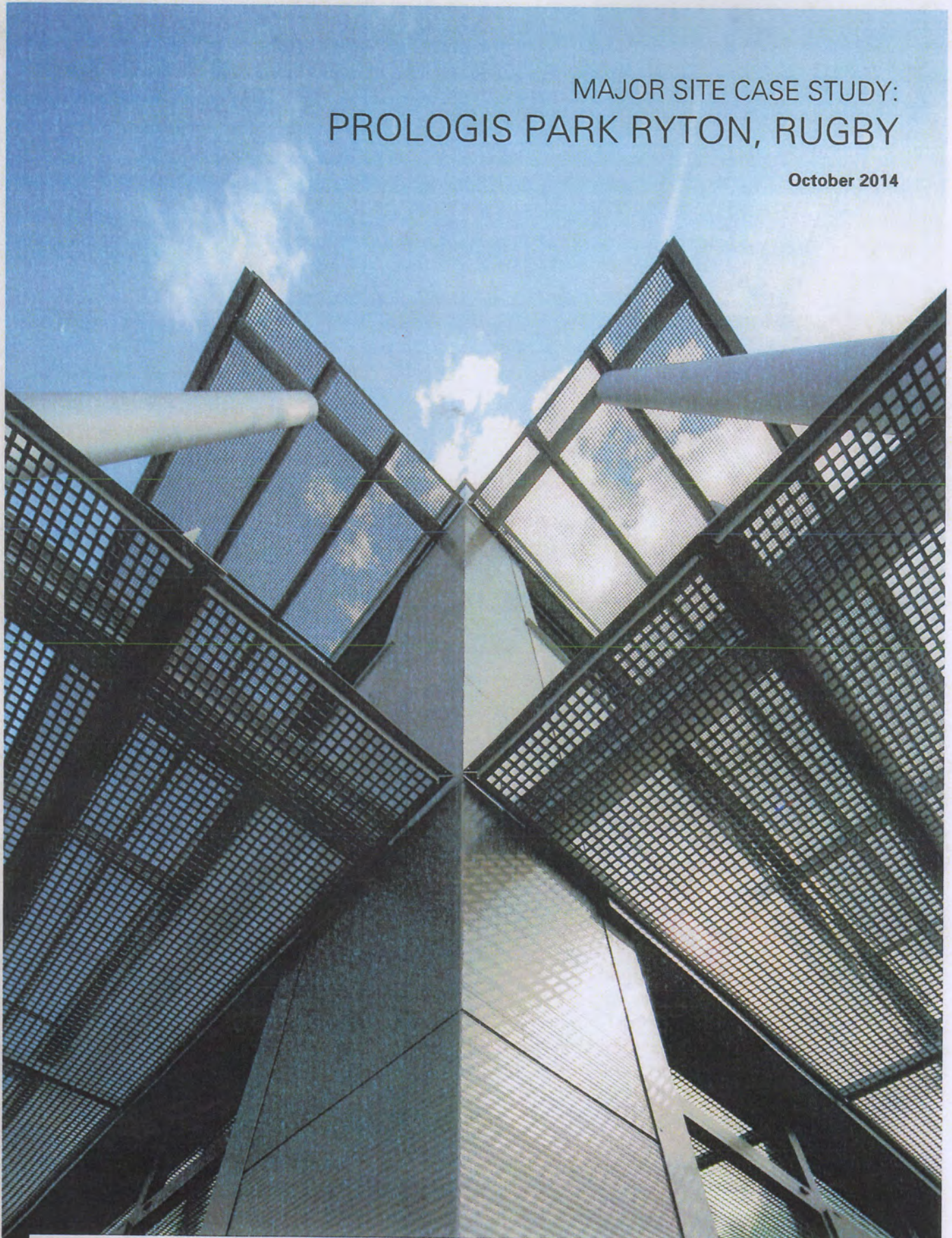


MAJOR SITE CASE STUDY:
PROLOGIS PARK RYTON, RUGBY

October 2014



www.prologis.co.uk



PROLOGIS PARK RYTON

THE SCHEME

Name: Prologis Park Ryton

Total park: 138 Acres (gross)

Address: Oxford Road, Rugby, CV8 3EA

Unit	Occupier	Site Area Ha (Acres)	Building Area sq ft	Construction Start Date
DC2	Network Rail	6.65 (16.438)	300,000	December 2012
DC4	LG/Hi Logistics	3.569 (8.82)	165,200	June 2013
DC3	JLR	4.81 (11.9)	226,000	August 2013
DC5	Freeman	3.456 (8.563)	170,500	September 2013
DC6	UK Mail	9.251 (22.8616)	235,000	December 2013
DC7	Under Offer	4.01 (9.92)	205,000	February 2015
DC1	Spec	2.91(7.2)	150,000	March 2015
DC8	Spec	2.755 (6.81)	100,000	April 2015
Zone C	Land	10.11 (25)	500,000	tbc
Total		47.521 (117.512)	2,051,700	

Take Up 2012/13 = 27.736 Ha (68.582 Acres)

Take Up 2014/15 = 19.785 Ha (48.93 Acres)

ATTRIBUTES

- **Meeting demand:**

Following the completion of the Network Rail building in May 2013, Prologis agreed and completed two BTS deals with Hi Logistics and Freeman. It also signed a freehold land sale and development management agreement with UK Mail. Because of the strength of demand, Prologis built a 225,000 sq ft speculative facility, which was let to Jaguar Land Rover two months after completion.

- **New rent level for the West Midlands:**

The Hi Logistics deal was agreed at a record rent for the West Midlands of £5.65 per sq ft. The subsequent deal with Freeman of £5.70 per sq ft and Prologis agreed to extend the office element of the building for an additional £0.25 per sq ft. The Jaguar Land Rover deal set a new record of £5.95 per sq ft.

- **Land ready-to-go:**

One of the reasons that tenants have been attracted to Ryton is that Prologis had invested in the site. Following the site purchase in 2007, the company installed the main infrastructure and secured detailed planning permissions. This preparation work meant that construction work could start as soon as deals had been signed. As a result, Prologis could meet the tight deadlines of customers such as Hi Logistics, who had previously been looking at existing buildings.

- **Location:**

The site is also attractive to occupiers because it is located at the heart of the motorway network within easy reach of the M6, the M69 and the M40/M5.

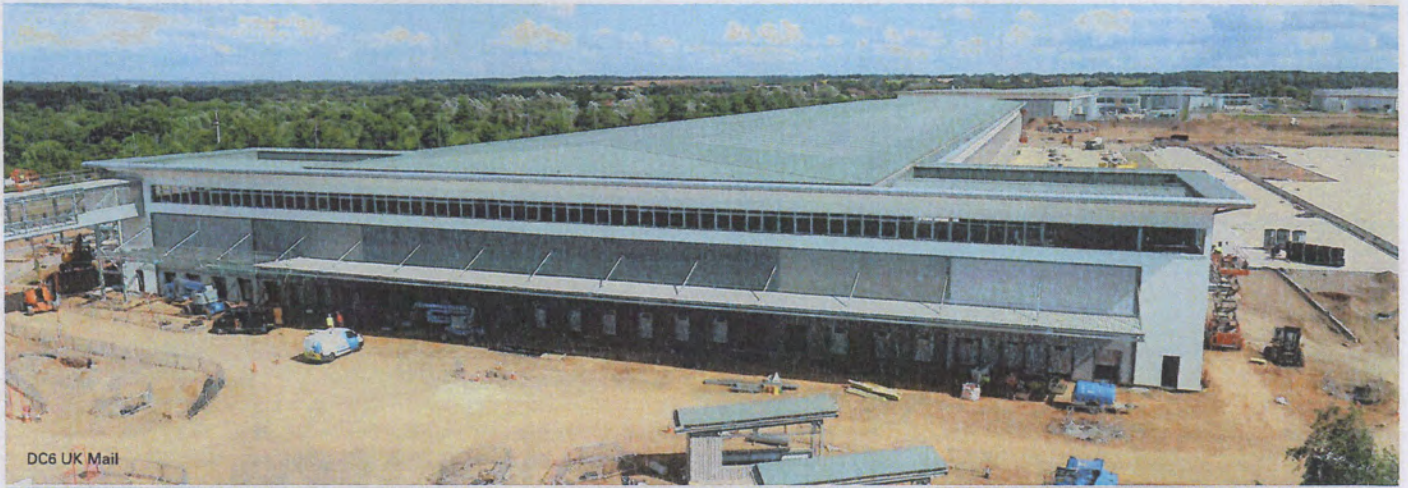
- **Extending opportunity:**

Prologis acquired a 40 acre site with planning permission for 430,500 square feet adjacent to the existing park, extending the total site to 138 acres.

- **Sustainability:**

Prologis Park Ryton is regenerating the former Peugeot site. A green travel plan operates across the park and to help local recruitment, Prologis worked with JobCentre Plus to set up a recruitment centre on site. All buildings are designed and constructed to be highly energy-efficient. All have achieved BREEAM 'very good' accreditation and low EPC 'A' ratings. The Network Rail, Hi Logistics, Freeman and Jaguar Land Rover buildings have also gained the Planet Mark, which certifies that Prologis has measured, reduced and mitigated the carbon emissions embodied in the structure and fabric of the new buildings. This means that the customers were able to make a positive environmental impact as soon as they moved into their new facilities.





DC6 UK Mail



DC4 Hi Logistics



DC3 Jaguar Land Rover



DC5 Freeman



DC3 Jaguar Land Rover



DC2 Network Rail

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