling cassette unit



Light fitting







RECEPTION

First impressions count. As such, the GLP Standard reception area is open, spacious and flooded with natural light to welcome staff and visitors into the building.

The ceramic floor tiles, high ceilings and doors provide a link to the office floors above, while a feature wall frames the space for the provision of a future reception desk.

The reception area is accessed via entrance doors and has both stair and passenger lift access to all upper floors. A set of double doors lead into the warehouse / future expansion space and an accessible toilet is also situated within the lobby area.





TOILETS

The GLP Standard toilets are of a market-leading specification. Some key features are:

- Floor-to-ceiling wall tiling
- Feature mirrors
- Contemporary sanitaryware
- Integrated basins with sensor taps
- Feature lighting



ADAPTABLE SPACE

Every warehouse operation is different with individual operational requirements dictating how space should best be utilised. The GLP Standard reflects this in the design of both the Category A offices and the ground-floor space below the offices:

The Category A office space is designed to maximise flexibility. The minimum number of columns and their spacing provides the opportunity to utilise the area as a fully open-plan office, without restricting a customer's ability to partially or fully subdivide the space.

The ground floor space beneath the offices offers the largest opportunity for customisation. This area has a power-floated concrete floor and plasterboard walls with 4.2m clear height. Drainage points are provided in various locations. Potential uses for this space include:

- Staff changing rooms and showers
- Staff toilets
- Staff canteen
- Office/meeting rooms
- Comms room(s)
- MHE charging area

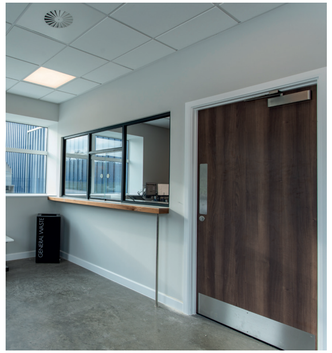




TRANSPORT OFFICES

Despite working practices moving towards shared office areas, in larger warehouses there is a recognised requirement for a satellite office or transport hub within the warehouse space.

Where warehouses are of sufficient size, the GLP Standard includes transport offices on both the goods in and goods out sides of the building. With the ground floor left empty to provide maximum flexibility for customers to configure the space to suit their requirements.





EXTERNAL AREAS

The GLP Standard includes the full development of all external areas to industry-leading standards.

The focus on most of the external areas is functionality – concrete yards and tarmacadam car parks provide almost maintenance-free external facilities. Add to this LED external lighting and secure fencing which together protect an operation from intrusions.

Whilst functionality is key, it is important to GLP that warehouses are well presented and blend into their setting. The use of local landscaping helps soften the impact of the development, providing screening and an attractive approach to the site access.





SERVICE YARDS

Our service yards are generally designed with particular focus on gradients, trailer parking standards and docking of vehicles to the building.

Goods yards and service roads shall be constructed in concrete and shall be heavy duty, frost resistant and suitable for 44 tonne HGV traffic. There is a great attention to detail to these areas to ensure a quality and durable finish is provided.

We provide cycle parking provisions and electrical car charging from day 1 and underground ducting for extending in the future.

We provide grid connected utilities to the capacity required by our base development and customer upgrade. Water and electricity supplies and containment for telecoms and spare services ducts are all provided.

GLP provide a turnkey solution.





DEPTHS AND GRADIENTS

Service yards are typically 35m deep and up to 54m deep with HGV parking.

Services yard gradients are kept as shallow as possible (max 1:40) to provide easier manoeuvring of articulated HGVs. The dock aprons are also shallow which allows for efficient HGV docking and uncomplicated vehicle unloading.



DURABILITY

Goods yards and service roads are constructed in concrete and are heavy duty, frost resistant and suitable for 44 tonne HGV traffic. These areas are extensively detailed to ensure a quality and durable finish is provided.



HGV PARKING AND DRAINAGE

Surface water run-off from service yards is drained through suitable heavy-duty concrete channels or gullies, providing a robust solution with little risk of HGV damage.

HGV parking bays are provided both at dock levellers and along the outer perimeter of the site.

SECURITY

Security fencing is provided to enclose the goods yard. The Paladin type fencing is colour coated and provided with hinged lockable HGV and pedestrian gates at the site entrance, behind the access control barriers.

Where a Gatehouse is required, it is provided fully fitted out with worktops, space for a kitchenette and toilet facilities. Ducts are run to the main building to provide integration of security and access control systems.







CAR AND CYCLE PARKING

The GLP Standard provides excellent car and cycle parking facilities. Electric car charging facilities are included, with ducts installed to safeguard future requirements.

Cycle shelters are provided inclusive of locking bars. These are generally located at the closest point of the car park to the building entrance.

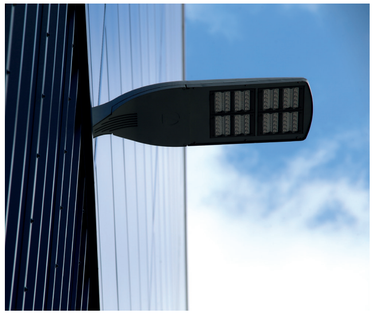


EXTERNAL LIGHTING

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LANDSCAPING

GLP is known for well-considered landscaped logistics parks and believe in providing the right balance of landscaping for all developments. The GLP Standard encourages (where possible) the following:

- Native plant species grown
- Supply nursery stock grown from seed sourced locally (i.e., from the site or from approved sites)
- Plant species will be selected from bee-friendly species and will include trees, shrubs, perennials and bulbs/corms
- Insect hotels

Where appropriate, recycled or recyclable materials will be used in the hard landscaping.

UTILITIES

The provision of statutory services is critical to any project. Availability of supplies and the associated works required to bring supplies to site can have severe cost and programme implications on a scheme.

GLP-partnered general contractors ensure that all supplies are brought to site, terminated and are live in advance of a customer handover. This ensures a smooth transition into the fit out or operational stage with minimised risks for all parties.



GAS, WATER, ELECTRICITY AND TELECOMS

Grid connected utilities are provided with sufficient capacity for both the base development and customer upgrades.

The electricity supply is based on the building size. A dedicated sub-station is provided on the site boundary, sufficiently sized transformers are located within the demise, and all apparatus is designed with capacity for future expansion.

The gas grid connection is sufficiently sized to allow for gas heating of the whole warehouse space should a customer need it. This is terminated within the warehouse for ease of future connections.

A metered water connection to the building is provided. In addition, an unmetered connection supplies a closed ring hydrant main around the building. A connection to allow for a future sprinkler tank installation is also provided.

Telecom infrastructure is linked to the external network with ductwork provided to a connection point within the building.



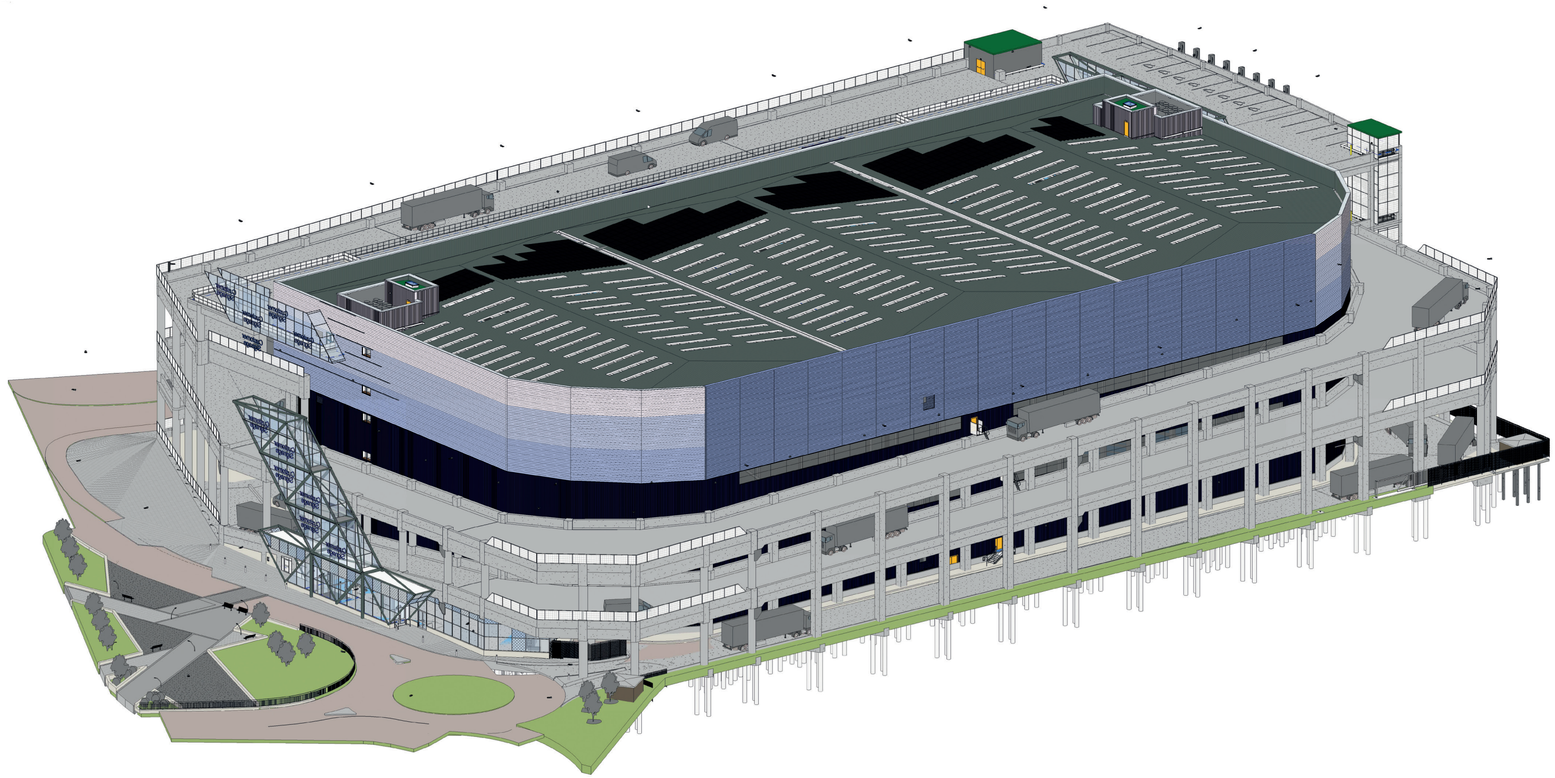




THE HANDOVER

The building handover from GLP to customer is closely managed to ensure a clear and efficient handover to the building users. At the handover stage, the following information (as a minimum) is provided:

- As-built drawings and information
- Commissioning certificates
- BIM model
- Building logbook
- Overview of building maintenance requirements



THE PAPERWORK

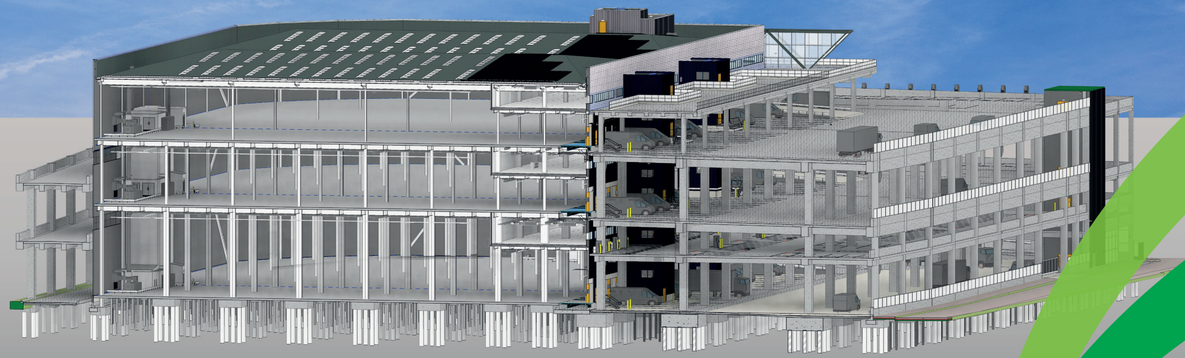
All documents for GLP Standard buildings are provided in both electronic and hard copies. A filing cabinet is provided on the plant deck to house the customer's hard copies of the documents and the soft copies are provided via USB stick and a downloadable file sharing service. For ease of access, all soft copy documents are provided in industry-standard format.

BIM MODEL

All GLP buildings are designed and constructed in what is known as a 3D environment called BIM (Building Information Modelling). The benefit for customers is that this allows fit out requirements to be incorporated, making the task much more efficient in terms of design and cost.

In addition, the BIM model can be utilised by facilities management teams to save time and costs, enabling quicker access to asset information and helping to reduce preventative maintenance.

THE GLP STANDARD

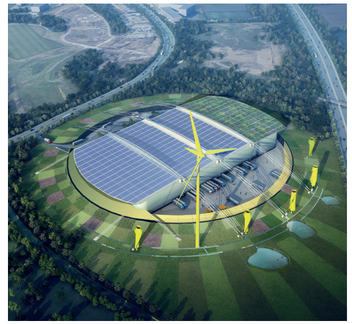


INTRODUCTION

GLP offer a Build to Suit service which allows a customer to design a building around their specific operational requirements. There are two main GLP Bespoke options:

Build to suit building – Warehouses are often 'built to suit' based on a customer's specific requirements. Regardless of shape or size, GLP's design team accommodate all customer requirements - including specific operational considerations such as floor loadings, sustainability and energy efficiency can all be included in a bespoke building.

Build to suit fit out – The GLP's design team have a proven track record of completing bespoke customer fit outs. These incorporate all customer requirements, allowing the handover of a facility which is fully ready for operation.





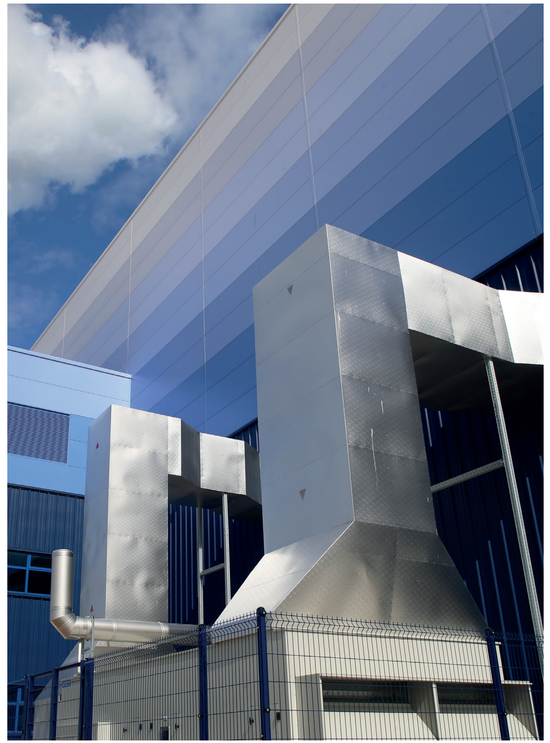


WAREHOUSE FIT OUT

The GLP design team have extensive experience in the fit out of warehouse spaces and are available to assist and advise customers in realising the most robust yet cost-effective fit out solutions to meet operational requirements.

The GLP Build to Suit service allows for customer fit out requirements to be integrated into the overall building programme providing significant time and cost savings compared to a standalone fit out period which commences after handover.





HEATING

GLP allow for a heating system as standard. The GLP team will manage the best location to ensure there is no impact on the warehouse operations.

The GLP team will manage the best location for the heating equipment to ensure there is no impact on the warehouse operations.



LIGHTING

GLP generally install the installation of ultra-high efficiency LED lighting with integral daylight and movement sensors. Installed in conjunction with the rooflights, the LED lighting will dim or switch off if a sufficient level of daylight is available. The movement sensors allow for zones of lighting to be switched off if nobody is working in the area.

As lighting is the largest consumer of power in an ambient warehouse, the GLP Bespoke lighting system can provide a significant reduction in operational costs, whilst also adding to the sustainable design features.









SPRINKLERS

The GLP Standard is to install sprinkler tanks complete with a water supply, drainage and a service pipe into the building ready for a customer fit out.

A GLP Build to Suit service will design and install the complete sprinkler systems, including tanks and pumps sized to match a customer's fit out requirements. The installation is designed to comply with the customer's specific insurance requirements. In-rack sprinkler installations can also be accommodated in conjunction with the racking installation.

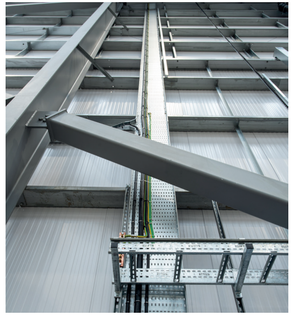


POWER/DATA

All warehouse power requirements can be designed and installed via high level containment runs terminating at distribution boards in strategic locations to match customer requirements.

Working closely with a customer's IT representative, GLP can design and supply the complete data infrastructure for the facility, this includes comms room racks, high level containment, fibre and copper cabling. Upon completion of the installation, minimal works are required prior to commencement of operations.







FIRE DETECTION/ INTRUDER ALARM/CCTV

Fire alarms and detection to the warehouse are designed around specific customer requirements, generally via intelligent reflective beams or air sampling systems. Open protocol systems are installed, which help reduce maintenance costs.

Intruder alarm installations are provided to cover all external doors (inclusive of dock levellers and level access) with secondary detection via internal perimeter beam detectors.

Internal Warehouse CCTV consist of a series of static and PTZ cameras strategically placed to cover any areas of risk/concern. This would generally be an IP System run on a secure dedicated network.











MEZZANINE

The GLP Bespoke service can include the installation of mezzanine systems which allow a customer to maximise operational floor space. Mezzanines are often combined with automation, providing a fully or partially autonomous warehouse management system designed to meet customer-specific operational requirements.





OFFICE

GLP recognise that every operation has specific requirements for office facilities. The GLP Build to Suit service allows for offices to be designed around customer requirements, incorporating individual operational or corporate standards to provide an office environment suited to the requirements of the team working there.

The open-plan layout of the office area allows for easy adaption of the space. Adaption of the space is not restricted to only the layout. Materials, colour schemes and finishes can be chosen by customers – GLP Build to Suit provides a 'blank-canvas' approach to the office design and fit out.



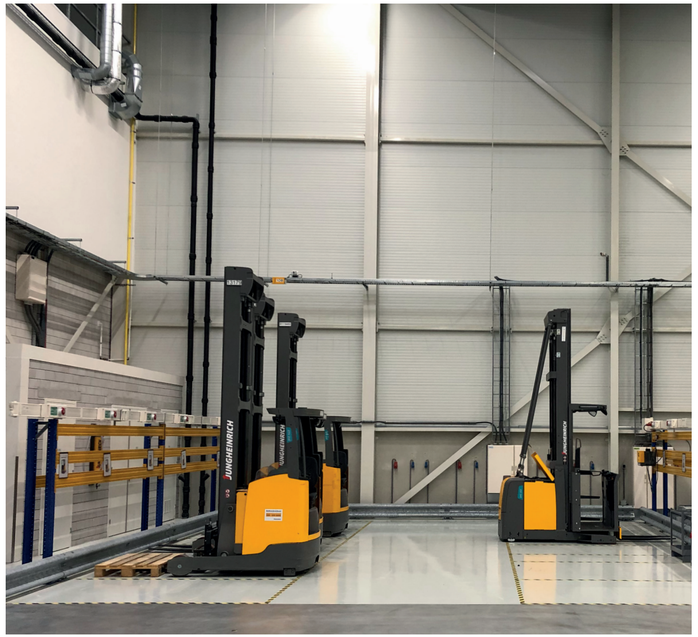


RACKING AND MHE

GLP partner with leading racking and MHE suppliers to provide customer-specific solutions. These can be provided by GLP or ordered by the customer with installation managed during the construction process.

Floor design - including joint layouts - is coordinated to suit the site-specific racking layouts.







TEMPERATURE CONTROL

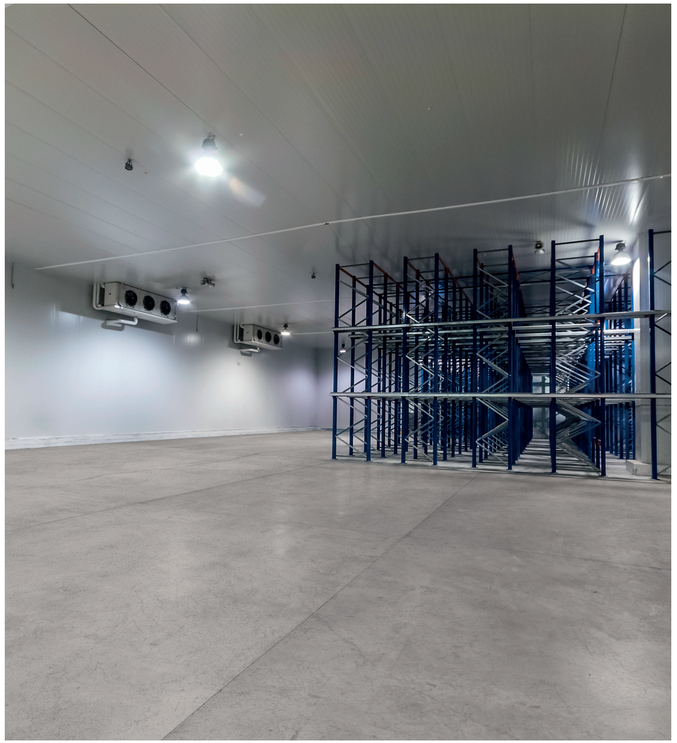
The GLP Build to Suit service can incorporate temperature-controlled zones within the building:

Chilled chambers can generally be accommodated by building directly from the warehouse floor with minimal additional structural steel added at high level.

Freezer rooms can be incorporated by adding sub floor insulation and frost-prevention.

Plant rooms and areas are provided as required.







VEHICLE WASH, FUELLING STATION AND WEIGHBRIDGES

Vehicle wash and fuelling facilities can be incorporated into the scheme to suit customer- specific requirements. Their installation can be included as part of the construction programme, avoiding the requirement for costly retro-fit of equipment.



GLP SUSTAINABILITY

SUSTAINABILITY OVERVIEW

GLP have an exemplary track record in delivering sustainable warehouses over the past 32 years as demonstrated in the GLP Road Map to Net Zero on pages 60-61.

Every GLP build is designed in compliance with the main sustainability accreditation systems - particularly BREEAM, LEED, DGNB and to the principles of the WELL building standard. All of GLP's buildings achieve an energy performance certificate with a minimum of an A rating.

GLP takes sustainability seriously and has undertaken a carbon footprint analysis on their baseline offer. The data revealed that, compared with a standard logistics facility, GLP's baseline offer incorporates 12% less embodied carbon in the sourcing and manufacture of the construction materials.



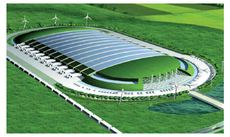
GLP is a member of the UK Green Building Council, linked to the World Green Building Council, has funds registered with GRESB and is monitored by the Planet Mark.

UK GBC
The Planet Mark
eden project
GRESB REAL ESTATE
THE GLOBAL GOALS For Sustainable Development
INTERNATIONAL WELL BUILDING INSTITUTE™
BREEAM®

ROADMAP TO NET ZERO

One of the most pioneering developments is known as G-Park Blue Planet. This was the global-first warehouse to achieve BREEAM 'Outstanding' certification and its cutting-edge design saves up to €300,000 annually in running costs.

Overall the development scored 85.49%, and received exemplary credits in four areas – daylight, reduced CO2 emissions, construction waste management and the use of low-carbon technologies.



2003

ECO-TEMPLATE

The vision for a revolutionised building



2004

MARSH LEYS, BEDFORD

First Eco-Template building to be delivered



2007

JOHN LEWIS, MAGNA PARK MILTON KEYNES

One of the most sustainable warehouses in the world (at time of construction)

2007 TO DATE

MAGNA PARK MILTON KEYNES

Sustainable flagship development to inspire the whole industry





2008

PROJECT BLUE PLANET,CHATTERLEY VALLEY

First BREEAM 'Outstanding' warehouse project in the World

2011

CEVA 4, DUBAI

First LEED 'Gold' warehouse project in Dubai





2013

WUHAN INTERNATIONAL LOGISTICS PARK

A ground-breaking concept in China for an ecologistics city powered by renewables

2012/14

WALMART TIANJI UNIT 1

Walmart Tianji Unit 2,3 and 4 Class A quality standard including sustainability features such as renewables, local provenance vegetation and low water appliances





2014

WAITROSE, MAGNA PARK MILTON KEYNES

The fastest constructed sustainable unit of its size to be delivered in Europe, achieving a BREEAM excellent

2017

ROUTE TO NET ZERO

Thought leadership around focus areas and initiatives to maximise sustainability





2018

ALTITUDE, MAGNA PARK MILTON KEYNES

Certification in progress for BREEAM Excellent and WELL Silver. First WELL accredited logistics building

2020...

MAGNITUDE, ECO PASSPORT, SMART LIGHTING

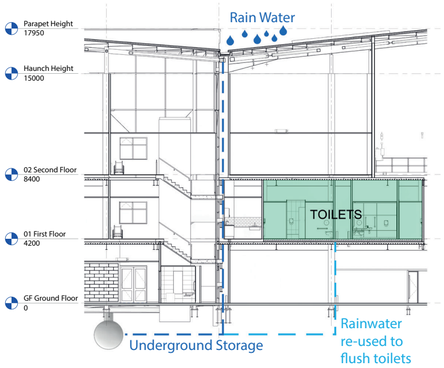
PHOTO VOLTAIC ARRAY

GLP recognise the importance of renewable technologies and how this can benefit customers financially whilst helping to reduce carbon footprints. An operational proposal can be offered by GLP where the rooftop array is provided by GLP (inclusive of installation and maintenance costs) and energy is provided to a customer at a discounted rate.



RAINWATER HARVESTING

All GLP buildings benefit from a rainwater harvesting system. Rainwater is collected from the roof and stored in tanks so that it can be used for toilet flushing. This helps reduce building water usage, saving on water bills and increasing building sustainability.



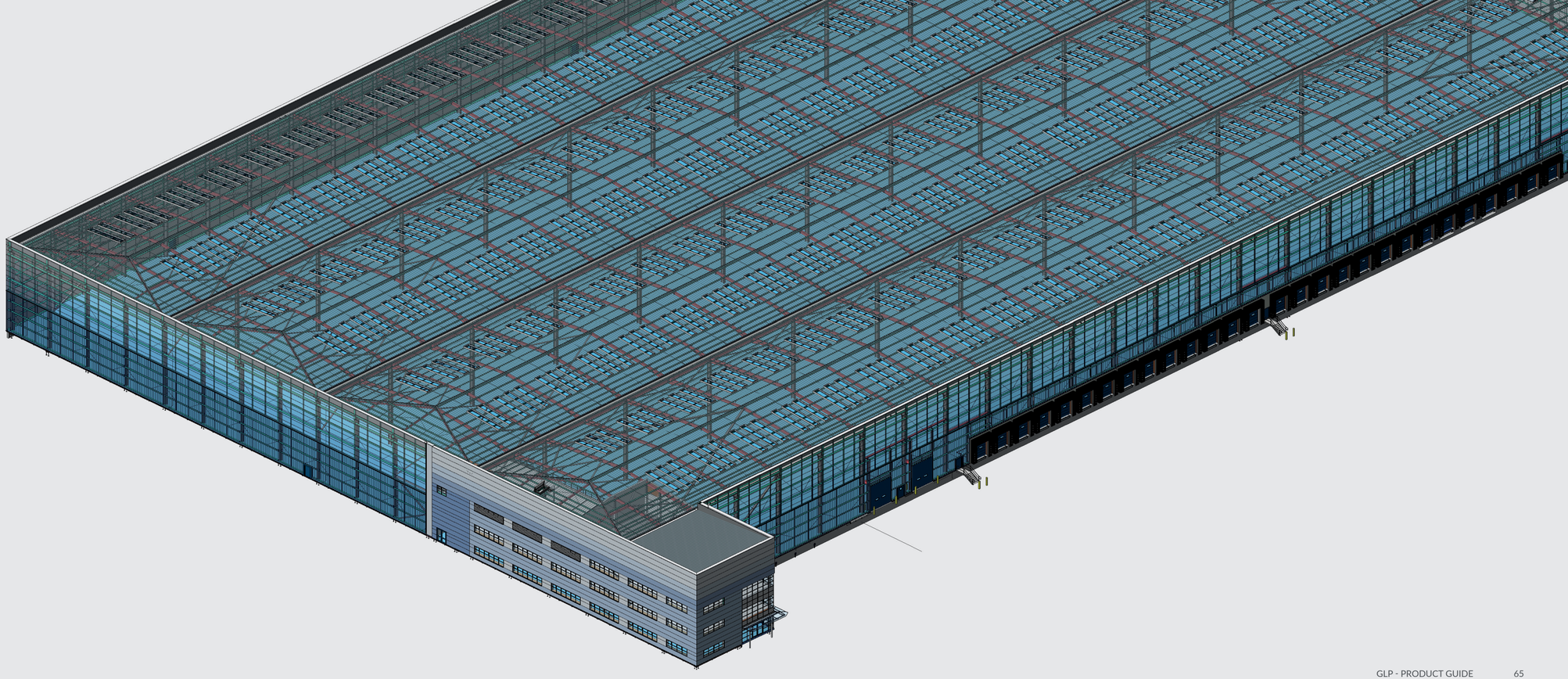




BUILDING ENVELOPE

The envelope of a GLP warehouse is designed to the highest standards, as an efficient envelope it is one of the first steps to reducing operational energy consumption. All buildings exceed both the insulative and airtightness levels required for building regulations helping reduce heat-loss from internal areas.

Cladding panels selected are assessed based on performance, longevity and on life cycle, ensuring they can be recycled at end of life. Cladding panel suppliers enter into an agreement on GLP sites which allows for all cladding waste and off-cuts to be returned to the factory for recycling, reducing the impact of the construction process.



BIODIVERSITY AND HABITAT

For over 30-years, we have been committed to incorporating biodiversity and encouraging habitat into developments and parks.

Each development site presents different challenges and opportunities. We work hard with their environmental, ecology and landscape experts to address the environmental effects, both during construction and in operation. Particular focus is on landscaping, ecology, the management of water, heritage, transport, ground conditions, noise and air quality - amongst other factors!

In terms of landscaping, we are well known for well-considered landscaped developments. Strong belief is placed on providing the right balance of landscaping for developments using native plant species wherever possible grown from certified seed sourced from the Forest Commission's relevant regional seed zone. Where possible, we also supply a nursery stock grown from seed sourced locally.

Plant species are selected from the British Beekeeping Association's list of bee-friendly species including trees, shrubs, perennials and bulbs/corms.

Where applicable developments include on-site apiaries that support bee population by providing a suitable habitat. In turn, local crops will benefit from increased pollination. We harvest the honey produced and it has become a very popular amongst both customers and our team!











TRACK™
INTELLIGENT BUILD

INTRODUCTION

G Track Intelligent Build

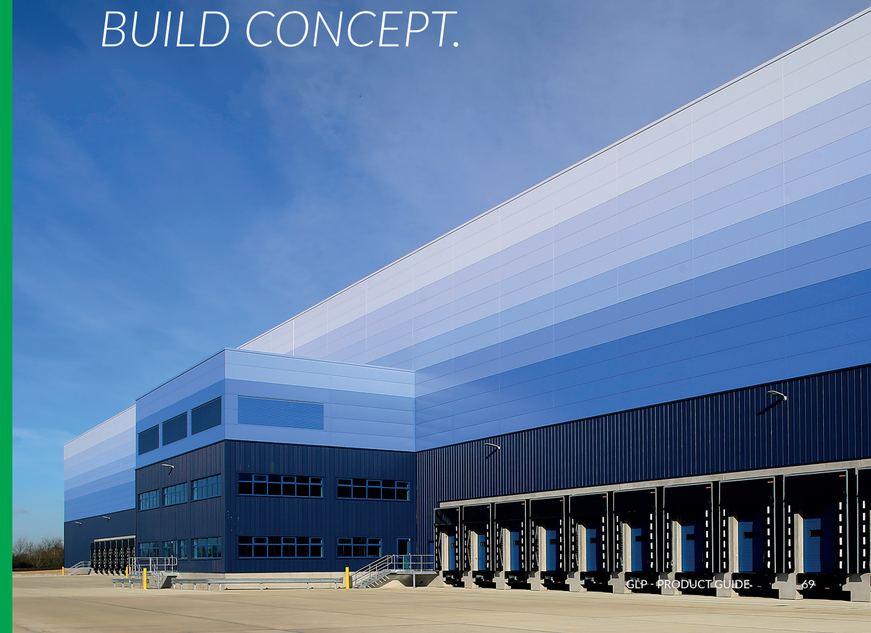
Over the years GLP, has built up a sophisticated virtual supply chain who buy into the G Track approach. There is a proactive attitude and commitment to challenge conventional thinking and every aspect of the construction delivery process, resulting in faster than market leading standards.

To achieve this, we are continually striving for ways to do things better, quicker, smarter, and problem-free. We aim to deliver solutions in a way that won't compromise on quality and will exceed our customers' expectations.

This process to ensure a fast-track approach to construction, we call G-Track. An intelligent build system that is woven into every GLP project as standard and challenges conventional thinking and process.

BASED AROUND A MODULAR, INCREMENTAL BUILDING MODEL.

AN INTELLIGENT BUILD CONCEPT.



GLP: A TURNKEY PROBLEM SOLVER OF CUSTOMER CHALLENGES,

CONTINUOUS INNOVATION,

ENCOURAGES EXCELLENCE/

LOCAL/REGIONAL ADAPTATION

VERY TIGHTLY CONFIGURED SUPPLY CHAIN/

FASTER CONSTRUCTION

BECOMES MAINSTREAM IN

CHALLENGE CONVENTIONAL THINKING AND EVERY ASPECT

GUARANTEED TIME

RAPID BUILD

UPFRONT PLANNING

GUARANTEED DELIVERY



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