

PROLOGIS PARK LITTLEBROOK

PRIME BUILD-TO-SUIT OPPORTUNITY OF UP TO 273,885 SQ FT ON 14 ACRES LOCATED OFF JUNCTION 1A / M25 / DARTFORD



TO LET / FOR SALE

For further information and the latest news visit:
www.prologislittlebrook.co.uk



PROLOGIS PARK LITTLEBROOK

JUNCTION 1A / M25 / DARTFORD

PROLOGIS PARK LITTLEBROOK PROVIDES A PRIME BUILD TO SUIT OPPORTUNITY OF UP TO 273,885 SQ FT AT A PROVEN LOGISTICAL LOCATION

- DETAILED PLANNING PERMISSION FOR UP TO 273,885 SQ FT (25,445 SQ M)
- STRATEGIC LOCATION OFF JUNCTION 1A OF THE M25
- GOOD LABOUR SUPPLY WITHIN THAMES GATEWAY REGION
- ADJACENT TO 'THE BRIDGE' REGENERATION PROJECT
- AWARD WINNING SUSTAINABLE BUILDING DESIGN

BUILD-TO-SUIT

Built-to-suit projects are developments which are tailored to a customer's specific requirements with the ProLogis team of property professionals providing a consistent, one-to-one contact for the customer throughout the whole development process.

From the initial brief to practical completion, all associated development risks such as the costs of construction, timing issues and any fluctuations in the property market are the responsibility of ProLogis. For the customer, this guarantees complete peace of mind.

PLANNING

Detailed planning consent exists for a single unit development of 273,885 sq ft for B8 (storage & distribution) uses. Alternative development proposals will be considered for the whole or part of the 14 acre site, subject to detailed discussions with ProLogis and its professional team.

LOCATION

ProLogis Park Littlebrook is located in north Dartford and lies south of the River Thames, just to the north of 'The Bridge' regeneration project within the Thames Gateway. Access to the site is via Littlebrook Manor Way, which connects to the A206 (Bob Dunn Way) immediately adjacent to junction 1A of the M25 providing access to the national motorway network.

Dartford benefits from excellent road connections with the A2 and A20 dual carriageways providing access to South London, the A13 dual carriageway to the City, the M20 to the port of Folkestone and the Channel Tunnel and the A2/M2 to the port of Dover.

TIMING

The consented development is ready for an immediate start on site and has a construction programme of 6-9 months dependent upon the extent of any fit-out works undertaken by ProLogis for the customer.

PUBLIC TRANSPORT

Dartford railway station provides frequent passenger services to London Charing Cross (1 hour) and London Victoria (1 hour 8 minutes). Dartford also benefits from its close proximity to Ebbsfleet International station which forms part of the Eurostar network. In 2009, Ebbsfleet will also provide a direct service to London St Pancras with a 17 minute journey time.

'The Bridge' regeneration project will provide 1.8 million square feet of commercial accommodation, 1,500 new homes and a number of innovative facilities such as a learning and community campus, and the new Fastrack public transport system.



Operated by Arriva, Fastrack Route A operates from Dartford town centre, through The Bridge and on to Greenhithe and Bluewater, seven days a week from 6:00am until midnight. Services run up to every six minutes and an off-bus ticketing system along with traffic signal priority ensures that there are no delays.

Airports close by include London City, Stansted and Gatwick.

← M25 North to Watford & Stansted

QUEEN ELIZABETH II BRIDGE (DARTFORD CROSSING)

M25 South to M20 (J3/1) →

RIVER THAMES

PROLOGIS PARK LITTLEBROOK

ZONE B
2.6 ACRES

ZONE C
PLOT 2
1.5 ACRES


GENERAL ELECTRIC COMPANY

CSW
(Construction Skills Workshop)

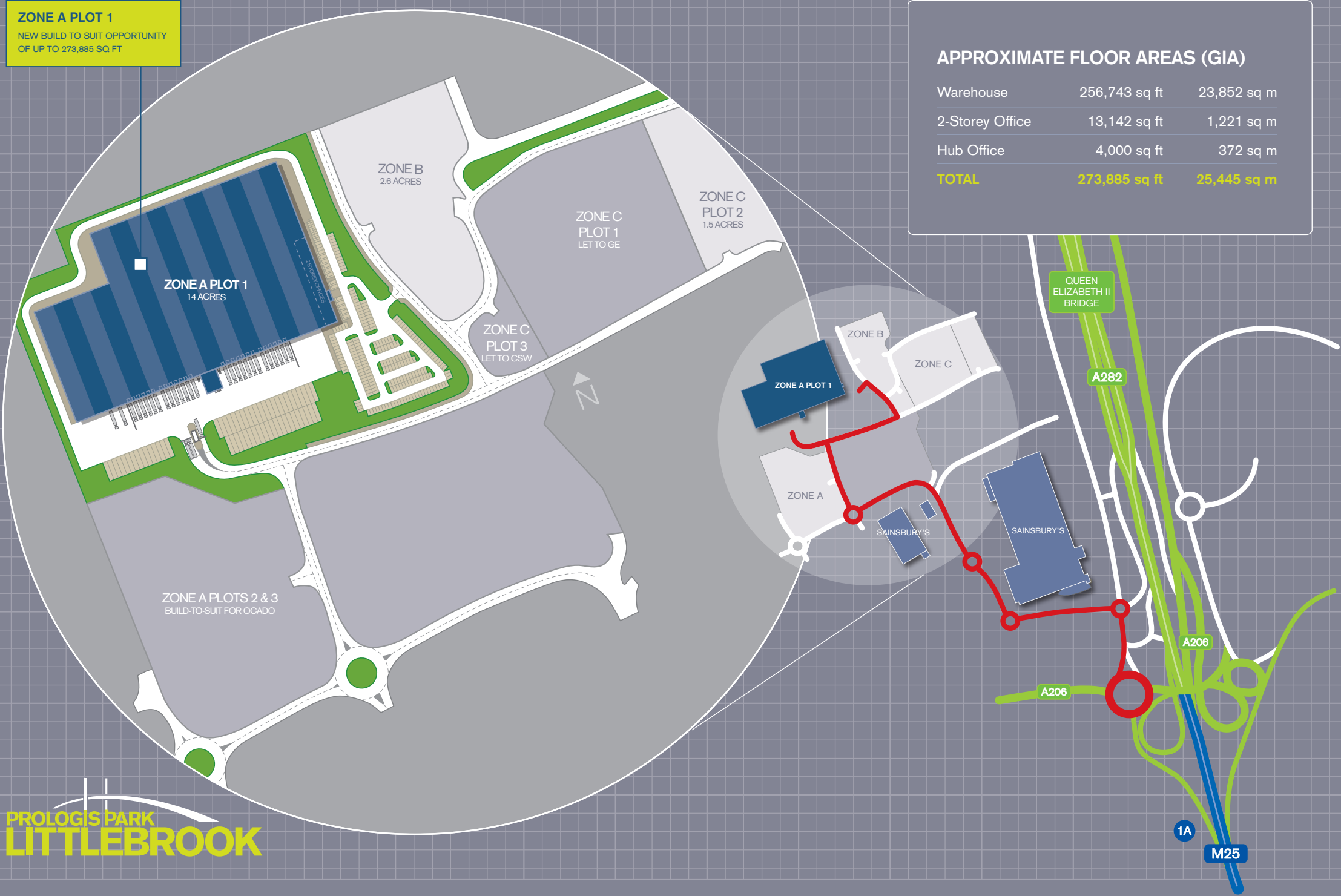

ocado

Sainsbury's



ZONE A PLOT 1

NEW BUILD TO SUIT OPPORTUNITY
OF UP TO 273,885 SQ FT



APPROXIMATE FLOOR AREAS (GIA)

Warehouse	256,743 sq ft	23,852 sq m
2-Storey Office	13,142 sq ft	1,221 sq m
Hub Office	4,000 sq ft	372 sq m
TOTAL	273,885 sq ft	25,445 sq m

**PROLOGIS PARK
LITTLEBROOK**

OUTLINE SPECIFICATION

- Total area of 273,885 sq ft
- 12.5m clear internal height
- 26 dock levellers
- 2 level access doors
- Minimum 50m service yard
- Main office of 13,142 sq ft
- Hub-office of 4,000 sq ft
- Parking for 65 lorry trailers
- Parking for 230 cars
- Hörmann dock doors*

* Free 3 year service and maintenance package

SUSTAINABLE FEATURES

All ProLogis developments include the following as standard features:

- 15% roof light provision
- Air tightness exceeding Part L Building Regulations
- Rainwater harvesting
- SUD drainage for external areas
- PIR controls for office lighting
- Solar shading to glazed elevations
- Water conservation measures
- Carpets from recycled materials
- Low energy paints
- Sustainable landscape design & specification

Further energy saving measures are available in consultation with the professional team.

HUMAN RESOURCES

Dartford is a key location in the distribution chain for the South East and London areas. With 37% of jobs in distribution related occupations and skilled trades representing 15% of employment by occupation, 4% above average, Dartford has a highly skilled labour pool on which to draw.

Population Statistics	Dartford	London
Local Population	85,911	7,612,400
Working Age Population	61.9%	67%
Employment and Occupation	Dartford	London
Managers & Senior Officials	14.3%	53.1%
Administrative & Skilled	16.7%	19.9%
Sales & Customer Services	8.4%	13.2%
Plant & Machine Operatives	8.5%	4.5%
Elementary Occupations	11.3%	8.7%

Source: NOMIS (August 2008)

Job Shop

In a drive to create employment opportunities for local people ProLogis, Dartford Borough Council and Taylor Wimpey have joined with Employ Kent Thameside to set up an onsite Job Shop. Based at the ProLogis Academy, the Job Shop not only assesses applicants and matches them to employment opportunities, it also arranges any specific training they might need – and its service is completely free of charge.

Learning Shop

The Learning Shop can provide free recruitment services and help companies to identify funded training programmes; or it can put them in touch with business advisers provided by Business Link.

ABOUT US

ProLogis is the UK's largest developer of industrial and distribution buildings. Unlike many developers, ProLogis retains a long-term interest in its industrial and distribution parks which are financed from internal resources.

Developments are built to the highest standards to achieve a minimum BREEAM accreditation of 'Very Good' for all new projects in the UK. ProLogis is committed to becoming the global leader in sustainable design and construction and has won many top industry awards for sustainability.

ProLogis develops built-to-suit buildings for some of the world's leading businesses and has an extensive track record of meeting customers' specific requirements. Customers who have recently commissioned projects include Marks & Spencer, Sainsbury's, Honda, Bosch-Siemens and the Israeli pharmaceutical company, Teva.

For more information on the company please visit

www.prologis.co.uk



PROLOGIS PARK LITTLEBROOK

JUNCTION 1A / M25 / DARTFORD



SAT NAV:

DA1 5PQ

DISTANCES

ROAD

Ebbfleet International	5.8 miles
Tilbury Docks	15.8 miles
London City Airport	19.7 miles
London West End	20 miles
Folkestone	58.4 miles
Dover	65 miles
Felixstowe Docks	80.7 miles
Southampton Docks	109.9 miles

Source: AA

RAIL (from Dartford)

London Cannon Street	44 min
London Charing Cross	47 min
London Victoria	49 min

TERMS

Leasehold or freehold terms are available upon request.

FURTHER INFORMATION:

www.cbre.co.uk

020 7182 2000

CBRE
CB RICHARD ELLIS

richard.lord@cbre.com



james.haestier@collierscre.co.uk

Conditions under which particulars are issued: CBRE and Colliers CRE for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of CBRE or Colliers CRE has any authority to make or give any representation or warranty whatever in relation to this property. November 2008.

For further information and a LIVE portfolio update visit
www.prologis.co.uk

