PROLOGIS

APEX PARK DC11

DAVENTRY

FLEXIBLE LEASES AVAILABLE

5 YEAR TERM AVAILABLE

YOUR LOGISTICS ELEVATED

91,000 SQ FT

Build to suit opportunity with full planning consent in place

PROLOGIS®

YOUR EXPECTATIONS EXCEEDED

"Welcome to Prologis Apex Park – a successful, established industrial and logistics park only 9 miles from Junction 16 of the M1. The final remaining DC11 plot offers 'build to suit' opportunities up to 91,000 sq ft. Over the following pages, we'll explain why Prologis Apex Park is the ideal location for your Midlands distribution facility."

James Straw
Prologis – Capital Deployment Director

You're in good company

hellmann WORLDWIDE LOGISTICS
wetherspoon
Cummins
HANKOOK driving emotion
XPOLogistics

YOUR OPERATIONS

OPTIMISED

The final plot at Prologis Apex Park can provide a 91,000 sq ft distribution warehouse. If your business is looking to relocate or expand, we can tailor our offering to meet your needs.

YOUR DESIGN

DELIVERED

We have full planning consent in place for a new logistics building extending to 91,292 sq ft. The building will deliver a market leading specification providing your business with the operational advantages and high quality environment that you require.

Accommodation

Warehouse	86,212 sq ft	8,009 sq m
Offices	5,080 sq ft	472 sq m
Total	91,292 sq ft	8,481 sq m

Base specification

Warehouse
- Dock and level access doors
- Steel portal frame
- Built-up cladding with 25-year system guarantee
- Triple-skinned rooflights to 15% of floor area
- 50kN/m² floor loading

External
- Secure service yard
- Lorry parking
- Car parking
- Outdoor staff amenity area

Office
- Two-storey offices
- All electric offices
- Suspended ceilings
- Raised floors
- Male, female & disabled WC

Sustainability
- Target EPC A+
- Target BREEAM Outstanding

Full planning in place

x10
10 dock doors

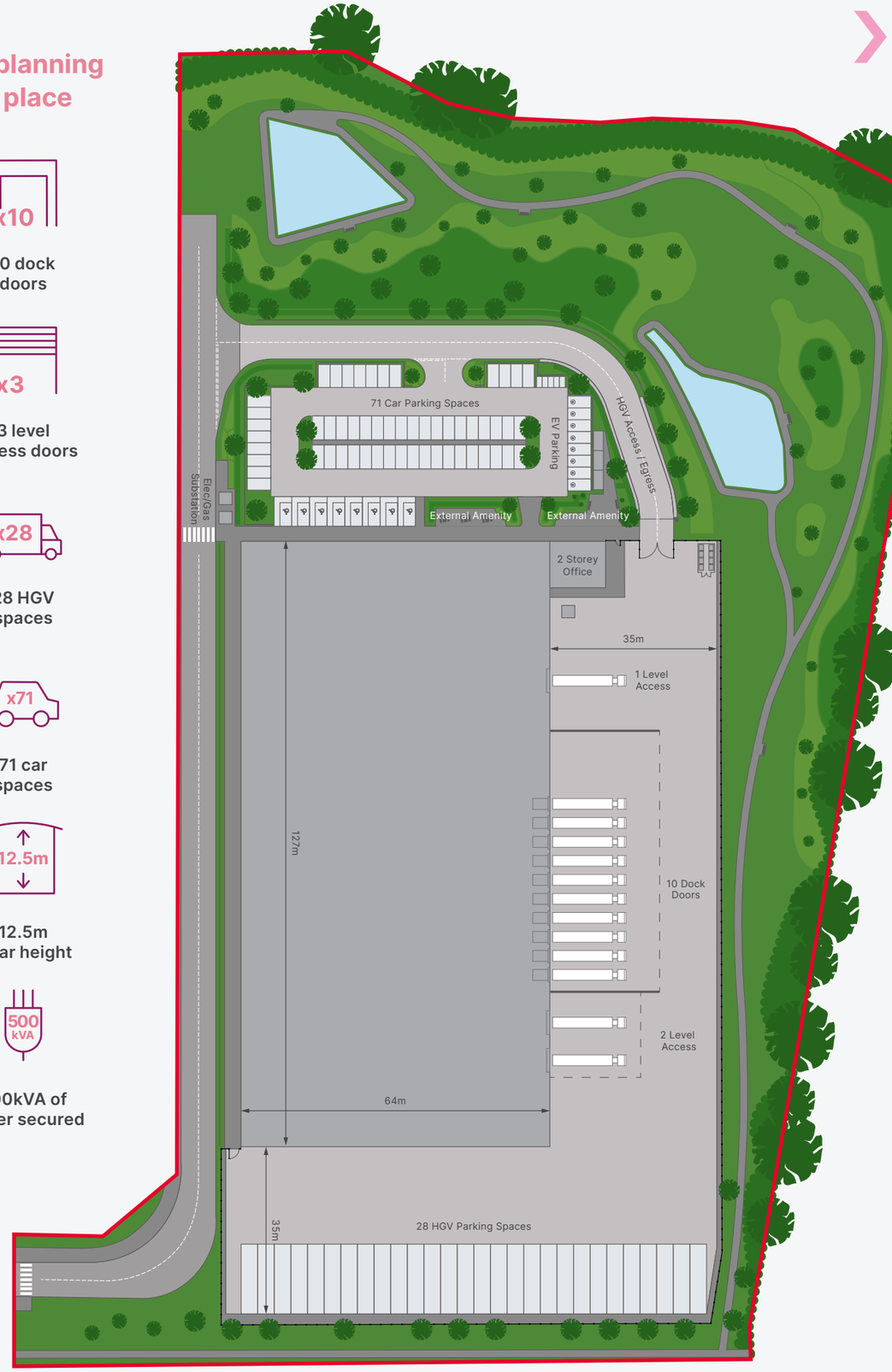
x3
3 level access doors

x28
28 HGV spaces

x71
71 car spaces

12.5m
12.5m clear height

500 kVA
500kVA of power secured



YOUR MILES MINIMISED

Prologis Apex Park is in the ideal location for serving both London and the Midlands. It is strategically located approximately 1.5 miles north of Daventry town centre, adjacent to the A45 with access to the M1, M40 and M45 motorways via the A45 and A361 trunk roads.

The M1 provides direct access to the M25 / London to the south and Leeds / Scotland to the north. The M6 serves Birmingham and the north west of the UK, whilst the A14 provides access to Felixstowe, one of the UK's largest deep sea-ports.

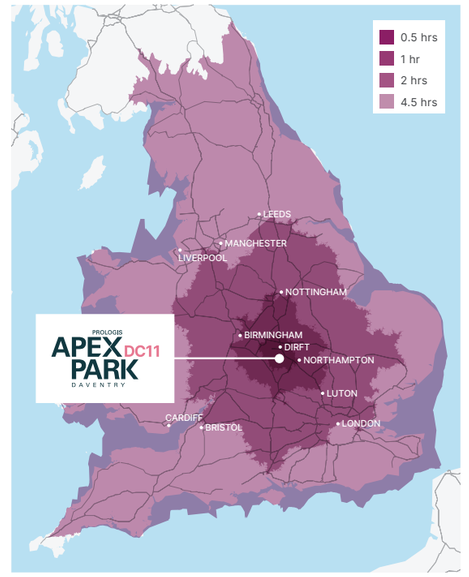
Daventry International Rail Freight Terminal is also within 7 miles, providing direct access to major UK and European destinations. Luton, Birmingham and East Midlands International Airports are all situated within a 1 hour drive time, the latter being Britain's largest dedicated air freight hub.

Driving distances

Locations	miles	mins
Daventry	2	6
Northampton	15	28
Birmingham	43	50
London	78	1hr 40
Manchester	127	2hrs 10

Transport hubs	miles	mins
DIRFT Rail Freight Terminal	7	16
DIRFT Royal Mail Hub	7	16
Birmingham International Airport	29	35
East Midlands Airport	43	45
London Luton Airport	49	60
London Heathrow Airport	81	1hr 25

Population summary



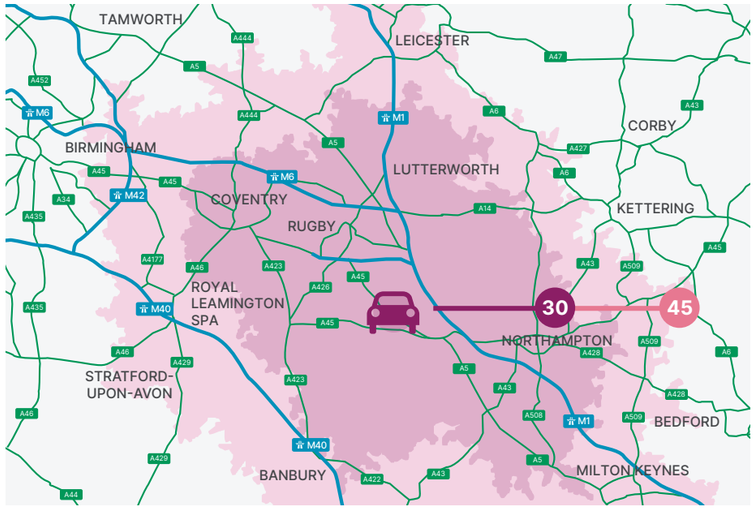
Drive time	Total households	Total population
0.5 hrs	206,696	499,331
1 hr	2,152,773	5,273,204
2 hrs	11,569,704	28,137,722
4.5 hrs	25,282,918	59,764,869

YOUR PERSONNEL

PRIORITISED

We know that people make your business what it is and that attracting and retaining those people is important to you. Prologis Apex Park is located in an area with a labour pool ideally suited to the industrial and logistics sector. What's more, the Park is well-served by local bus routes, making it easier for your staff to get to and from work. The quality of the buildings and Park environment will also aid staff retention by helping to make your business a great place to work.

30-45 minute commute area



Total population in the commute area (2021)

30 min drive time

539,683

55,414	AGE 16 – 19
225,521	AGE 20 – 39
427,703	AGE 40 – 64

45 min drive time

1,601,577

162,472	AGE 16 – 19
657,064	AGE 20 – 39
1,299,626	AGE 40 – 64

Labour catchment and wage analysis* in the commute area (2021)

DIRECTORS, MANAGERS & ASSOCIATE PROFESSIONALS
5,567
15,869
£32.79

ADMINISTRATIVE & SUPERVISORS
6,153
19,386
£24.17

OPERATIVES
17,440
60,631
£12.75

DRIVERS
18,822
57,362
£16.30

ELEMENTARY OCCUPATIONS
32,647
90,795
£13.14

*Gross hourly rate

YOUR PROVEN

PARTNER

At Prologis we have an experienced team who will manage the delivery of your building from early design stage right through to practical completion and beyond. You can rest assured that by entrusting your Build to Suit development to Prologis the building will be delivered on time and to a very high standard.

Meet your key contacts for the delivery of your Apex Park Build to Suit:

James Straw
Director,
Capital Deployment

Dave Ribbands
Director,
Development Management

Here are just a selection of customers we have delivered Build to Suit developments for in recent years:

Sainsbury's · TESCO · warrens · Hankook driving emotion · TOOLSTATION · Yusen Logistics · Royal Mail · JLR · NNR · BMW

DC9 Prologis Apex Park, Daventry
Build to Suit development
delivered in 2024

"From initial meetings, to handing over the completed unit, the Prologis UK team made the whole process as easy as possible. Regular project meetings allowed for a high level of collaboration and adaptability, with our operational needs always front of mind. The project team's openness allowed us to make changes to the design specification to ensure that the building would work for Hankook both today and long into the future. The Prologis team were professional and had excellent attention to detail, working closely with our team and external advisors to ensure the project was a success and resulting in the early delivery of a very high-spec building with an excellent quality finish."

Chang Yool Han, Managing Director of Hankook Tyre UK

YOUR WORLD

PROTECTED

We know that sustainability is important to you and your customers. That's why, if you choose Apex Park as your home, you'll get a building that delivers real change – both for your business and the environment.

Every sustainability feature we introduce in our buildings and parks is based on sound principles that deliver operational and environmental benefits. We also put people at the heart of our sustainability offering, focusing on ways to enhance employee wellbeing through the provision of comfortable temperatures, access to daylight and connection to nature through green spaces both in and around our buildings.

You'll also be pleased to know that your new building will be delivering environmental benefits before you've even moved in: protecting an area of rainforest five times its built area, educating local school children about climate change and delivering measurable social value in the local community.

Target EPC A+

Target BREEAM Outstanding

EV charging

COOL EARTH

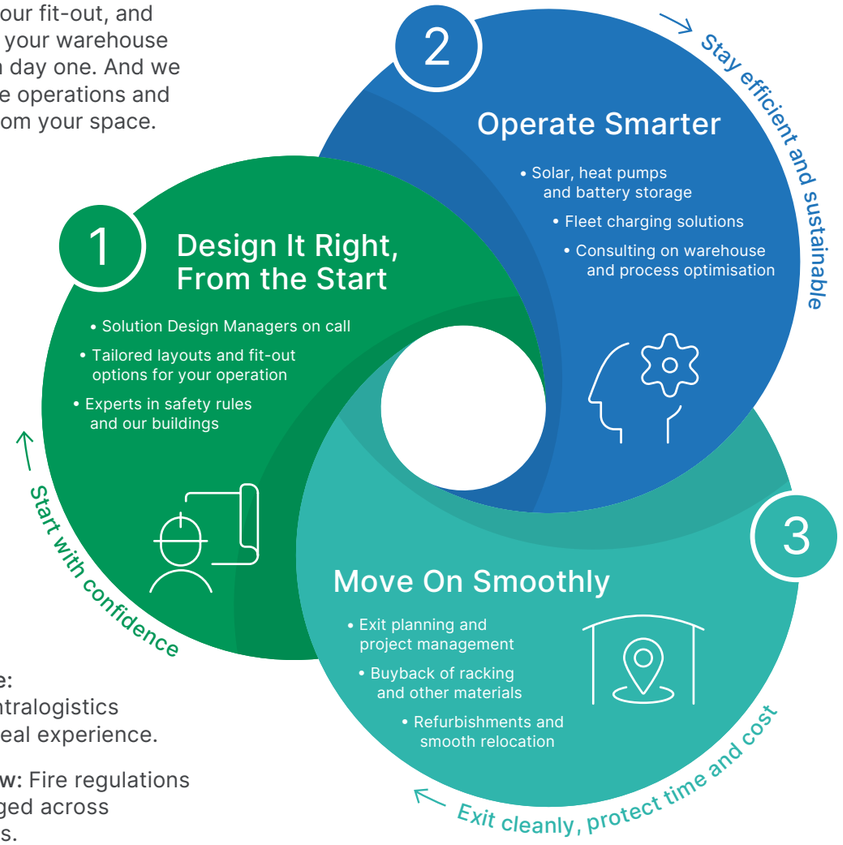
PlanetMark

TERRA CARTA

Your Journey, Powered by Prologis Essentials

PROLOGIS® ESSENTIALS

Before you move in, Prologis Essentials gives you a confident start. Our experts work with you to design the right layout, source and implement your fit-out, and provide cost clarity – so your warehouse is ready to perform from day one. And we stay with you to optimise operations and help you get the most from your space.



Why It Matters

- **Operational Expertise:** Tailored layout and intralogistics advice, grounded in real experience.
- **Regulatory Know-How:** Fire regulations and permitting managed across markets and countries.
- **Cost Transparency:** A clear view of your options – upfront, phased, or included in rent, with no surprises.

Meet Your Essentials Solutions Manager

"Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!"

Danny Bostock

YOUR COMMUNITY THRIVING

At Prologis, we make so much more than industrial logistics buildings; we create the spaces and places where our customers' businesses can thrive, where employees enjoy coming to work, where communities and nature can flourish. We call it PARKlife™.

When you move your business to a Prologis Park, we give you access to our dedicated Property Management Team and a range of Park Services designed to make life easier for you. From Park security and maintenance through to gritting the estate roads and helping you get employees to and from work, our team will help you take care of business and maintain your competitive advantage.

- On-Site Security
- Bus Services
- Park Signage
- Litter Picking
- Snow Clearance / Road Gritting
- On-Site Parking Controls
- Green Travel Plan
- Maintained Park Drainage
- Community Liaison
- Maintained Landscaping
- Customer Estate Meetings
- Maintained Private Roads
- Shared External Building Clean

For more information on the above services and how you, your business and your employees can benefit, **please speak to Liz Allister.**

"I will be your main point of contact on the park. I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers' needs and helping them grow within our network."

Liz Allister | Real Estate & Customer Experience Manager

PARKlife™

Apex Park incorporates a series of walking routes and a landscaped Pocket Park for use of customers on the park.

Apex Pocket Park

Apex Pocket Park

PROLOGIS

APEX DC11 PARK

DAVENTRY

NN11 8NF

About Prologis

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver the high quality buildings that help our customers run their businesses as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future. For more information please visit: prologis.co.uk

Terms

Available on leasehold terms on a full repairing and insuring basis. Please contact the joint sole agents for further details.

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PROLOGIS®

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