

TO LET

A1 / Grantham

Detailed Planning Obtained
Enabling Infrastructure Works
Commenced

Unit 1 (188,583 sq ft)

Unit 2 (502,488 sq ft)

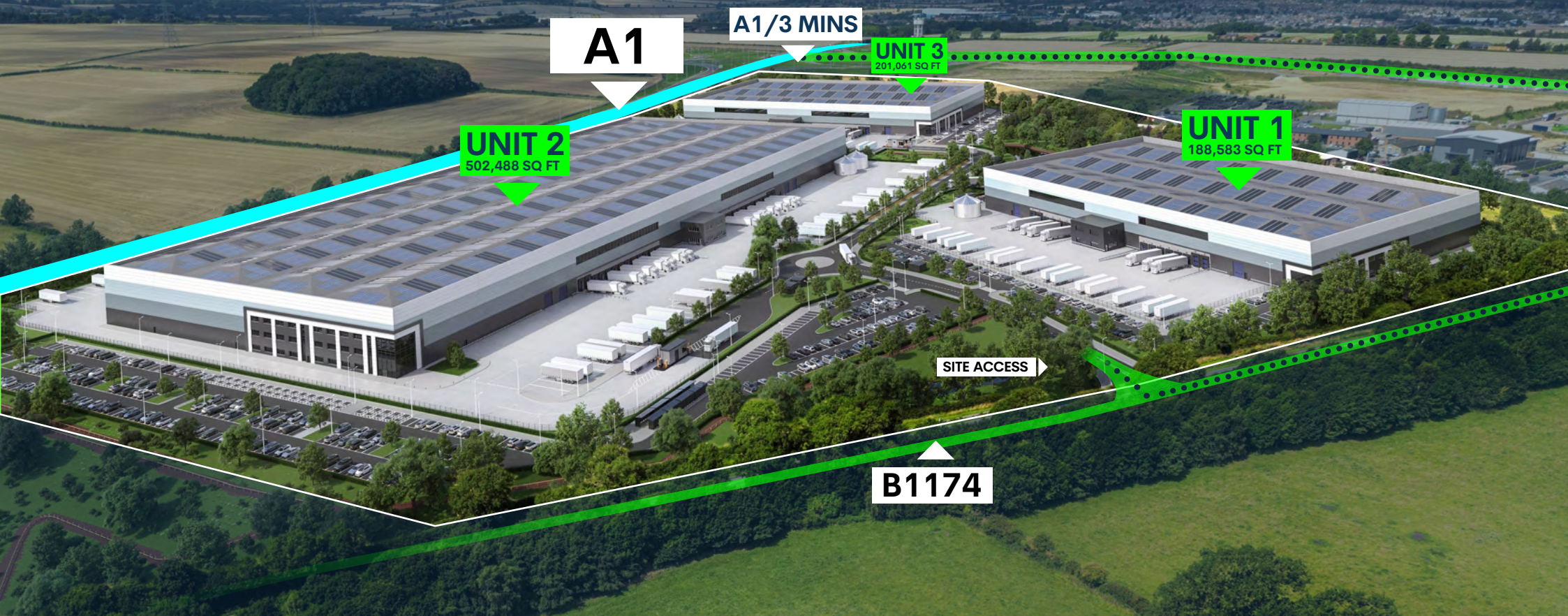
Unit 3 (201,061 sq ft)

Single unit option also available

Grantham

Distribution Park

NG31 7UH



Introduction

Developed by Brookfield Properties, Grantham Distribution Park is a consented scheme that benefits from planning consent for Use E(G)(iii), B2 and B8 Uses in three units, Unit 1 - 188,583ft², Unit 2 - 502,488ft² and Unit 3 - 201,061ft².

The scheme also provides the potential for bespoke build to suit units and has the capacity to deliver a single unit of up to 868,500ft² (subject to detailed planning consent).

02



Build-to-Suit



Direct A1 Access



Net Zero Carbon Development



Target BREEAM Excellent & EPC A



Enabling Infrastructure Underway



Secure Site



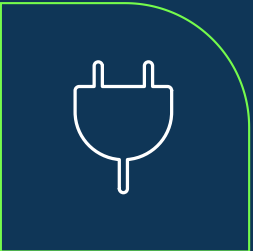
UK Connectivity



PV Ready Roofs

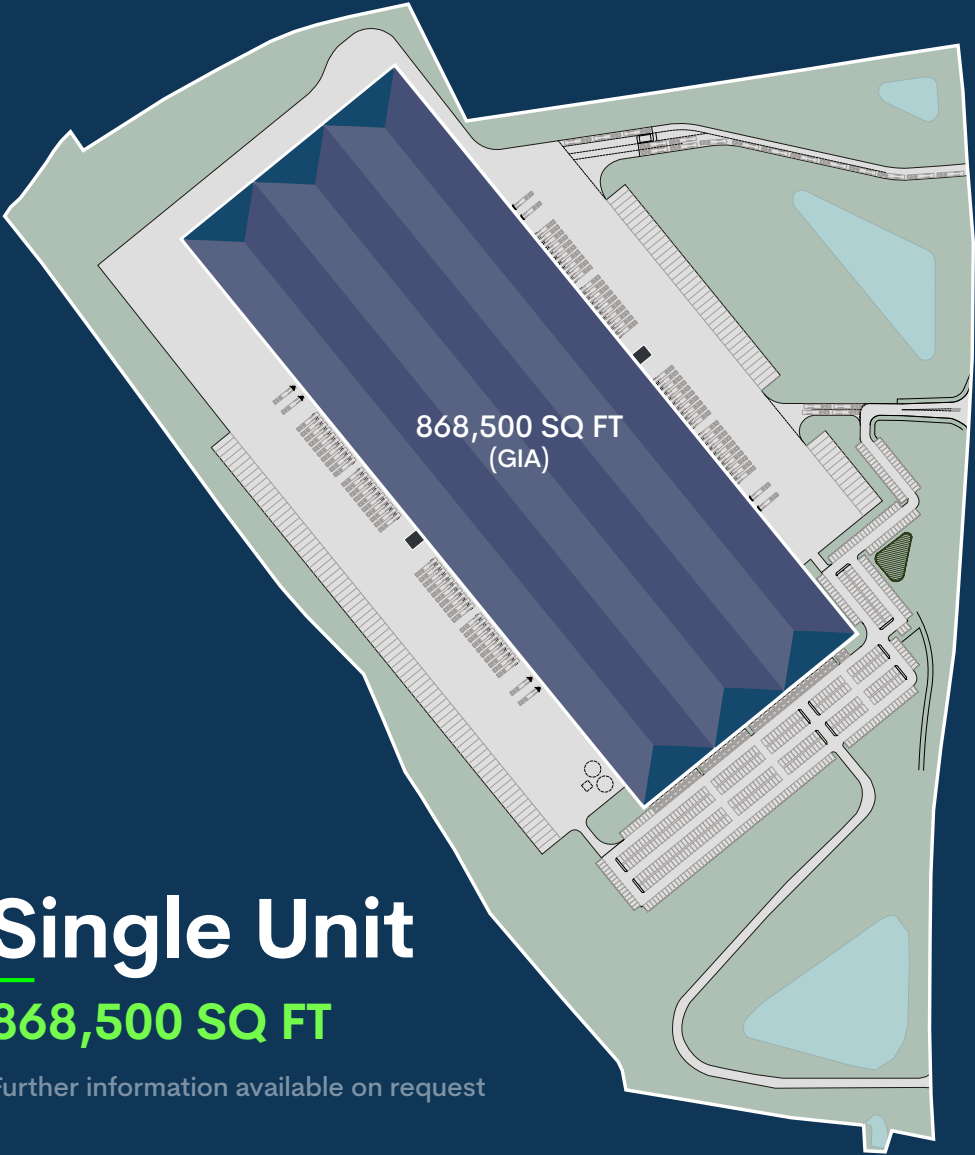


Up to 20m Eaves



8.2 MVA Power

Illustrative Single Unit Option



Single Unit
868,500 SQ FT

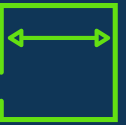
Further information available on request



Rooflights: min. 10%



Up to 20m Eaves



65m Yard Width



80 Dock & 8 Level Access Doors



Floor Loading: 50kn/M2



Available Power: 6 MVA



133 HGV Spaces (excl. dock locations)



Cross Docked Facility



Car Spaces 583 (Incl. 40 Accessible)

02



Unit 1
188,583 SQ FT



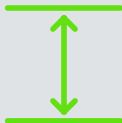
Unit 1

	GIFA (sqft)	GIFA (sqm)
Ground Floor Warehouse (exc. Transport Hub Offices)	173,850	16,151
Ground Floor Reception and Welfare Core	1,817	169
First Floor (exc. Transport Hub Offices)	8,783	816
Transport Hub Offices (split over two storeys)	4,133	384
Total	188,583	17,520

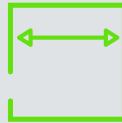
Gatehouse (not included in GIFA above)	215	20
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Rooflights:
min. 10%



Eaves
Height 15M



Yard Width 55m
(Enclosed Service Yards)



16 Dock &
2 Level
Access Doors



Floor Loading:
50kn/M2



Available Power:
1.17 MVA



HGV Spaces 24
(excl. dock locations)



Car Spaces
151 (Incl. 10
Accessible)



Grade A
Offices



EV Charging
Up to 31
Vehicles

Unit 2

	GIFA (sqft)	GIFA (sqm)
Ground Floor Warehouse (exc. Transport Hub Offices)	467,750	43,455
Ground Floor Reception and Welfare Core	2,418	225
First Floor (exc. Transport Hub Offices)	11,754	1,092
Second Floor (exc. Transport Hub Offices)	12,300	1,143
North-East Transport Hub Offices (split over two storeys)	4,133	384
South-West Transport Hub Offices (split over two storeys)	4,133	384
Total	502,488	46,683
Gatehouse (not included in GIFA above)	218	218



Rooflights:
min. 10%



Eaves
Height 18M



Yard Width 55m
(Enclosed Service Yards)



50 Dock
& 4 Level
Access Doors



Floor Loading:
50kn/M2



Available Power:
3.43 MVA



HGV Spaces 88
(excl. dock locations)



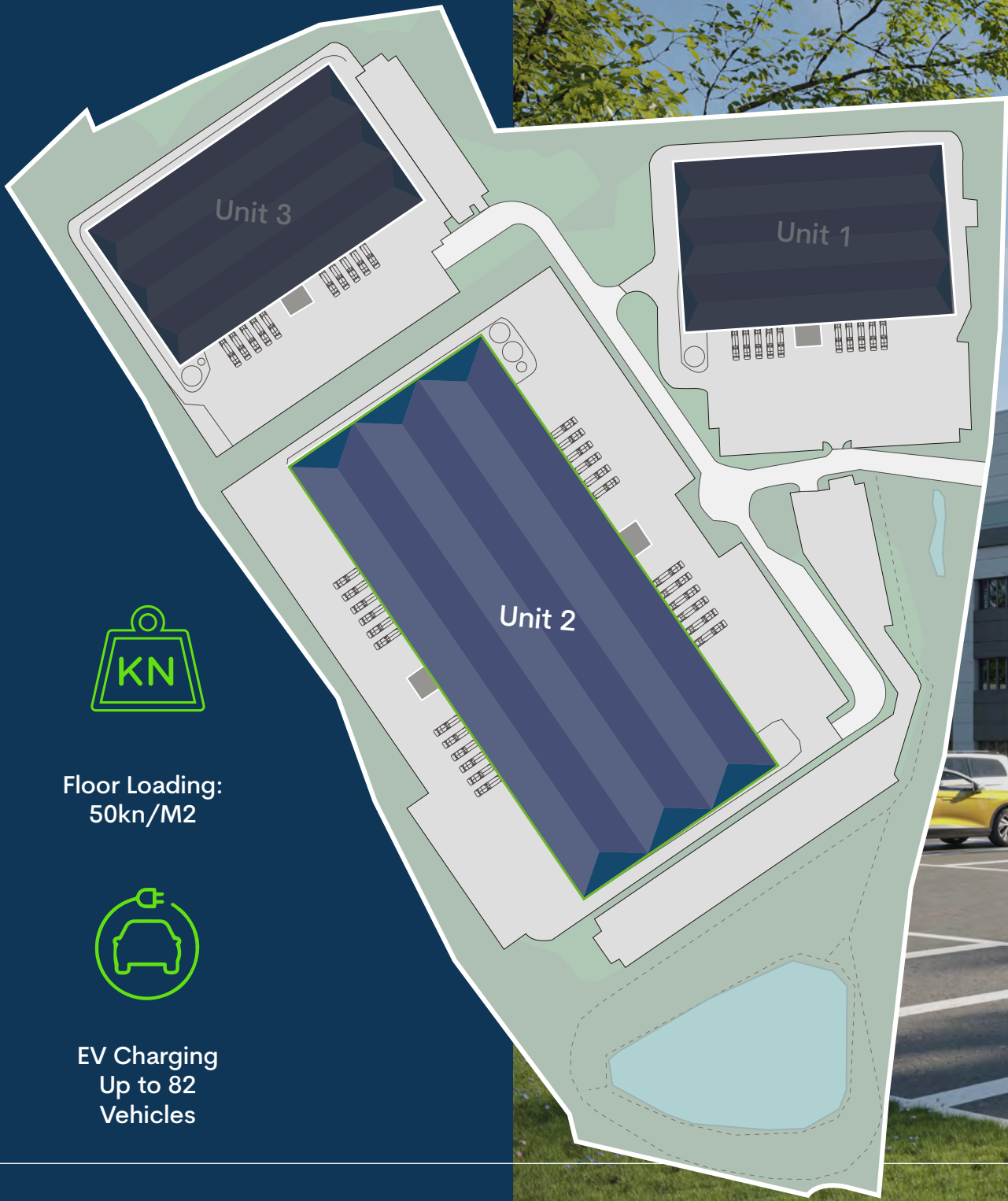
Car Spaces
402 (Incl. 21
Accessible)



Cross Docked
Facility



EV Charging
Up to 82
Vehicles



Unit 2

502,488 SQ FT





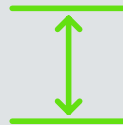
Unit 3
201,061 SQ FT

Unit 3

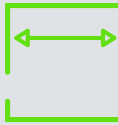
	GIFA (sqft)	GIFA (sqm)
Ground Floor Warehouse (exc. Transport Hub Offices)	185,750	17,257
Ground Floor Reception and Welfare Core	1,800	167
First Floor (exc. Transport Hub Offices)	9,378	871
Transport Hub Offices	4,133	384
Total	201,061	18,679
Gatehouse (not included in GIFA above)	215	20



Rooflights:
min. 10%



Eaves
Height 15M



Yard Width 55m
(Enclosed Service Yards)



22 Dock
& 2 Level
Access Doors



Floor Loading:
50kn/M2



Available Power:
1.3 MVA



HGV Spaces 40
(excl. dock locations)



Car Spaces
161 (Incl. 9
Accessible)



Grade A
Offices



EV Charging
Up to 34
Vehicles

ESG Specifications

We aim to develop facilities to stand the test of time, whilst minimising the environmental impact on the communities they serve. This is achieved with the use of modern technologies, to reduce CO2 emissions, and the cost of occupation. Our logistics team has developed over 40 million square feet of premier, LEED-certified logistics space throughout the world, delivering state-of-the-art properties to meet our customers 'needs without compromise.

07

BREEAM®

Target
BREEAM
Excellent



Extensive
Staff Amenities



Net Zero
Carbon
Construction



Rainwater
Harvesting to
Building Roofs



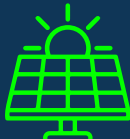
Target EPC A
Rating



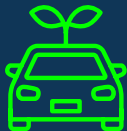
Ecology
Enhancements



WELL
Ready



Roof
Solar PV
Ready



EV Charging:
10% Active /
20% Passive



Energy Saving
Lighting
Controls

Location

Located off the new Spittlegate All-Ways junction of the A1 with direct connection to the A52 via the Grantham Southern Relief Road, and accessible from the B1174 Great North Road.

Grantham Distribution Park provides excellent access to major infrastructure networks. Primely located between Peterborough and Nottingham, just 29 miles from East Midlands Airport (EMA), the UK's main air cargo hub (440k tons of cargo processed each year), and 75 miles from Immingham, the UK's largest port by volume.

Grantham Distribution Park will benefit from a robust and growing labour force with the addition of 3,700 new homes recently approved by the local authority.

	Drive Times	Population
	0-90 mins	2,750,950
	90-180 mins	18,554,402
	180-270 mins	46,232,514



Brookfield Properties

Brookfield Properties Logistics Europe builds, owns, and runs the logistics infrastructure that powers global trade. We deliver real estate solutions for the people who keep the world moving, with the assurance of the globally trusted Brookfield network, dynamic thinking, and true collaboration.

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1. We provide the information contained in these particulars for guidance to intending occupiers or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies, or typographical errors. 3. Any interested third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, tenants, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Note the site boundary should be treated as for indicative purposes only and should not be construed as the actual site boundary. 6. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

	Miles	Time
A1	1	2 mins
A1/A46 Newark Junction	18	20 mins
M1	42	56 mins
A14	44	42 mins

	Miles	Time
East Midlands	35.9	54 mins
Doncaster / Sheffield	63.1	57 mins
Birmingham	73.2	1 hr 24 mins
Luton	93.5	1 hr 33 mins
London Heathrow	122	1 hr 58 mins

	Miles	Time
Immingham	73.4	1 hr 27 mins
Hull	78.2	1 hr 33 mins
London Gateway	127	2 hr 3 mins
Felixstowe	134	2 hr 9 mins
Dover	185	2 hr 55 mins