

Design & Build opportunities
from 10,000 up to 350,000 sq ft

- > New industrial/warehouse units
- > Secure development site extending to 18.75 acres



To let/
For sale

About Bracknell

Bracknell is a popular commuter town, due to its excellent connectivity to London and Reading. Recent strategic Planning Policy for the area has encouraged significant growth within the town. As a result of its accessibility, Bracknell has become a major trading centre and is home to a large concentration of global corporate Headquarters outside of London, particularly in the Tech and IT industries.

Local Headquarter offices



Waitrose



Honeywell



Bracknell has recently undergone a £750 million transformation to deliver a vibrant mixed town centre offering restaurants, leisure and retail.

Sainsbury's

Fenwick

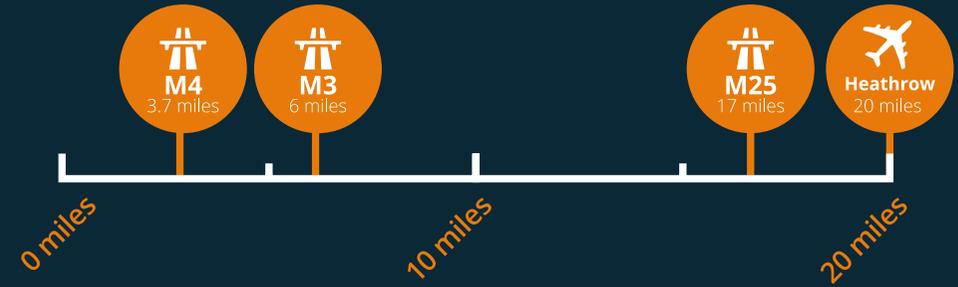


next

MARKS & SPENCER



Demographics



The sites location means it benefits from strong transport links and access to a significant proportion of the UK population and labour pool.

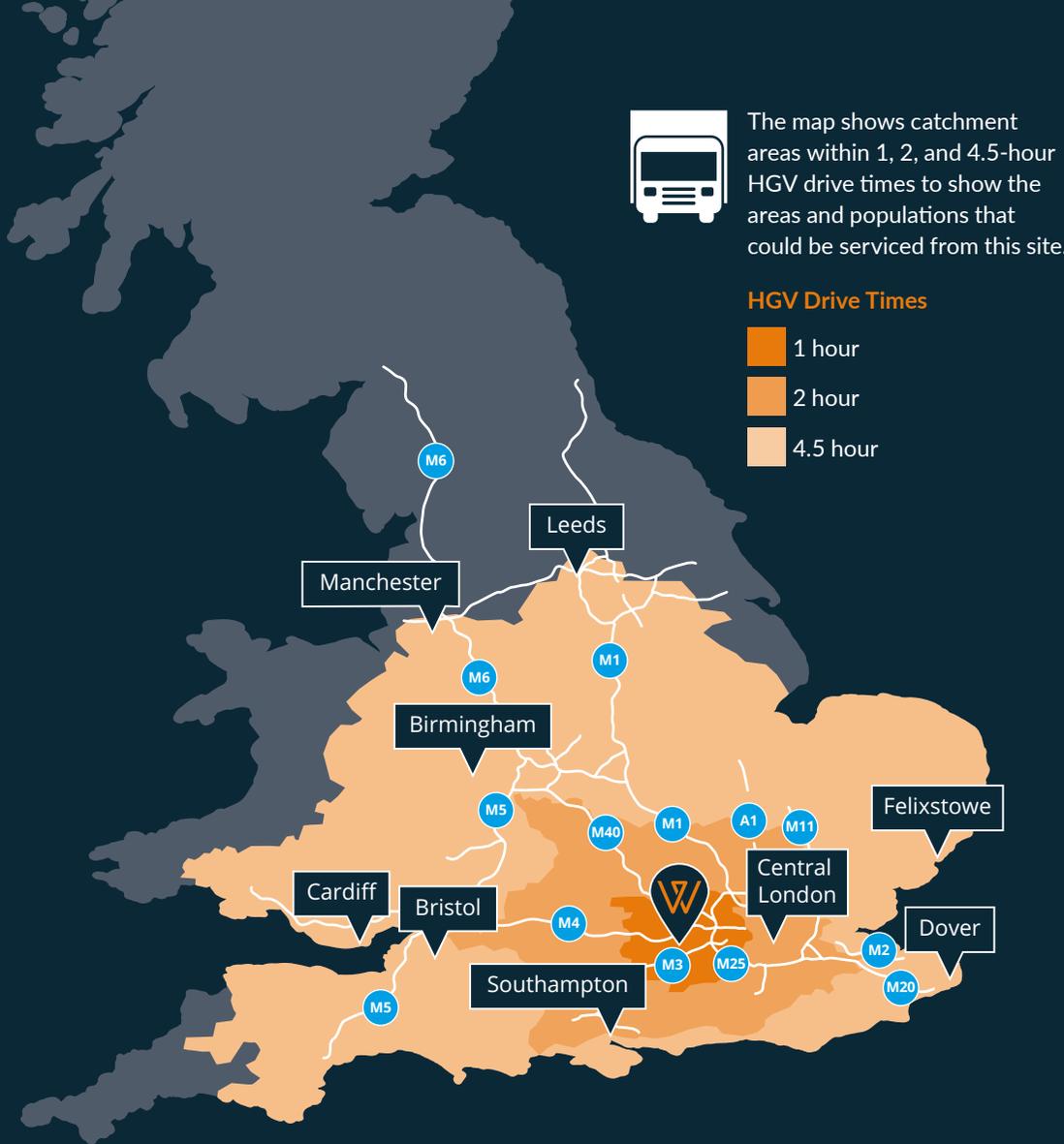


1.1 million people live within a 30 minute drive time and 2.9 million people live within a 45 minute drive time.



64%

of the population living within 45 minutes are of working age, that's 1.8 million people.



50.4 MILLION PEOPLE

Live within a 4.5 hour HGV drive time, representing 78% of the GB population.

Travel Distance

Central London	35 miles
Southampton	53 miles
Bristol	87 miles
Birmingham	106 miles
Dover	108 miles
Cardiff	120 miles
Felixstowe	135 miles
Manchester	197 miles
Leeds	207 miles



Planning
Allocated for B1, B2 and B8 uses.



Prime Location
0.8 miles from A329(M), access to M4 (3.7 miles) and M3 (6 miles)



Labour
growing town, large labour force available locally



Infrastructure
fully serviced site with access, power and utilities in place.

The Opportunity

Situated within the Amen Corner Business Park area, adjacent to the established Western Industrial Area of Bracknell, Network West provides an exciting new warehouse/industrial bespoke Design and Build opportunity tailored to meet the specific needs of your business. The development can deliver either a single unit up to 350,000 sq ft or multiple units from 10,000 sq ft on a site of 18.75 acres.

General Specification

Flexible industrial/warehouse units with fully fitted offices.

 <p>Up to 12m clear internal height</p>	 <p>Fitted offices</p>	 <p>50kN sq m floor loading minimum</p>
 <p>Electric loading doors</p>	 <p>Secure site</p>	 <p>Landscaped environment</p>
 <p>Comfort cooling/heating</p>	 <p>Shower facilities</p>	 <p>12 year collateral warranty available</p>

Planning use

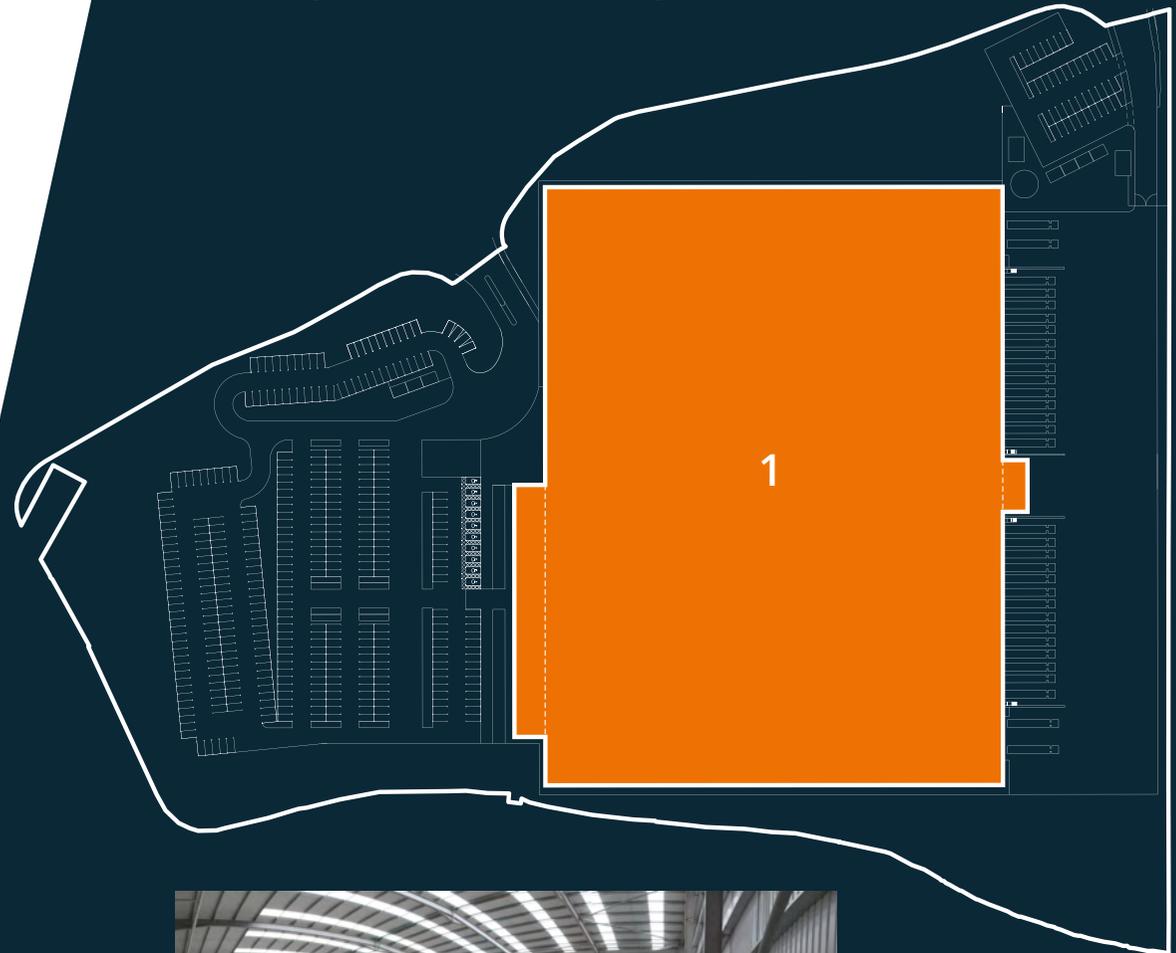
B1 (c), B2 and B8 (industrial and warehouse) uses available subject to planning.

Terms

Available on a leasehold basis.
Freehold sales will be considered.

Option 1

Up to 350,000 sq ft



Option 2

10,000 sq ft up to 150,000 sq ft



Unit	Total Sq Ft	Unit	Total Sq Ft
1	80,000	5	20,000
2	10,000	6	150,000
3	10,000	7	45,000
4	15,000	8	25,000



Previous Chancerygate development

Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation and target a minimum EPC rating of B for their units. As a result, occupational costs to the end user will be reduced.

The green initiatives we employ to achieve this have included:

- Low air permeability design
- Electric vehicle charging points
- Photovoltaic panels
- Warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Ground source heat pumps
- Secure cycle parking



About Chancerygate

Established in 1995, to date we have delivered more than 11 million square feet of accommodation, both on a speculative basis and partnering with end users for D & B bespoke facilities. We currently have 25 developments in progress nationwide, totalling in excess of 2.6 million square feet. We set ourselves apart by bringing modern industrial schemes to the market in locations with a shortage of new developments, often regenerating disused sites to bring them back into use.

All schemes are designed to the latest building and environmental standards. We have extensive experience in successfully developing in urban areas, where sites are near to commercial and residential properties.

About Hines

Hines is a privately owned global real estate investment, development and management firm, founded in 1957, with a presence in 205 cities in 24 countries and \$133.3 billion of assets under management. Hines has developed, redeveloped or acquired 1,393 properties, totalling over 459 million square feet, including 91.5 million square feet of logistics.

The firm's current property and asset management portfolio includes 539 properties, representing over 232 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most respected real estate organizations in the world.



Images of previous Chancerygate developments

Case studies Design & build solutions

Unit 14, Apollo Park, Yate

- › A bespoke design and built 55,500 sq ft warehouse and office
- › Pre-sold to national timber panel and distribution business James Latham PLC for product distribution
- › Key operational dimensions were incorporated into the design of the building to meet client requirements



"We needed a larger, more modern facility, bespoke to our requirements and Chancerygate made it happen-seamlessly. The pro-active attitude, dedication and flexibility of the Chancerygate team throughout the planning and construction phases ensured we were provided with a best-in-class experience. The result is a new warehouse that can facilitate a more efficient operation and better supports our brand image."

Andy Duffin,
Operations Director Lathams Limited

C75 Coventry

- › Speculatively developed 75,000 sq ft logistics warehouse
- › 12m eaves
- › 8 dock level loading doors
- › 4 level access loading doors
- › 50m depth yard
- › The development achieved Practical Completion within 10 months of Chancerygate's acquisition
- › Let to Amtico at Practical Completion



"Amtico consider Pilot Park to be our showpiece building, supporting the future growth plans for the business, allowing us to expand our warehousing and flooring school training facilities to support increased sales and production levels and new product ventures."

Mark Halls,
Head of Logistics at
Amtico Flooring



Travel Distances

Road

A329(M)	0.8 miles
M4 (J10)	3.7 miles
M3 (J3)	6 miles
M25 (J15)	17 miles
Bracknell Town Centre	1.3 miles
Reading Town Centre	10 miles
Slough	18 miles
Central London	30 miles

Public Transport

Bus stop	1 minute
No. X4 to Bracknell Station	8 minutes

Rail

Bracknell Station	2 miles
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Travel Times

Ascot	7 mins
Reading	22 mins
London Waterloo	1 hour

Airport

Heathrow Airport	20 miles
Gatwick Airport	46 miles

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