

PROLOGIS
APEXDC3
PARK
DAVENTRY

NN11 8RA [///outmostresting.taking](http://www.outmostresting.taking)

156,995 SQ FT

Fully-refurbished | Available now



YOUR OPERATIONS ENHANCED

Apex DC3 features sustainable technologies, designed to set new standards in eco-friendly infrastructure. Highlights include fully electric offices, advanced LED lighting systems, solar PV and EV charging stations – all working together to secure an EPC A rating and create a space that’s as sustainable as it is forward-thinking.

Accommodation

Warehouse	149,145 sq ft (13,856 sq m)
Hub Office	850 sq ft (79 sq m)
First Floor Offices	3,500 sq ft (325 sq m)
Ground Floor Offices	3,500 sq ft (325 sq m)
Total	156,995 sq ft (14,585 sq m)

Specification



12.1m
clear height



LED
lighting



EPC A



9 EV charging
spaces



All electric
offices



Solar PV
installed



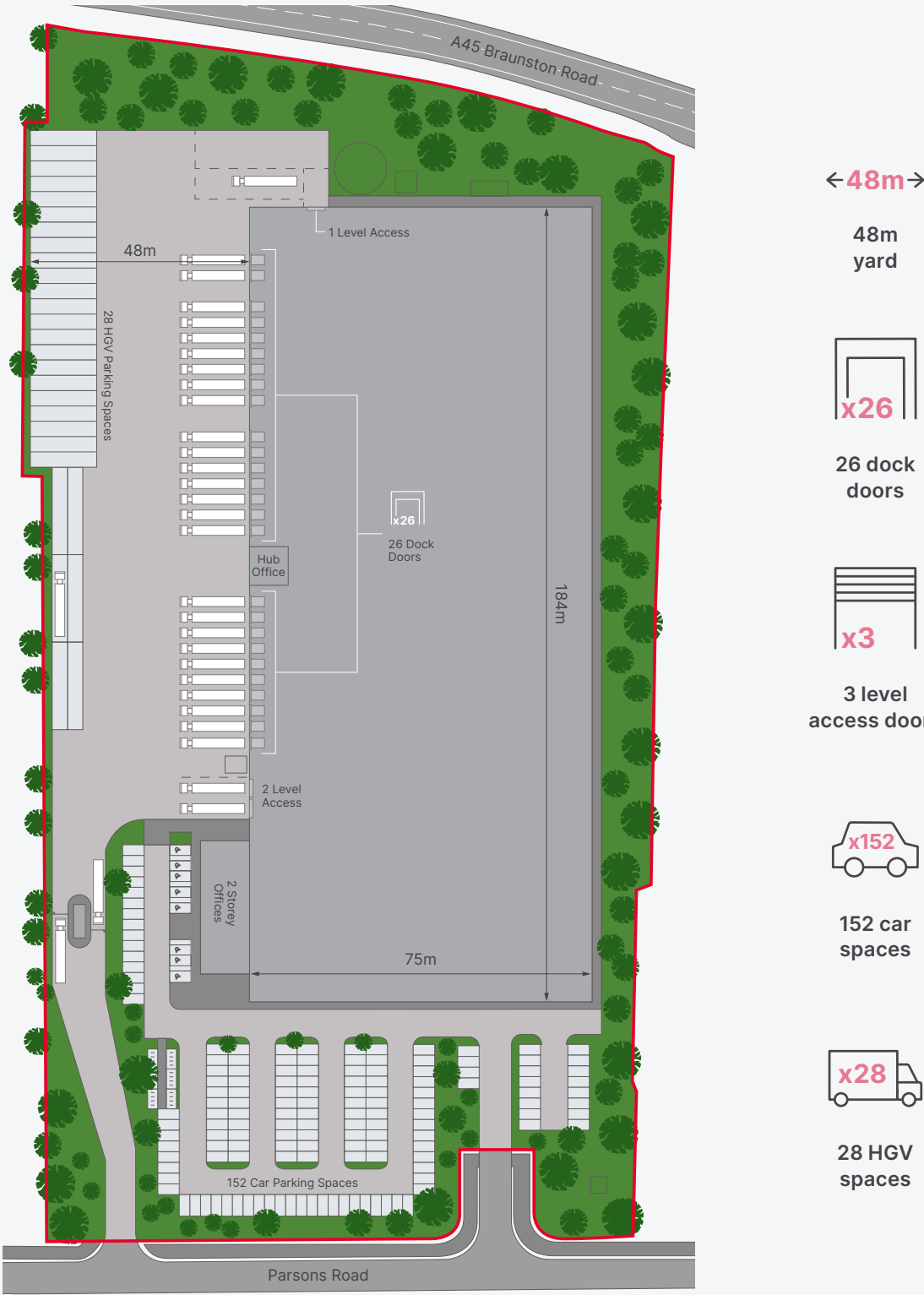
50kN/m²
floor loading



205 kVA
power

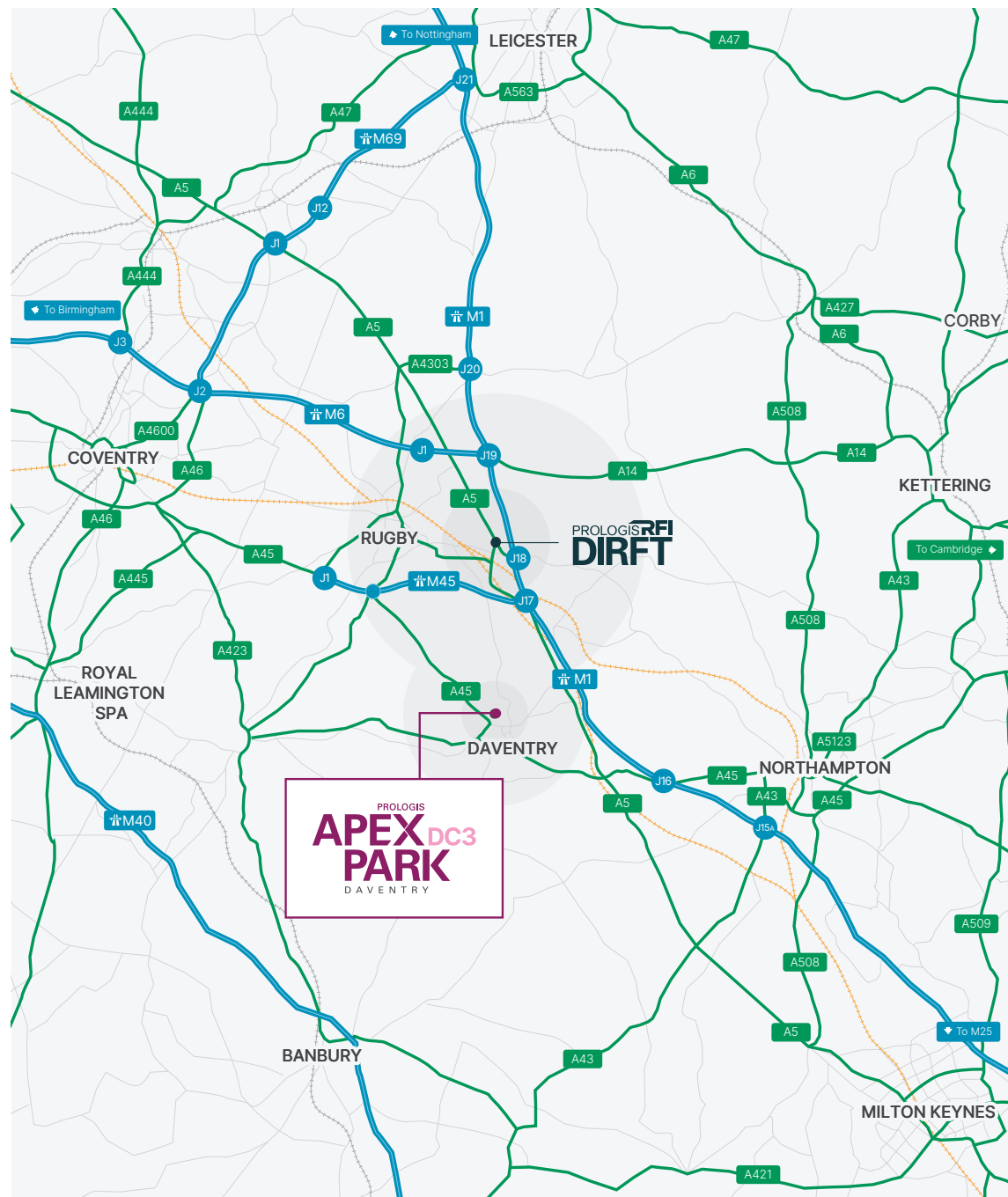


Gatehouse





YOUR MILES MINIMISED



Prologis Apex Park DC3 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 (14 minute drive), providing direct access to major UK and European destinations as well as the on-site Royal Mail Hub. 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.



YOUR CONNECTED HUB

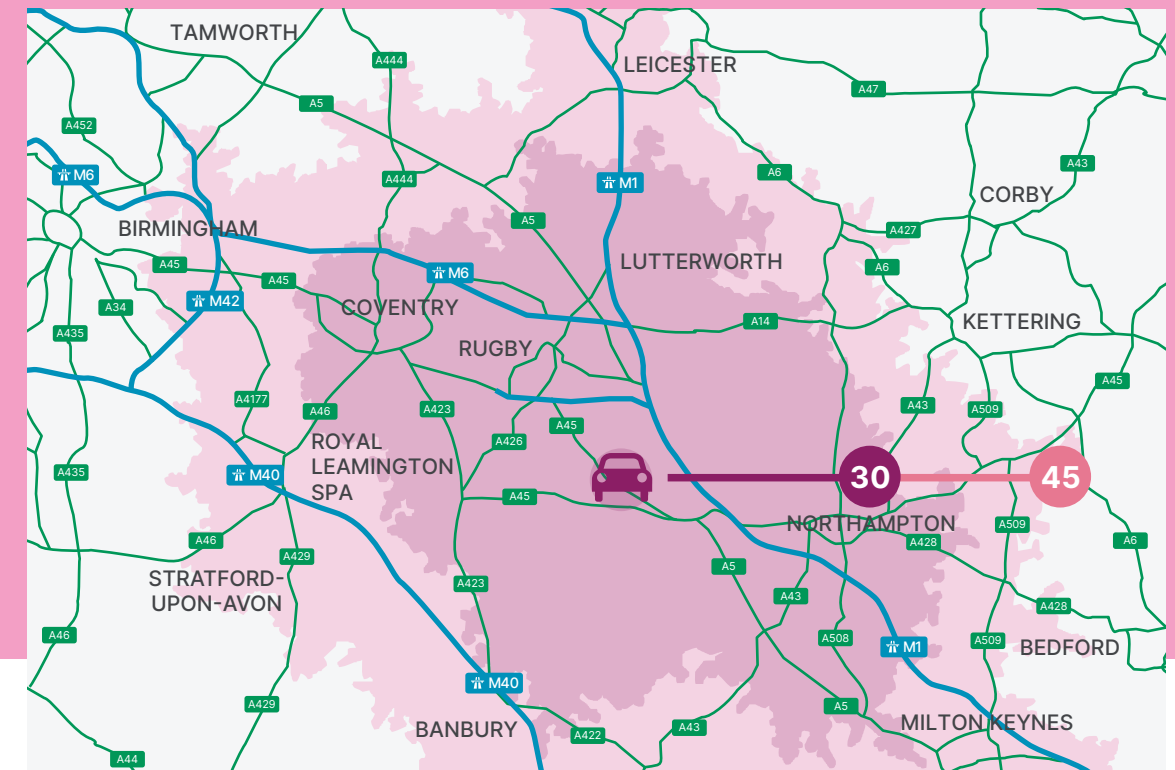
DC3 offers the opportunity to secure warehouse space in a successful industrial and logistics park which is part of a thriving employment area.



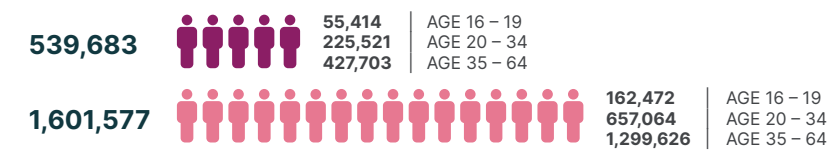
YOUR LOCAL WORKFORCE

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.

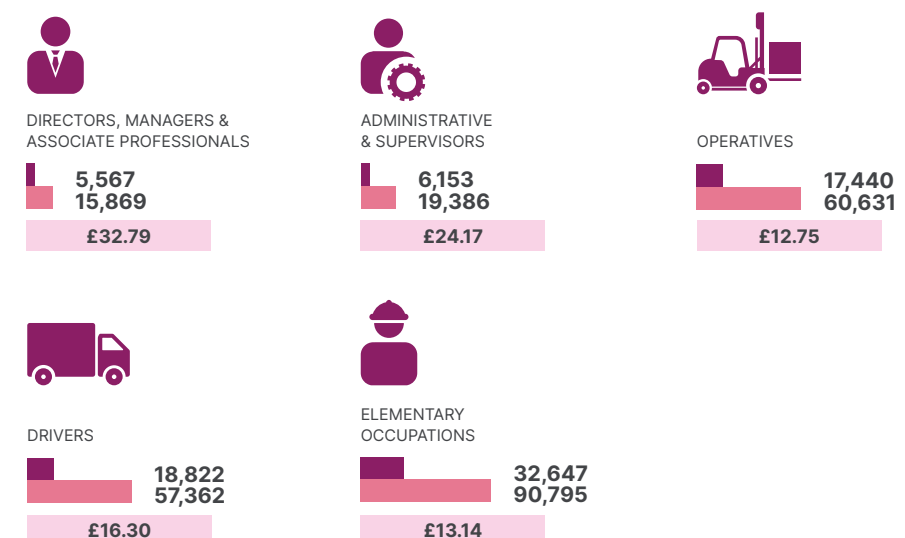
30-45 minute commute area



Total population in the commute area (2021)



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



*Gross hourly rate

PLENTIFUL
PEACEFUL
PARKLIFE

PARKlife

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.



I will be your main point of contact. 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



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.**

Prologis Essentials

Making Fulfillment Better



For more information, please visit prologis.co.uk/Essentials

Built on the Prologis foundation of global logistics real estate, the Essentials platform delivers the next generation of solutions to address some of the most critical challenges fulfillment centers face. We create the resiliency your business requires to innovate, grow and thrive – today and in the future.



Operations

Unlock your warehouse potential with integrated, turnkey solutions that maximise efficiency and boost productivity. From move-in services to forklifts and racking systems, Prologis has you covered.

- Turnkey Move-In + Setup Solutions
- Turnkey Renewal + Optimisation Solutions
- Turnkey Move-out + Relocation Solutions

Energy + Sustainability

Improve energy efficiency and minimise costs with solutions purpose-built to deliver carbon-neutral facilities. With rooftop solar installations and LED lighting, we're dedicated to your success.

- Onsite Solar
- Energy Storage
- Lighting and Electrical
- Network Infrastructure and Security
- Grid-Scale Energy

Mobility

Whether you're located at a Prologis warehouse or a third-party facility, we're your dedicated partner to transition to zero-emissions vehicles, keeping your fleet powered onsite and on the go.

- Fleet Electrification
- Depot Charging
- Hub Charging
- OnDemand Charging
- Workplace Charging



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**



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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