



LIGHT INDUSTRIAL
CASE STUDIES

EUROVISION

Europe's leading provider of flexible business space.
16 offices operating across 10 countries, delivering what our customers want, where they want it.

5 million square metres of built space
£4.8 billion total property assets
426 hectare land bank



All figures correct as of 31 December 2008

BELGIUM CZECH REPUBLIC FRANCE GERMANY HUNGARY ITALY NETHERLANDS POLAND SPAIN UNITED KINGDOM

LIGHT INDUSTRIAL

VISTA PARK, SOUTHAMPTON

VISTA PARK FORMS PART OF THE NURSLING INDUSTRIAL ESTATES ADJOINING THE INTERSECTION AT THE M27 AND M271 MOTORWAYS.



This greenfield site was the last development land available at Nursling which is regarded as Southampton's premier distribution centre.

The land was developed in three phases with Phases I and II being built on a speculative basis. The final phase was sold to Tesco to provide expansion for its adjoining distribution centre.

The three phases provided five units ranging in size from 1247 sq m to 3561 sq m. Two of the units in Phase I were designed to be combined, if required, to provide a single unit of 3194 sq m.

The warehouse specification provided 6.0m headroom and a medium grade floor loading (30Kn/m²) in the smallest unit and 8.0m headroom and heavy grade floor loading (37.5Kn/m²) in the larger units.

Office accommodation was provided at first floor level with an expansion capability on the ground floor, if required. The office specification included carpeted raised access floors, gas central heating and suspended ceilings with recessed lighting.

LE BLANC MESNIL – CARRÉ DES AVIATEURS

Based on a sale & leaseback with Baxi (boiler manufacturer) in 2004, the site on a 7 hectare plot is a high-spec business park of 35,000 sq m offering a wide range of industrial and office facilities.

Located just off the A1 motorway, 15 minutes from Charles de Gaulle airport, 10 minutes from Paris and 2 minutes from Le Bourget airport and linking to bus, underground and rail lines, the park is ideally situated in the industrial heartland of Paris.

Developed to the highest standards, Le "Carré des Aviateurs" offers a secure and attractive working environment with generous parking, landscaped surroundings, 24-hour surveillance and an on site restaurant.



LIGHT INDUSTRIAL

VECTOR PARK, FELTHAM

PART OF SEGRO'S EXTENSIVE HEATHROW PORTFOLIO.



This brownfield development is located within walking distance of Feltham town centre and within close proximity of Heathrow airport, Feltham railway station and the M3, M4 and M25 motorways.

The development, which has been designed to appeal to a wide range of businesses, provides 17 units ranging in size from 235 sq m to 1560 sq m.

The specification varies with the smallest units having 5.5m headroom, medium load floors and no office content, with the largest units having 8.0m headroom, heavy load floors and a 20%-30% office content, raised access floors, gas central heating and suspended ceilings with recessed lighting.



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THE GATEWAY CENTRE, HIGH WYCOMBE



The site, which forms part of the Cressex Business Park in High Wycombe, was acquired as part of the acquisition of Percy Bilton.

The re-development of this 2.24 hectare brownfield site provided 9 units arranged in two terraces of four units each, and a detached unit on the frontage to Coronation Road. The detached unit, which provides 2440 sq m of business space was pre-let to Merchant Retail Group. The remaining units range in size from 705 sq m to 1061 sq m and the design allows for a number of the units to be combined, if required.

The buildings are of steel framed construction with elevations of brick and metal profile cladding. The two storey frontages were fitted out as offices at the first floor level, while the ground floor was left as a shell which could be fitted out as additional offices if required.

The production/warehouse areas have 6.0 m clear headroom with electrically-operated loading doors and fluorescent lighting, while the offices have carpeted raised access floors, gas central heating and suspended ceilings with recessed lighting.

EMERALD PARK EAST, BRISTOL

EMERALD PARK EAST IS A GREENFIELD SITE DEVELOPMENT SITUATED IN AN EXPANDING AREA OF BRISTOL ADJOINING THE AVON RING ROAD AND CLOSE TO THE M32 AND M4 MOTORWAYS WITH EASY ACCESS TO THE M5 MOTORWAY.

The development of this 6.36 hectare site was carried out in four phases. Phase 1 provided 11 units ranging in size from 577 sq m to 2164 sq m. Phase 2 included a 938 sq m pre-let to Safety Kleen and a 2044 sq m speculative unit with Phase 3 comprising two further speculative units. Phase 4 was pre-let in its entirety to Knorr Bremse.

Typical building specification included 6.0 m headroom in the warehouse/production areas with medium grade floor loading (30Kn/m²). Elevations are of brick and profiled metal cladding with two storey office frontages. The offices are fully fitted at first floor level and left in shell form at ground floor level.



WHERE BUSINESS WORKS

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