

# 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  
135,662, 280,806 & 386,156 sq ft

Available now





# LOGICOR PARK DAVENTRY

Logicor Park, Daventry offers 800,000 sq ft of grade A logistics space, now available for immediate occupation. Delivering best-in-class accommodation in a prime golden triangle location, it is ideally positioned to serve London, the Midlands, and the wider UK. The site benefits from direct access to the A45, with excellent connectivity to the M1, M40, and M45 motorways via the A45 and A361 trunk roads.

Logicor is committed to sustainable development and future proofing the development. All buildings benefit from a market leading specification, BREEAM 'Excellent' and an EPC rating of 'A'. With construction completed, Logicor Park, Daventry is ready to accommodate your business needs.





# 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



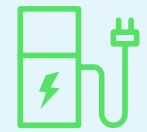
LED lighting to office and external areas



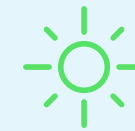
Grey water recycling



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 1 and Unit 2



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

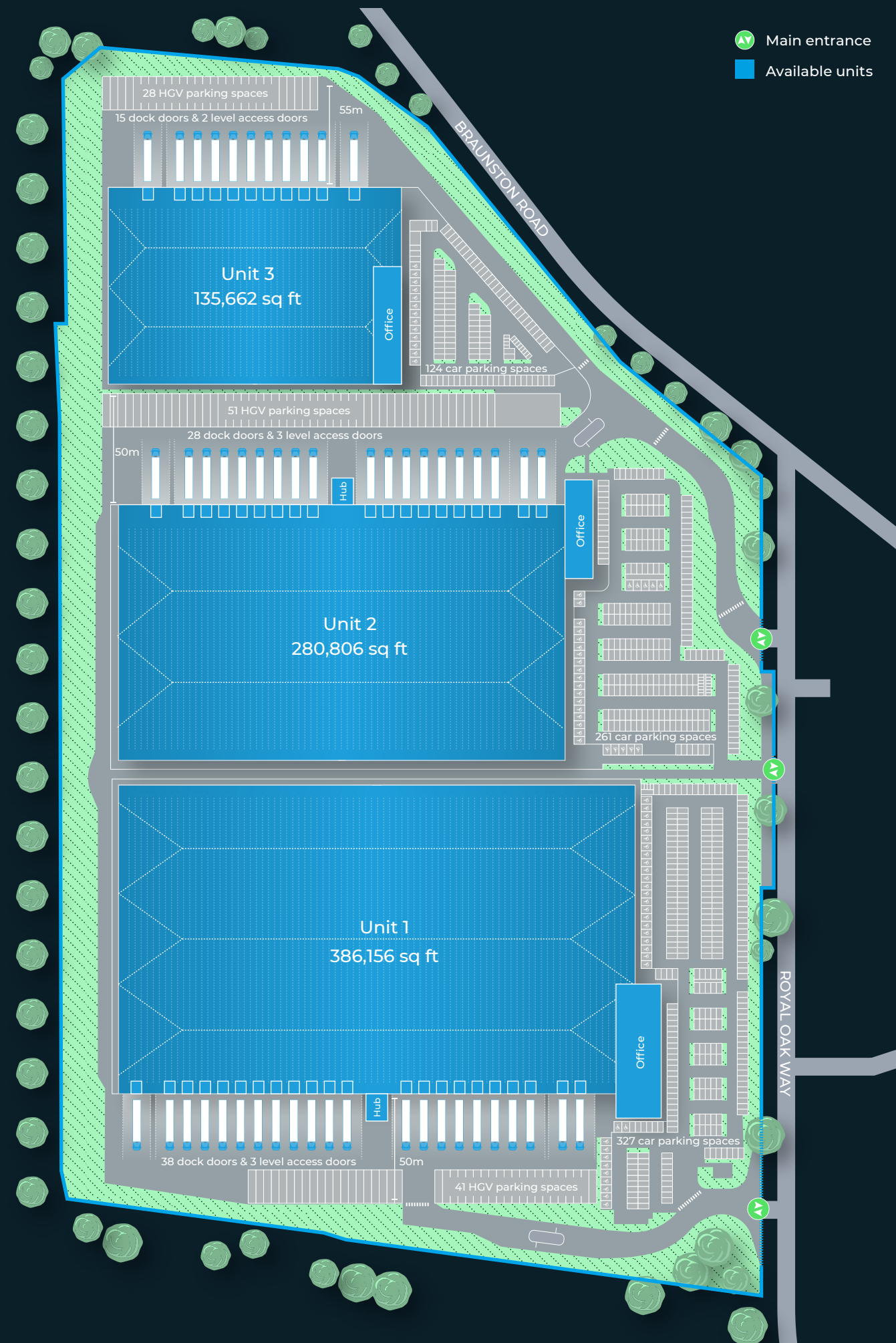
## Accommodation

Unit	Warehouse Sq Ft	Office Sq Ft	Total Sq Ft
1	365,151	21,005	<b>386,156</b>
2	264,993	15,813	<b>280,806</b>
3	127,096	8,566	<b>135,662</b>

\*Gross internal areas

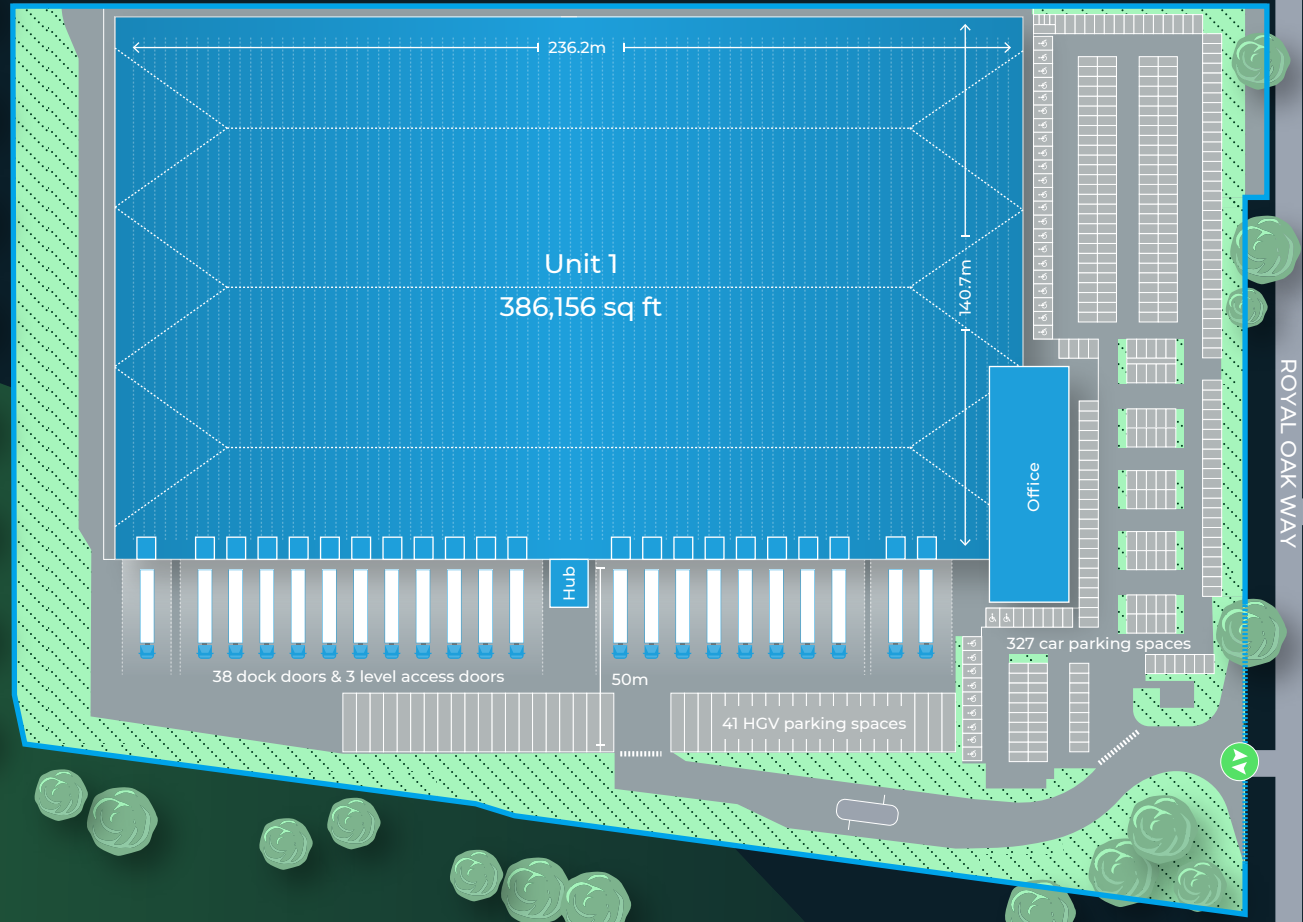
## Specification

- 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

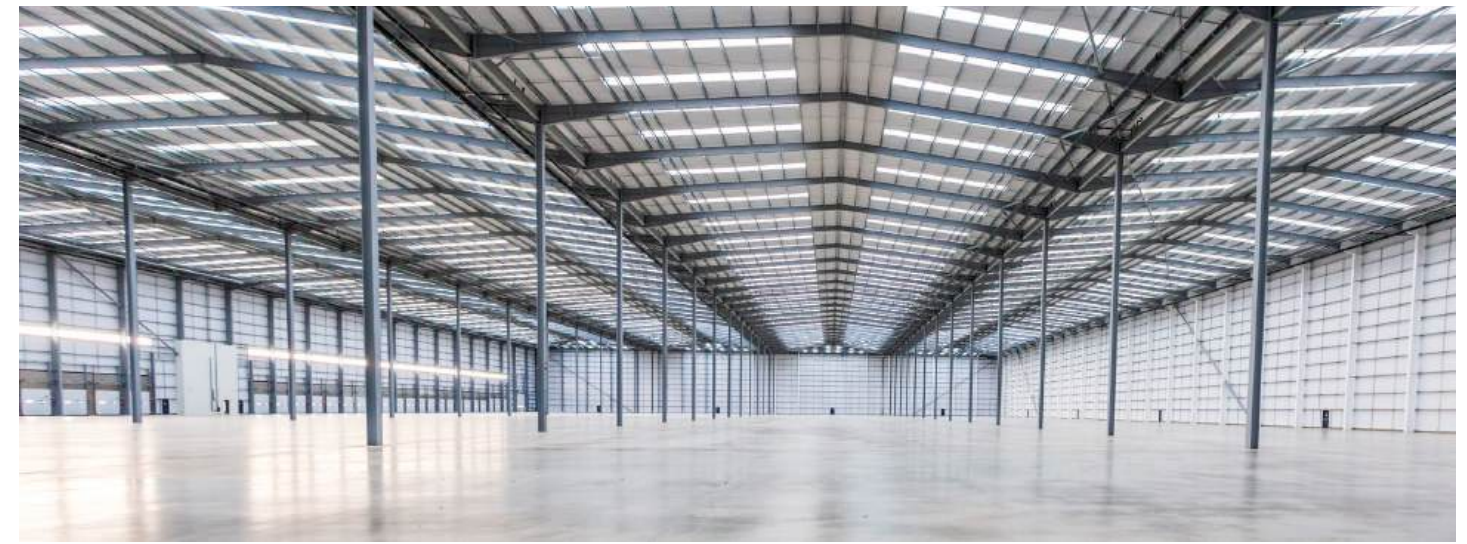




# Unit 1



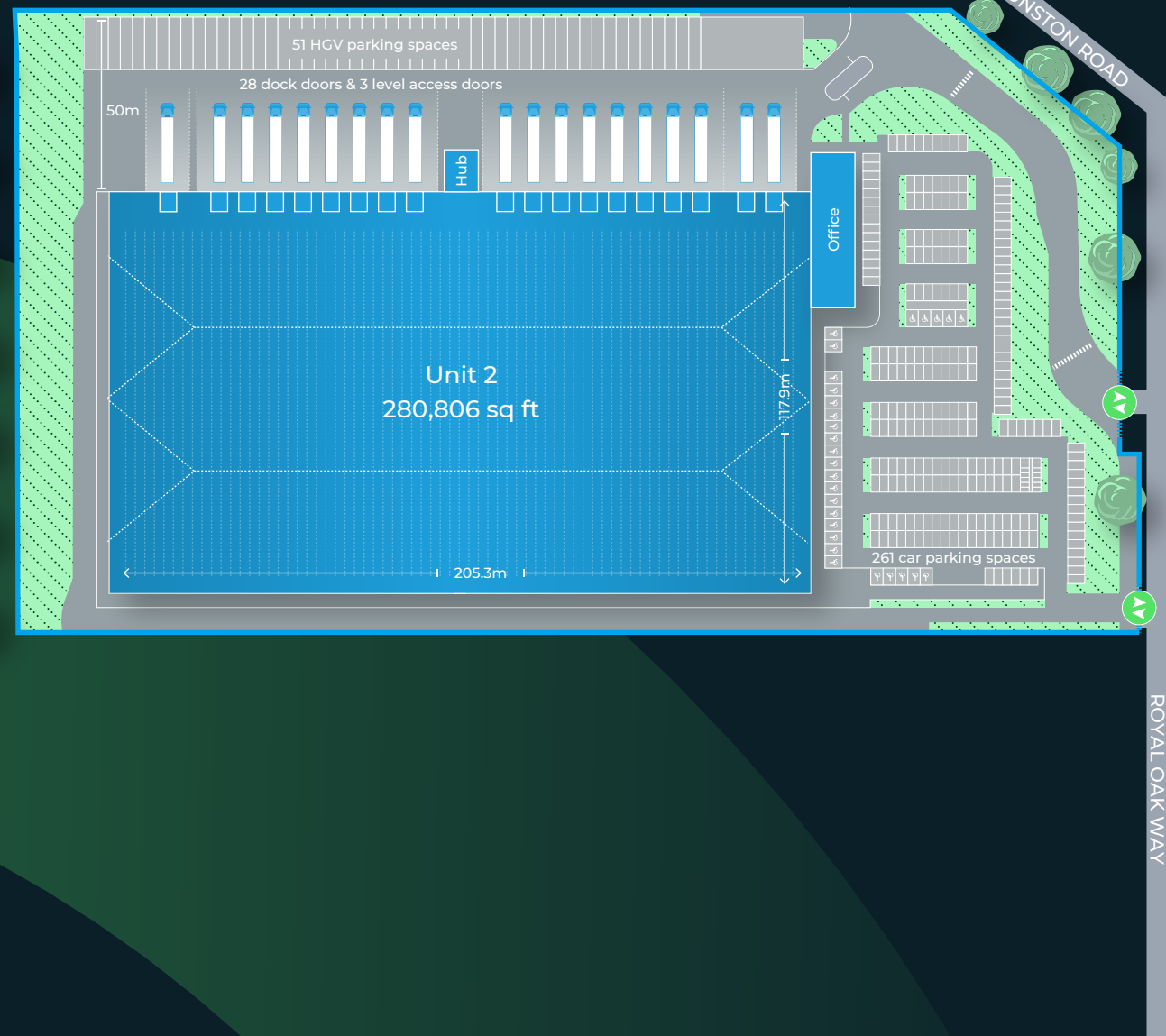
Unit 1	Sq ft GIA	Sq m GIA	Potential pallet spaces
Warehouse	365,151	33,923.7	Wide aisle 61,600 Very narrow aisle 81,000
Office	21,005	1,951.4	
<b>Total</b>	<b>386,156</b>	<b>35,875.1</b>	



- EPC rating 'A'
- BREEAM 'Excellent'
- Solar PV 120kwp
- 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



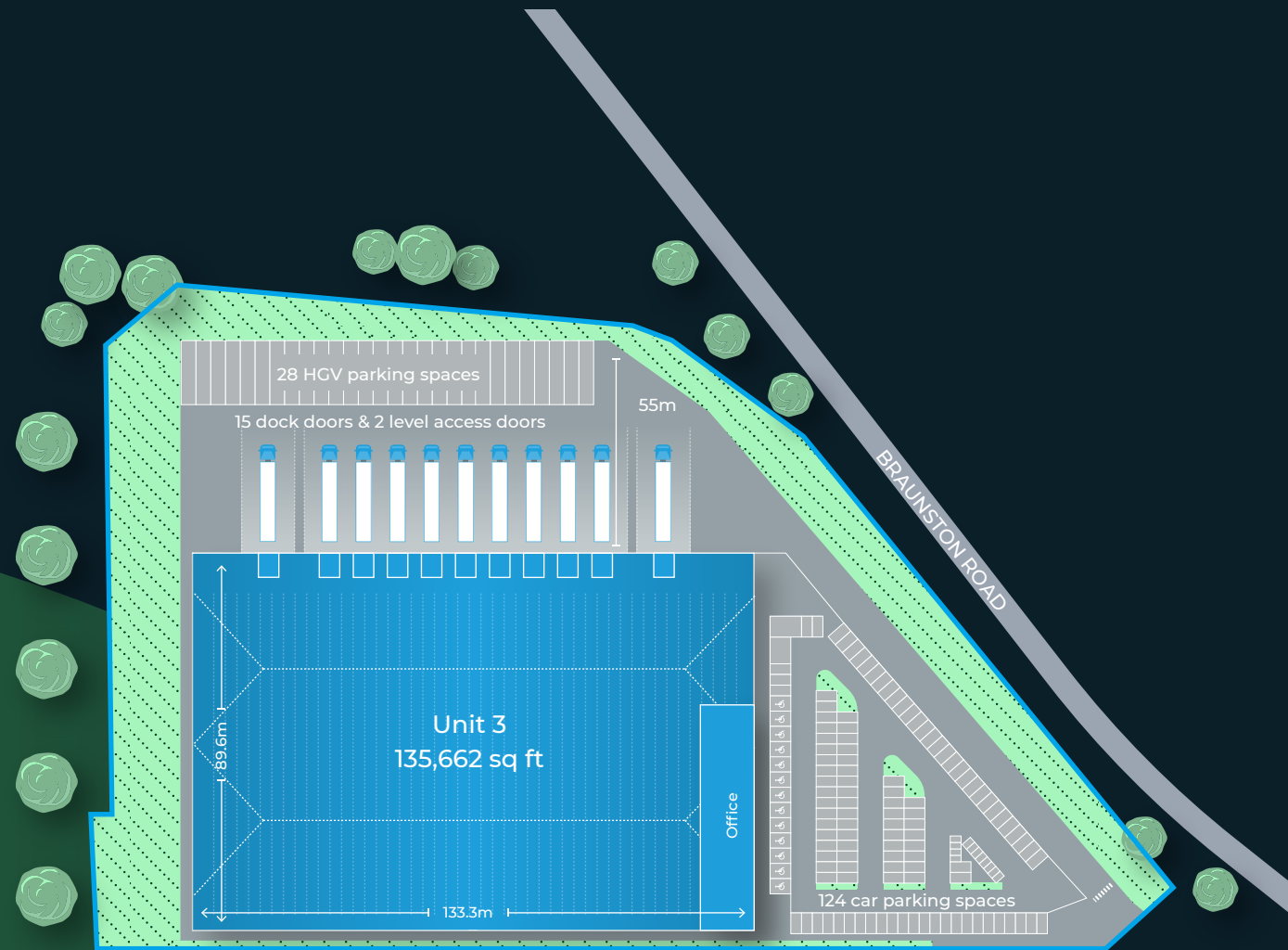
Unit 2	Sq ft GIA	Sq m GIA	Potential pallet spaces
Warehouse	264,993	24,618.7	Wide aisle 41,300
Office	15,813	1,469.1	Very narrow aisle 63,200
<b>Total</b>	<b>280,806</b>	<b>26,087.7</b>	



- 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	127,096	11,807.6	Wide aisle 14,500 Very narrow aisle 19,400
Office	8,566	795.8	
<b>Total</b>	<b>135,662</b>	<b>12,603.4</b>	



- 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.

89.5%



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%).

+7.7%



£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

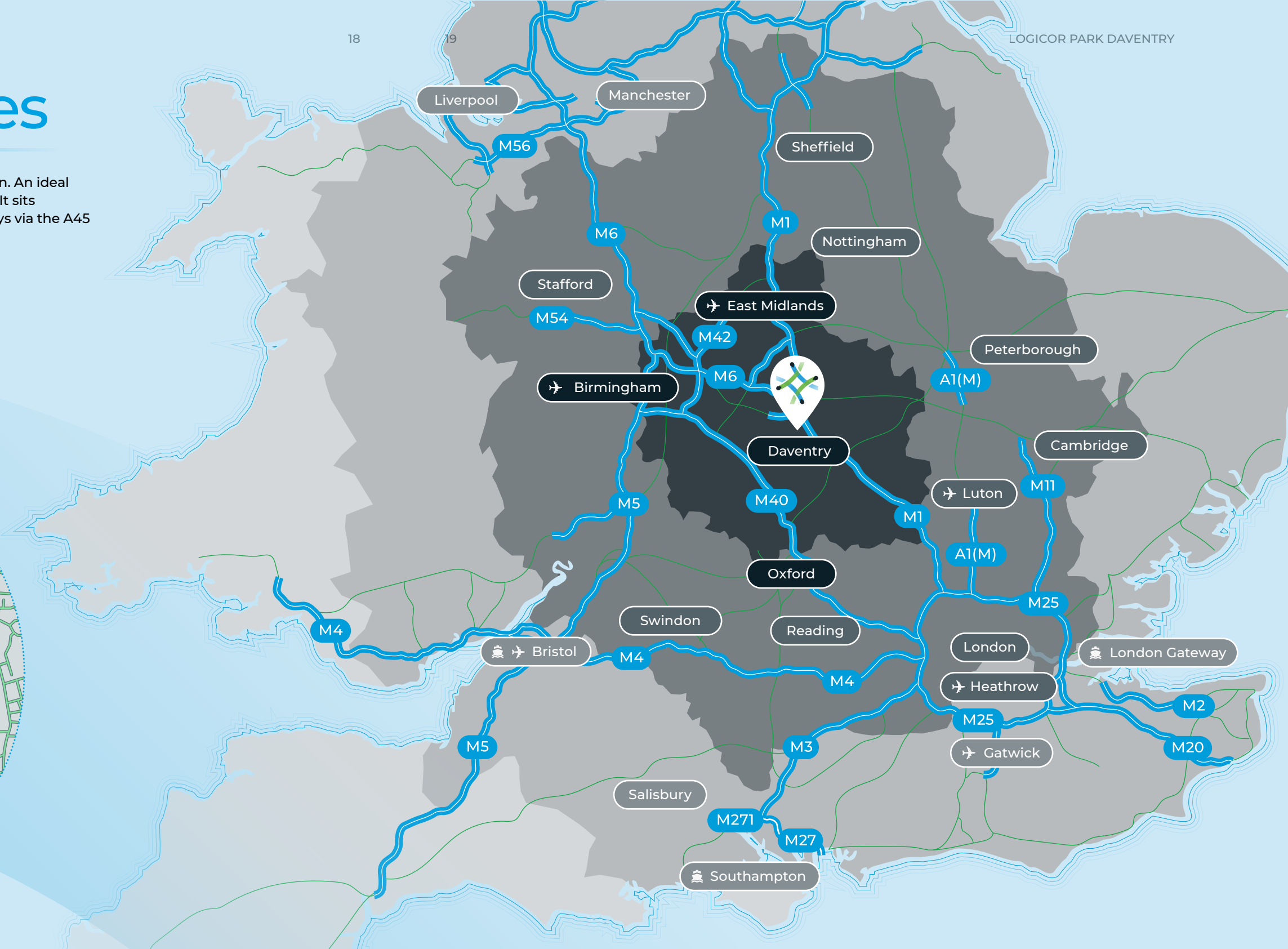


# Local advantages

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.

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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



**5,293,683**

People within  
1 hour drive time

● HGV drive time 2 hrs



**27,182,007**

People within  
2 hour drive time

● HGV drive time 3 hrs



**51,216,161**

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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