WHERE BIG THINGS ARE BEING DELIVERED
NOW UP AND RUNNING

PEOPLE POWER
The proximity to Leicester, Derby and Nottingham also ensures a healthy supply of labour.

MARITIME RAIL FREIGHT
All major UK ports can be accessed from the dedicated rail terminal within three and a half hours.

MULTI-MODAL
Offering immediate access to the UK’s motorway network as well as dedicated rail and air freight services.

POWER
28 MVA immediately available onsite.

PLOTS AVAILABLE
Industrial and logistics development opportunities available from 100,000 sq ft – 3,000,000 sq ft.
MULTI-MODAL

M1 JUNCTION 24
Significant highway upgrades have been completed to J24 and 24A, offering outstanding road connections.

EAST MIDLANDS AIRPORT
Adjacent to UK’s busiest cargo airport.

RAIL
Dedicated rail freight interchange operated by Maritime Transport.

PRIME

PRIME LOCATION
85% of the mainland UK population are within 4 hours.

PUBLIC

PUBLIC TRANSPORT
Extensive existing network.

PEOPLE

7,250 JOB OPPORTUNITIES
1,000,000 people are within a 30 minute drive.

“We have established East Midlands Gateway as our European Road Freight hub, from where we can consolidate and transport our customers’ goods to and from 32 European destinations every day.”

JIM HEDDERWICK, DIRECTOR OF OVERLAND, UK, KUEHNE + NAGEL
Extensive infrastructure works have been undertaken. These works include improvements to J24 and J24A of the M1 including the introduction of a smart motorway system by Highways England, safer access to the A50 at Lockington and Hemington, and a new Kegworth bypass.
SEGRO work with customers to ensure building specifications meet individual occupational requirements.

- Flexible heights of up to 30m
- Minimum 10m yards
- 10% Rooflights
- Air tightness to 2.5m³/hr/m²
- 50kN/m² warehouse floor loading
- Comfort cooling to offices
- Rainwater harvesting
- Solar thermal heating
- Low energy high frequency lighting to offices
- Intelligent lighting controls to offices
- BREEAM Rating to be "Very Good" as a minimum
- Carbon neutral build options available
- Electric car charging points

UNIT ONE
TOTAL 517,000 sq ft

UNIT TWO
TOTAL 638,000 sq ft

UNIT THREE
TOTAL 552,000 sq ft

UNIT FOUR
TOTAL 195,000 sq ft

UNIT SIX
TOTAL 177,500 sq ft

UNIT SEVEN
TOTAL 192,000 sq ft

UNIT ELEVEN
TOTAL 694,000 sq ft

*Masterplan is for illustrative purposes only. All areas are approximate and measured on a gross internal basis.

UNITS CAN BE DELIVERED WITHIN 32 WEEKS POST SIGNING OF COMMERCIAL TERMS
SCALE
FLEXIBLE BUILD
Space for units from 100,000 sq ft to 3,000,000 sq ft
FLEXIBLE EAVES HEIGHTS
Bespoke up to 30m

QUALITY
BOX FRESH
High specification rating EPC A and BREEAM ‘Very Good’

ENVIRONMENT
Highest standards of infrastructure, security and design

POWER
SUBSTANTIAL POWER
28 MVA immediately available onsite with ability to further upgrade if required
SUBSTANTIAL POWER

OUR INDUSTRIAL-SCALE POWER INFRASTRUCTURE IS BEST-IN-CLASS, DESIGNED TO DELIVER HIGH LEVELS OF SUPPLY RELIABLY AND SECURELY

SLPEMG has a guaranteed supply of 28 MVA which is immediately available to incoming occupiers. There is further ability to upgrade this supply if required, ensuring that SLPEMG can cater for the most demanding power requirements.

With increased pressure on utility supplies, SLPEMG ensures that buildings are truly future proofed.

The scheme benefits from 28 MVA power available immediately

Ability to upgrade power supply if required
SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 8.1 million square metres of space (88 million square feet) valued at £13.3 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See SEGRO.com for further information.
THE PROXIMITY TO COMMUNITIES, INCLUDING THE THREE CITIES OF LEICESTER, DERBY AND NOTTINGHAM, ALSO ENSURES A HEALTHY SUPPLY OF LABOUR.

- **NOTTINGHAM**
  - Population: 321,500
  - 12.5 miles
  - 24 minute drive

- **DERBY**
  - Population: 248,750
  - 13.5 miles
  - 23 minute drive

- **LEICESTER**
  - Population: 348,300
  - 20 miles
  - 24 minute drive

90,000 people are economically active but unemployed within a 45 minute drive time.
1,000,000 people within a 30 minute drive time.
440,000 people are economically active within a 30 minute drive time.

91% of the UK’s domestic spending power within four hours.
There are currently 332,000 typical logistics employees within a 30 minute drive time.
85% of the mainland UK population within four hours HGV drive time.

Source: NOMIS and CBRE Analysis, 2017
SLPEMG is centrally located within the UK industrial and logistics market, offering immediate access to the UK’s motorway network as well as dedicated rail and air freight services.

**ROAD**
SLPEMG is strategically situated at a significant location on the road network with direct access to the M4, giving access to the whole of the UK. The site sits adjacent to the A50 and A453 trunk roads and only 1.5 miles from J24, M1, A42/M42 connection at J23A.
A significant and comprehensive package of highway works and improvements have been completed, including J24 and 24A, now being a smart motorway ensuring managed traffic flows.

**RAIL**
SLPEMG connects directly to the Castle Donington freight line. This provides direct access to the UK’s network of RFIs as well as major UK ports such as Southampton, Felixstowe, London Gateway and the Channel Tunnel.
The 50-acre intermodal rail freight terminal can accommodate up to sixteen 775m freight trains per day, container storage and HGV parking.

**AIR**
East Midlands Airport neighbours the site with access just one mile away from SLPEMG. East Midlands Airport is the UK’s busiest regional cargo airport and second only to London Heathrow in terms of total cargo. It handles over 320,000 tonnes of flown cargo each year. As the UK hub for DHL, TNT, UPS, and the UK main air hub for Royal Mail, East Midlands Airport connects over four million passengers with the world, to serve more than 90 leisure and business destinations.

**SEA**
With the benefit of the rail terminal, all major UK ports can be accessed within three and a half hours. By road, the Humber Ports can be accessed within 1 hour 45 minutes and have a strong connectivity to mainland Europe which enables efficient access to the rest of the world.
### Distances

<table>
<thead>
<tr>
<th>Port</th>
<th>Distance</th>
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<tbody>
<tr>
<td>Humber Ports</td>
<td>96 miles</td>
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<tr>
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<td>Bristol</td>
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<table>
<thead>
<tr>
<th>Airport</th>
<th>Distance</th>
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<tr>
<td>East Midlands</td>
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<tr>
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<tr>
<td>London Gatwick</td>
<td>152 miles</td>
</tr>
</tbody>
</table>

*Information sourced by www.googlemaps.com*

### Destinations Served by East Midlands Airport

**North America**
- USA: Anchorage, Cincinnati, Los Angeles, Louisville, New York, Philadelphia

**Eastern Europe**
- Poland: Warsaw
- Turkey: Istanbul

**Western Europe**
- Belgium: Brussels, Liège
- Denmark: Copenhagen
- France: Paris, Paris-Orly, Toulouse
- Germany: Cologne, Frankfurt, Leipzig, Munich
- Greece: Athens
- Ireland: Dublin, Shannon
- Spain: Barcelona, Madrid, Vitoria
- Switzerland: Zurich
- UK: Aberdeen, Belfast, Birmingham, Edinburgh, Exeter, Isle of Man, Jersey, Newcastle

*Information sourced by www.magworld.co.uk*
The 50-acre intermodal rail freight terminal will operate 24/7 and be able to accommodate up to sixteen 775m freight trains per day. It will also be able to provide storage capacity for over 5,000 TEU (the measurement of capacity of container terminals – which is equal to approximately 45,000 pallets of cargo).

Maritime Transport Ltd have been chosen as the terminal operators on a long term deal for the site. Since the announcement of the decision, Maritime have launched ‘Maritime Intermodal’ a dedicated division focusing on growing intermodal volumes nationally through increasing their rail-connected terminals and dedicated Maritime trains.

SLPEMG has been chosen as the site to house their intermodal headquarters with planning underway on a new 20,000 sq ft operations hub for ‘Maritime Intermodal’.

Their commitment to rail is shown in their investment in their new intermodal headquarters plans, which include container and curtainsider transport operation on site, HGV parking and fantastic environmental credentials combining rail and Euro 6 vehicles, whilst also installing facilities for the potential for electric trucks in the future.

Use of the onsite freight terminal is of no additional cost to occupiers.

**MARITIME RAIL FREIGHT**

The intermodal Maritime Transport rail freight terminal connects SLPEMG directly to the Castle Donington freight line. This provides direct access to the UK’s network of RFIs as well as major UK ports such as Southampton, Felixstowe, London Gateway and the Channel Tunnel.