

Logicor Park Daventry

LOGICOR.EU

Royal Oak Industrial Estate, NN11 8QL
///stems.test.pilots

Three speculatively built units in the
heart of the golden triangle
135,000, 280,000 & 385,000 sq ft

Construction in its final stage
Early access Q4 2024
Practical completion Q1 2025



LOGICOR

Logicor Park Daventry

Logicor Park, Daventry will total 800,000 sq ft of grade A logistics space. Delivering best in class accommodation in a golden triangle location ideal for serving London, The Midlands and the wider UK. It sits adjacent to the A45 with access to the M1, M40 and M45 motorways via the A45 and A361 trunk roads.

All units will be built with sustainability in mind and will target a BREEAM 'Excellent' and EPC 'A' rating, along with solar PV installed, 15% warehouse rooflights, EV charging points, air source heat pumps throughout. With detailed planning in place, building work has commenced to deliver all three units ready to occupy from Q1 2025.



J17

M1

M1

M45

wetherspoon

Hankook

CEVA LOGISTICS

CEVA LOGISTICS

CEVA



Logicor Park Daventry

A45

amazon

Ford

A425

CEVA

the (nx) group

FIDELITY FILM

Built for sustainability

Logicor is committed to sustainable development and future proofing the development. All buildings will benefit from a market leading specification, targeting BREEAM 'Excellent' and an EPC rating of an 'A'.



Roof-mounted solar photovoltaic (PV) system



Energy efficient air source heat pumps



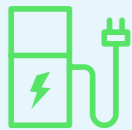
LED lighting to office and external areas



Grey water recycling



Water saving taps and WC's



Electric vehicle charging points in the car parks



15% rooflights to warehouse roof



Building fabric designed and constructed to very high standards of insulation and air tightness



Cycle parking to encourage sustainable travel



External gyms at Unit 2 and Unit 3



Generous landscaping provisions



51 New extra heavy trees and 4,500 additional trees and saplings planted



2.2 Acres of native woodland



Areas of amenity grassland



Significant net gain in bio-diversity

















Three speculatively built units totalling 800,000 sq ft

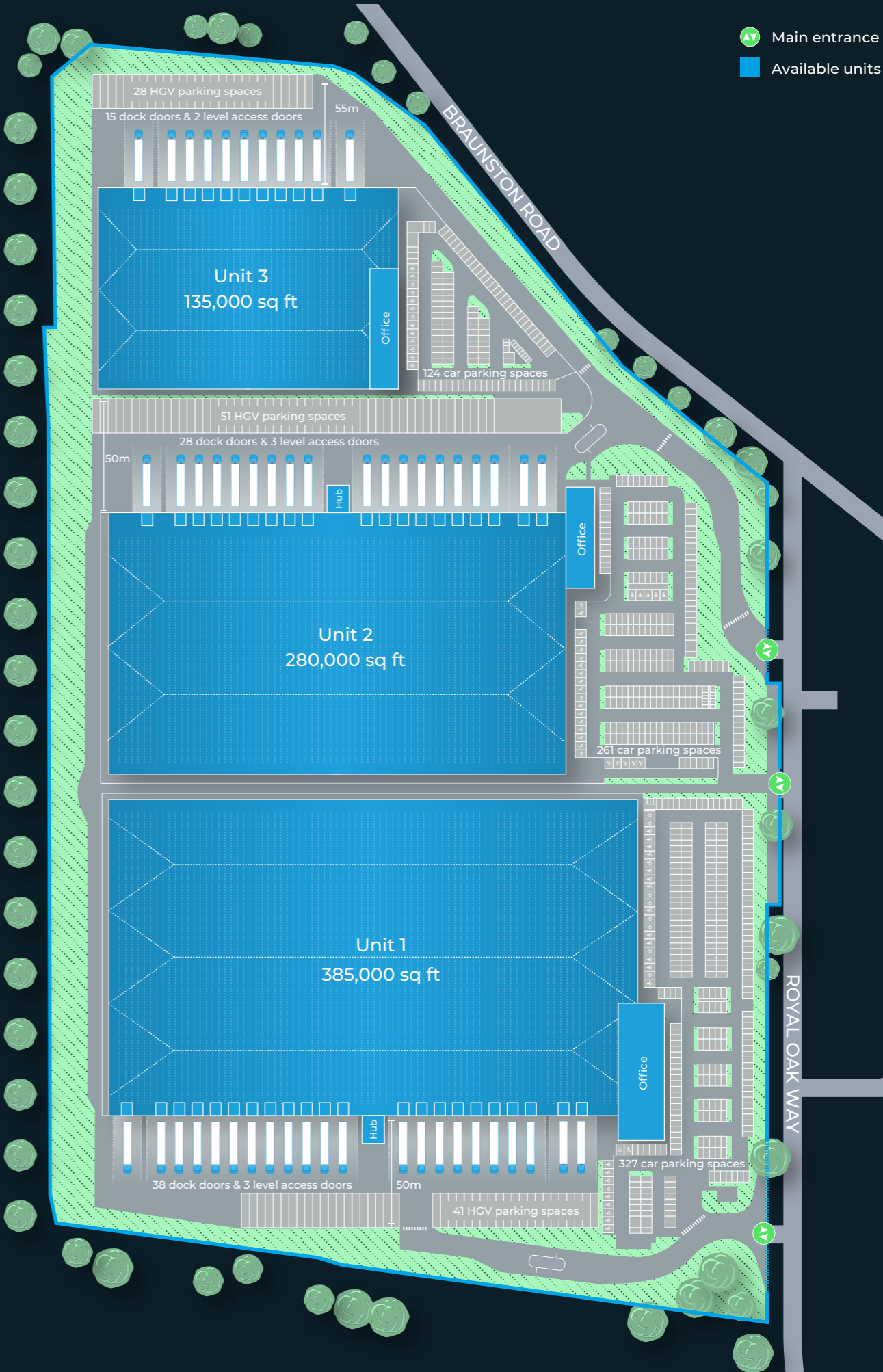
Accommodation

Unit	Warehouse Sq Ft	Office Sq Ft	Total Sq Ft
1	364,000	21,000	385,000
2	264,250	15,750	280,000
3	126,500	8,500	135,000

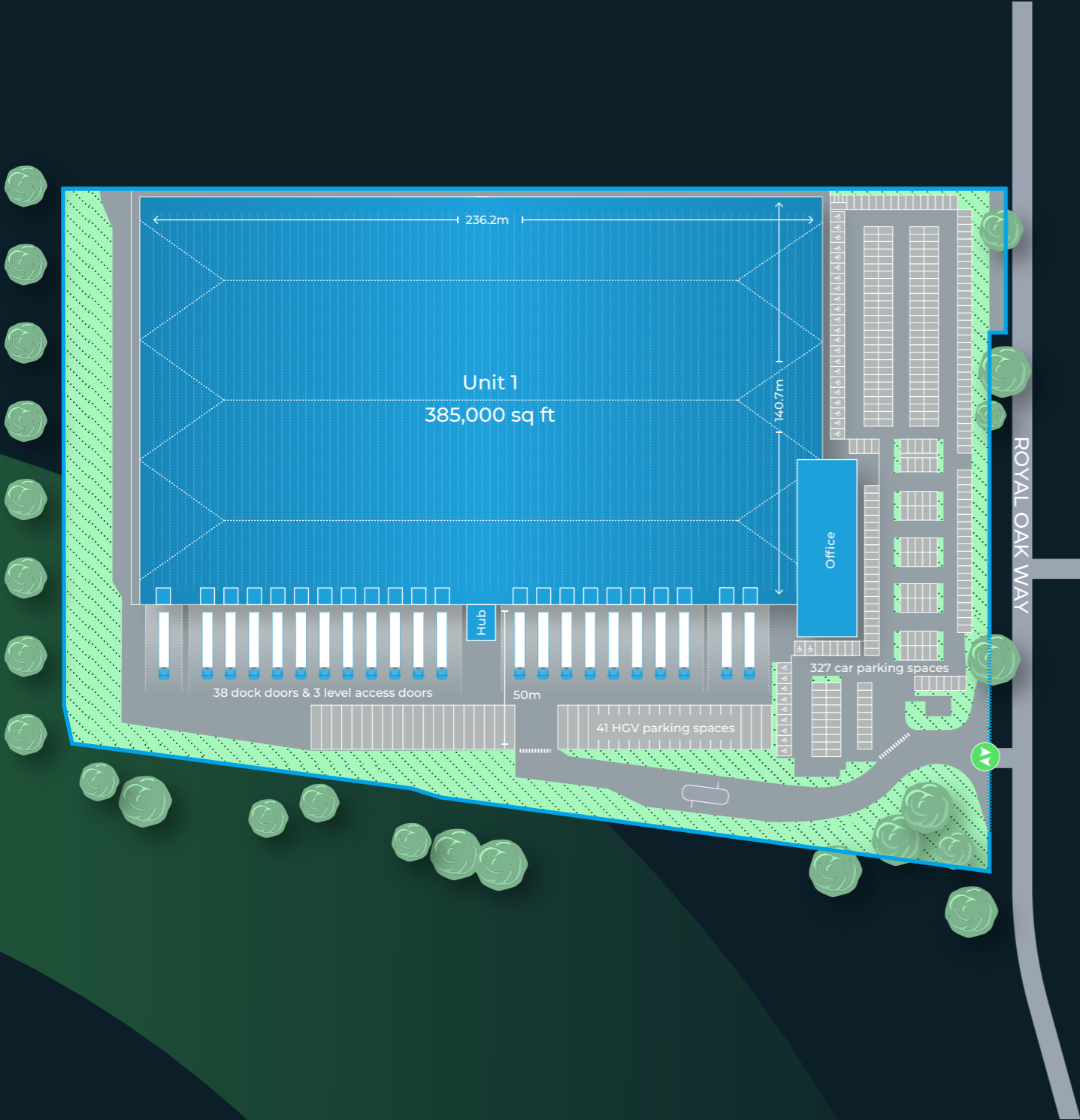
*Gross internal areas

Specification

-  LED lighting to office and external areas
-  15% roof lights
-  EPC rating 'A'
-  Solar PV installed to all units
-  EV charging points
-  Secure cycle parking spaces
-  BREEAM 'Excellent'
-  FM2 warehouse floors
-  Dock and level access doors
-  Significant car parking provision
-  Up to 55m yard depth
-  Up to 80kN/m2 floor loading
-  External gyms
-  15 to 18m internal haunch height
-  Secure yards
-  5% offices



Unit 1

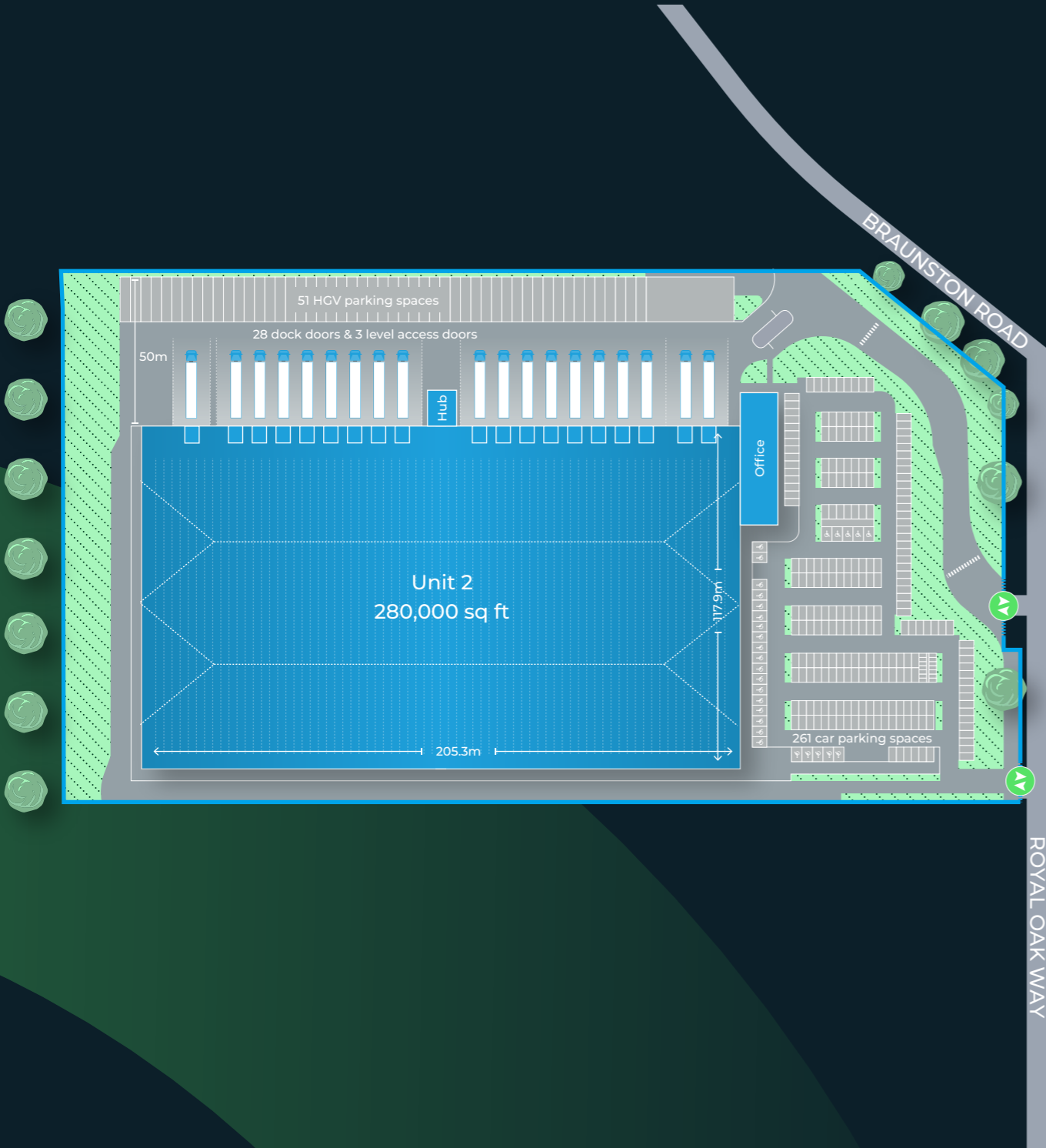


Unit 1	Sq ft GIA	Sq m GIA	Potential pallet spaces
Warehouse	364,000	33,814	Wide aisle 61,600
Office	21,000	1,951	Very narrow aisle 81,000
Total	385,000	35,768	



- EPC rating 'A'
- BREEAM 'Excellent'
- Solar PV 120kw
- 18m internal haunch height
- 41 HGV parking spaces
- 50m yard depth
- FM2 warehouse flooring
- 5% offices
- 38 dock and 3 level access doors
- 327 car parking spaces
- 1.75MVA of power
- 80kN/m2 floor loading

Unit 2

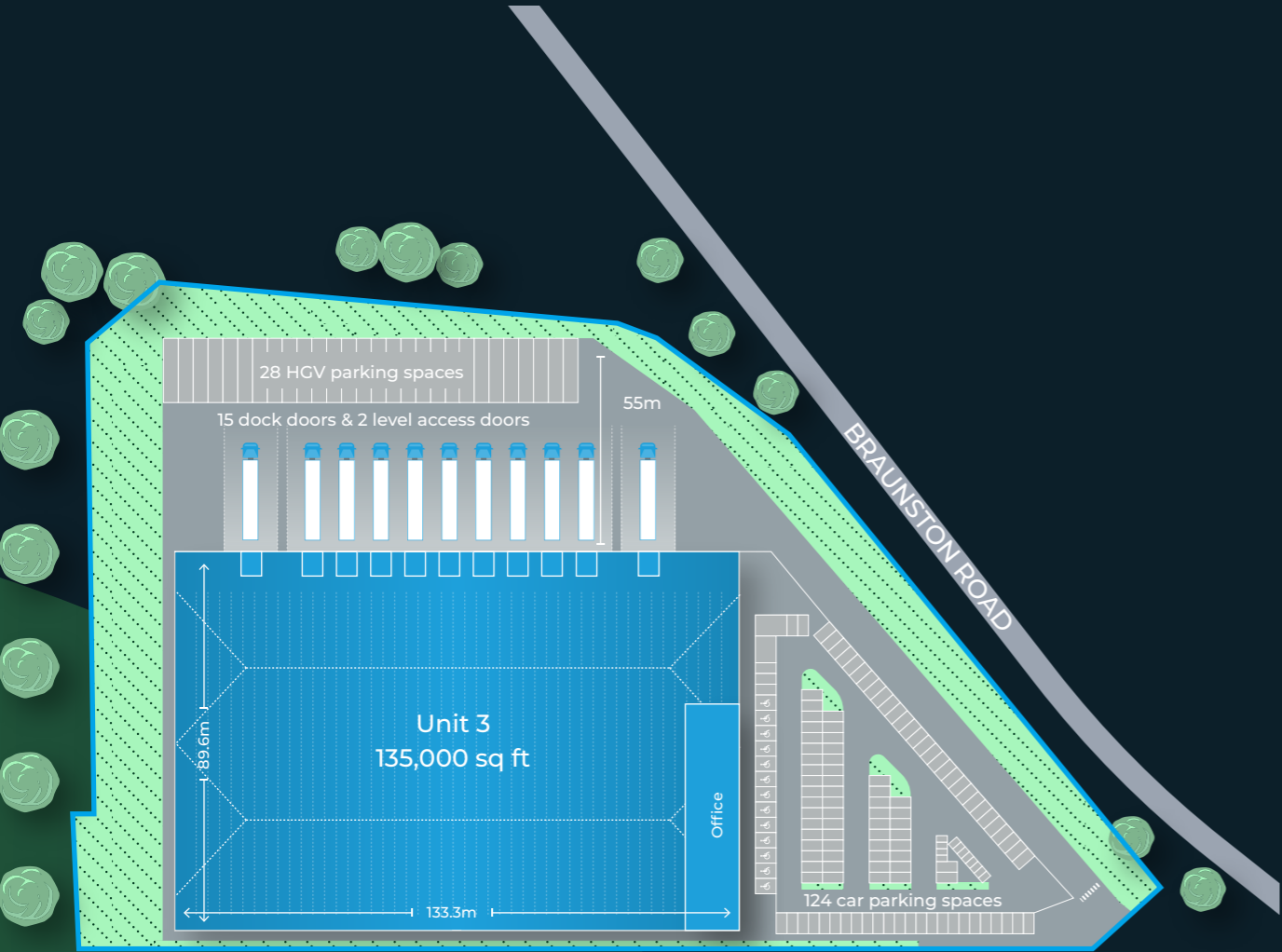


Unit 2	Sq ft GIA	Sq m GIA	Potential pallet spaces
Warehouse	264,250	24,550	Wide aisle41,300
Office	15,750	1,463	Very narrow aisle63,200
Total	280,000	26,013	



- EPC rating 'A'
- BREEAM 'Excellent'
- Solar PV 120kwp
- 18m internal haunch height
- 51 HGV parking spaces
- 50m yard depth
- FM2 warehouse flooring
- 5% offices
- 28 dock and 3 level access doors
- 261 car parking spaces
- 1.4MVA of power
- 80kN/m2 floor loading

Unit 3



Unit 3	Sq ft GIA	Sq m GIA	Potential pallet spaces
Warehouse	126,500	11,752	Wide aisle14,500
Office	8,500	790	Very narrow aisle19,400
Total	135,000	12,542	



EPC rating 'A'

BREEAM 'Excellent'

Solar PV 120kwp

15m internal haunch height

28 HGV parking spaces

55m yard depth

FM2 warehouse flooring

5% offices

15 dock and 2 level access doors

124 car parking spaces

675kVA of power

50kN/m2 floor loading

Demographics & population

1000 jobs expected to be created once the warehouses have been completed and leased

Labour catchment & wage analysis (2022)

Competitively priced by UK standards, the East Midlands also offers a large workforce with skills geared towards logistics.

89.5% of the GB population lives within a 4.5 hour drive time of the site.



The percentage rate of growth (+7.7%) in the 30 minute catchment area is more than double the corresponding rate of growth for GB (+3.6%).



£606.90

The average weekly earnings for full-time workers in West Northamptonshire is £606.90, which is lower than potential competitor locations in the M1 corridor including: Luton (£638.70); Milton Keynes (£697.30); Rugby (£667.90); Coventry (£651.50)



227,000

In 2021, the 'Transportation and Storage' sector in West Northamptonshire employed 9.7% of all employees, totalling 227,000

Working population

The working-age population accounts for 65.2% of the total, surpassing the national average (63.3%).

65.2%

An additional 20,500 people available to join the labour force within the region.

20,500

Local advantages

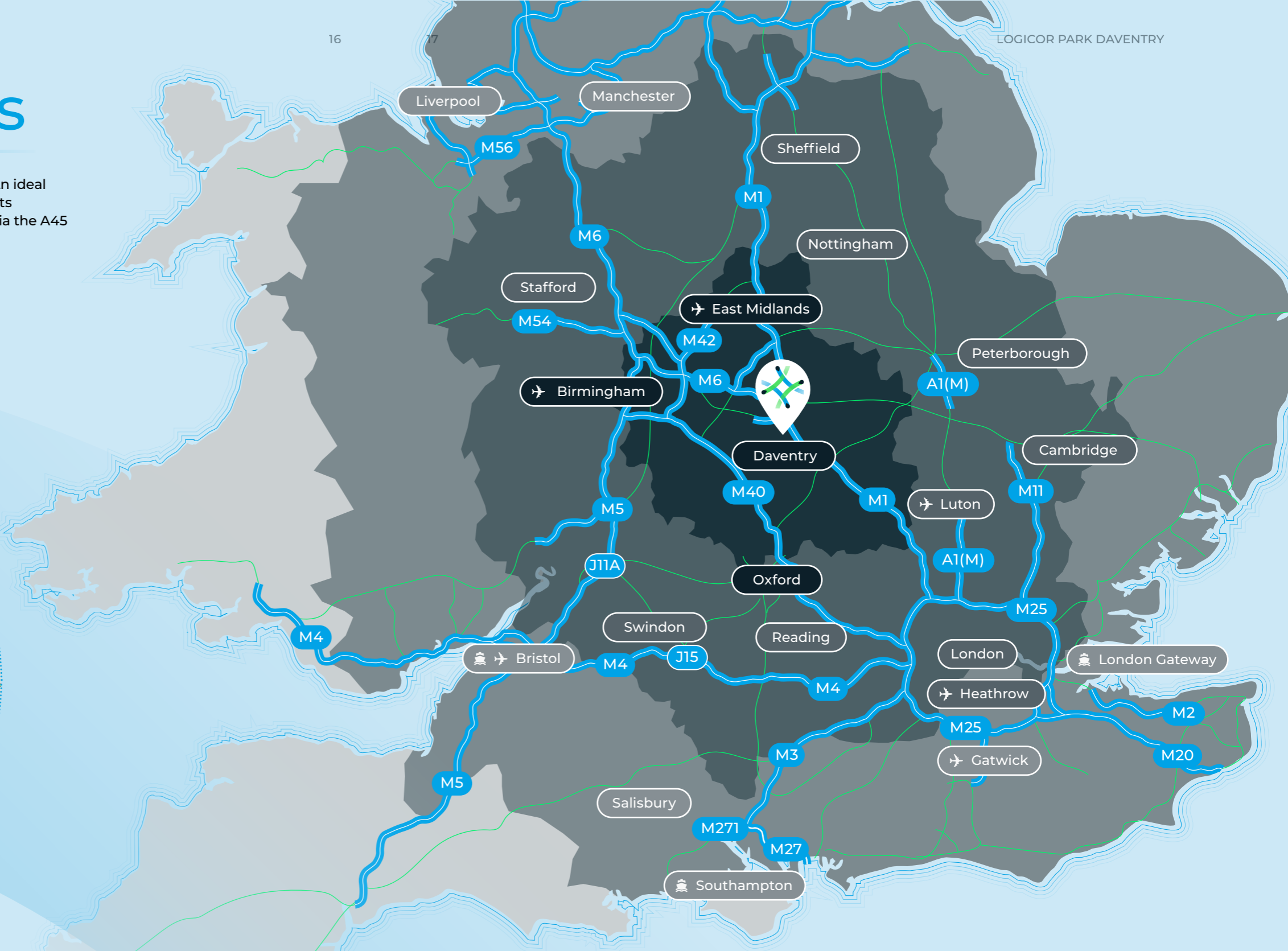
Logicor Park Daventry is located in a prime golden triangle location. An ideal location for serving both London, The Midlands and the wider UK. It sits adjacent to the A45 with access to the M1, M40 and M45 motorways via the A45 and A361 trunk roads.

WHAT3WORDS: STEMS.TEST.PILOTS

SAT NAV: NN11 8QL



Location	Drive time from site	Port	Drive time from site	Airport	Drive time from site
M1	8 Miles 12 Mins	London Gateway	104 Miles 1 hr 40	Birmingham	39 Miles 45 Mins
DIRFT	8 Miles 14 Mins	Felixstowe	140 Miles 2hr 20	East Midlands	44 Miles 55 Mins
Birmingham	46 Miles 50 Mins	Dover	162 Miles 2hr 40	Manchester	75 Miles 1 hr 15



● HGV drive time 1 hr

● HGV drive time 2 hrs

● HGV drive time 3 hrs



5,293,683

27,182,007

51,216,161

People within
1 hour drive time

People within
2 hour drive time

People within
3 hour drive time

Logicor provides the real estate which enables the flow of trade vital to everyday life.

We own, manage and develop logistics real estate in key transportation hubs and close to major population centres across Europe.

Our real estate and the strength of our network enables our customers' goods to move through the supply chain and into society, every day.



Anthony McCluskie - Logicor

Network

We're on the ground, in the right strategic places. Over 300 dedicated professionals, operating in 19 offices across Europe, leveraging our local knowledge and relationships to advise on and support our customers' needs, delivering value and advantage every step of the way.

"Logicor Park Daventry is strategically located in The Golden Triangle which continues to be the core location for distribution logistics, and we are delighted to be able to deliver modern and highly sustainable warehouses to the region."

Flexible real estate

We have a broad portfolio of properties, including multi-let and big box, to support industries that everyday life depends on. From entrepreneurial food and drink retailers, to e-commerce giants, and global distributors, we provide the ability for them to flex and scale to their needs and benefit from the operational agility and efficiencies this brings.

Please contact us for further information:



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