



# **G.PARK** Blue Planet Chatterley Valley Junction 16 M6

Distribution facility of 383,036 sq ft (35,585 sq m)

**AFFORDABLE EXCELLENCE**

**GAZELEY**



G Park Chatterley Valley combines a highly specified logistics warehouse with cutting edge sustainable technology in a cost efficient centralised distribution location.

The building allows for modern distribution requirements whilst satisfying the most rigorous CSR policies focussed on operational cost saving and reducing carbon emissions.



## DEMOGRAPHICS

Chatterley Valley draws upon a strong pool of appropriately skilled, cost competitive labour within a 30 minute drive time

### LABOUR PROFILE

#### Working Population and Employment Levels, 30 minute catchment area

	Working Population (16-74 yrs)	Economically Active (In/Seeking Work)	% Economically Active (GB 66%)	Unemployed (Seeking Work)
G.Park, Blue Planet	382,582	244,403	64%	12,482

Source: ONS, CACI 2011

#### Labour Market Earnings, Weekly pay, Gross (£)

All employee jobs	Median earnings
UK	404.30
West Midlands Region	376.80
Blue Planet	367.50

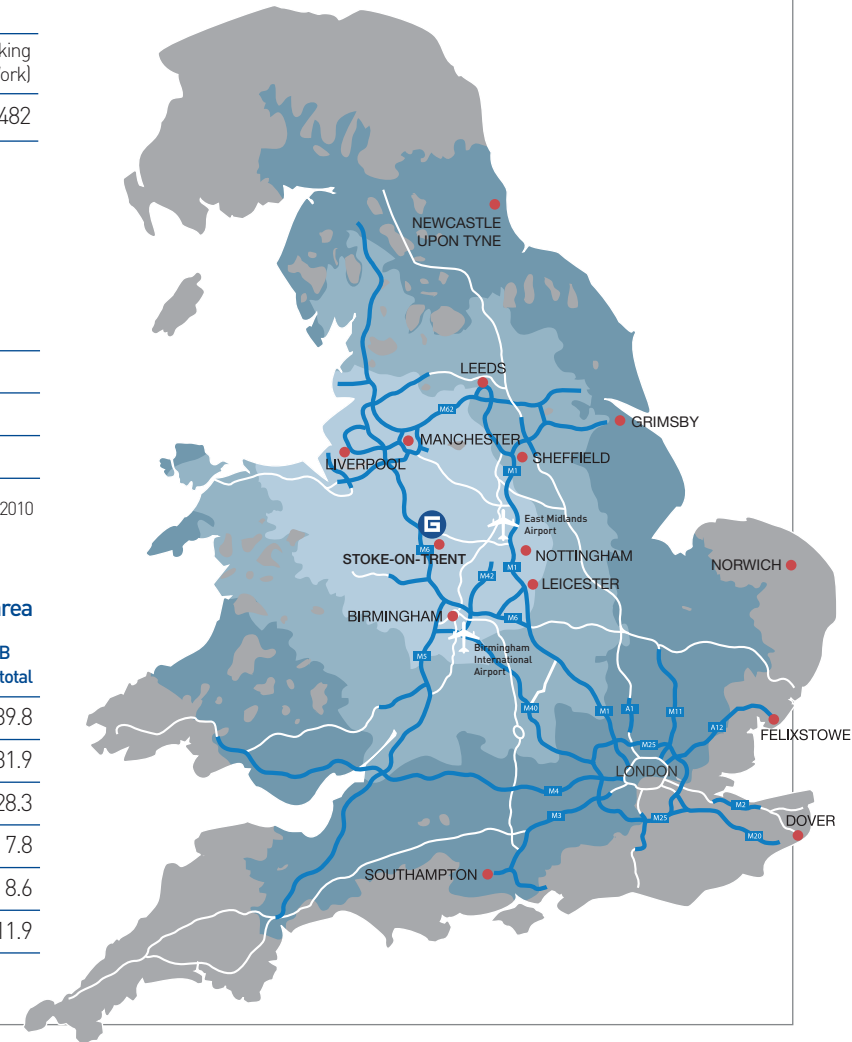
Source: Office for National Statistics (ONS), Annual Survey of Hours and Earnings (ASHE), 2010

#### Labour Market Skills (based on occupations), 30-minute catchment area

	30-minute catchment		GB
	Number	% of total	% of total
High Skilled occupations	74,019	32.1	39.8
Mid Skilled occupations	78,629	34.1	31.9
Low Skilled occupations	77,772	33.8	28.3
- Sales and customer service	18,834	8.2	7.8
- Process, plant & machine operatives	27,056	11.7	8.6
- Elementary occupations	31,882	13.8	11.9

#### HGV Market Coverage

4.5 hours 3 hours 2 hours





# The world's first BREEAM 'Outstanding' rated logistics building\*

## On site renewable energy generation

- 15% rooflights manufactured using ETFE (a completely recyclable material) with implanted solar photovoltaic cells. ETFE rooflights optimise natural daylight into the warehouse, minimise night time light pollution and generate power for use in the building
- Energi Panel™ to southern elevation allows naturally heated air to be used for internal heating
- Solar thermal hot water system pre heats water for use in the offices
- Roof mounted photovoltaic panels supplement the building's electrical power supply. Modelled on an annual output, this will provide lighting to 50% of the office block during an 8 hour day.

## Energy & water saving features

- Zonal underfloor heating to warehouse, significantly outperforms traditional heating systems for cost efficiencies and flexibility
- Energy efficient lighting in the offices linked to movement detectors
- Super air tightness and thermal efficiency 25% better than regulatory requirements

- Utilisation of thermal mass within the offices providing heating and cooling savings
- Natural ventilation within offices
- Daylight saving controls and optimised daylighting in the offices reduces the need for artificial light
- Wall-Lite system located above dock areas used to introduce natural light to marshalling area
- Rainwater collection for re-use in offices
- Low water use sanitary appliances, leak detection and enhanced water metering.

All of the above features are included in the building.

\*At design stage.

\*\* Assumes warehouse lit to 200 lux, heated to 16/18°C operated 24 hours 7 days a week, offices lit to 500 lux, heated to 23°C. Offices occupied 10 hours a day and 7 days a week, gas price 3.5 pence / kWh, electricity price 10 pence / kWh.

† Operational Fit-out Package subject to surety and lease length.

# Delivering total operational cost savings of up to £189,000 per annum\*\*

## OPERATIONAL FIT-OUT PACKAGE†

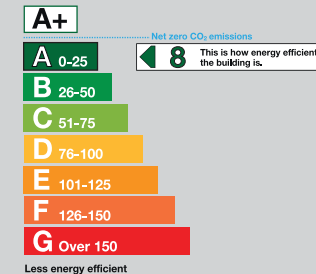
In addition to the on site renewable energy generation and energy saving features, a package of features is available to the occupier to optimise the building's operational cost savings. These include:

- Energy efficient lighting to warehouse linked to movement detectors and daylight saving controls
- Smart monitoring and targeting of mechanical and electrical usage
- Biomass boiler facility to link with underfloor heating in warehouse area
- Kinetic energy plates provision in the access road produce power when driven over by vehicles entering or leaving the site.

## ENERGY PERFORMANCE ASSET RATING

### OFFICES

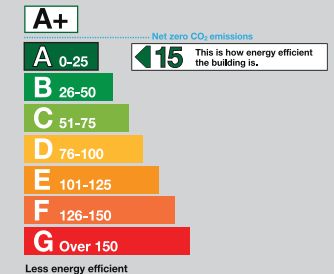
More energy efficient



Less energy efficient

### WAREHOUSE

More energy efficient



Less energy efficient

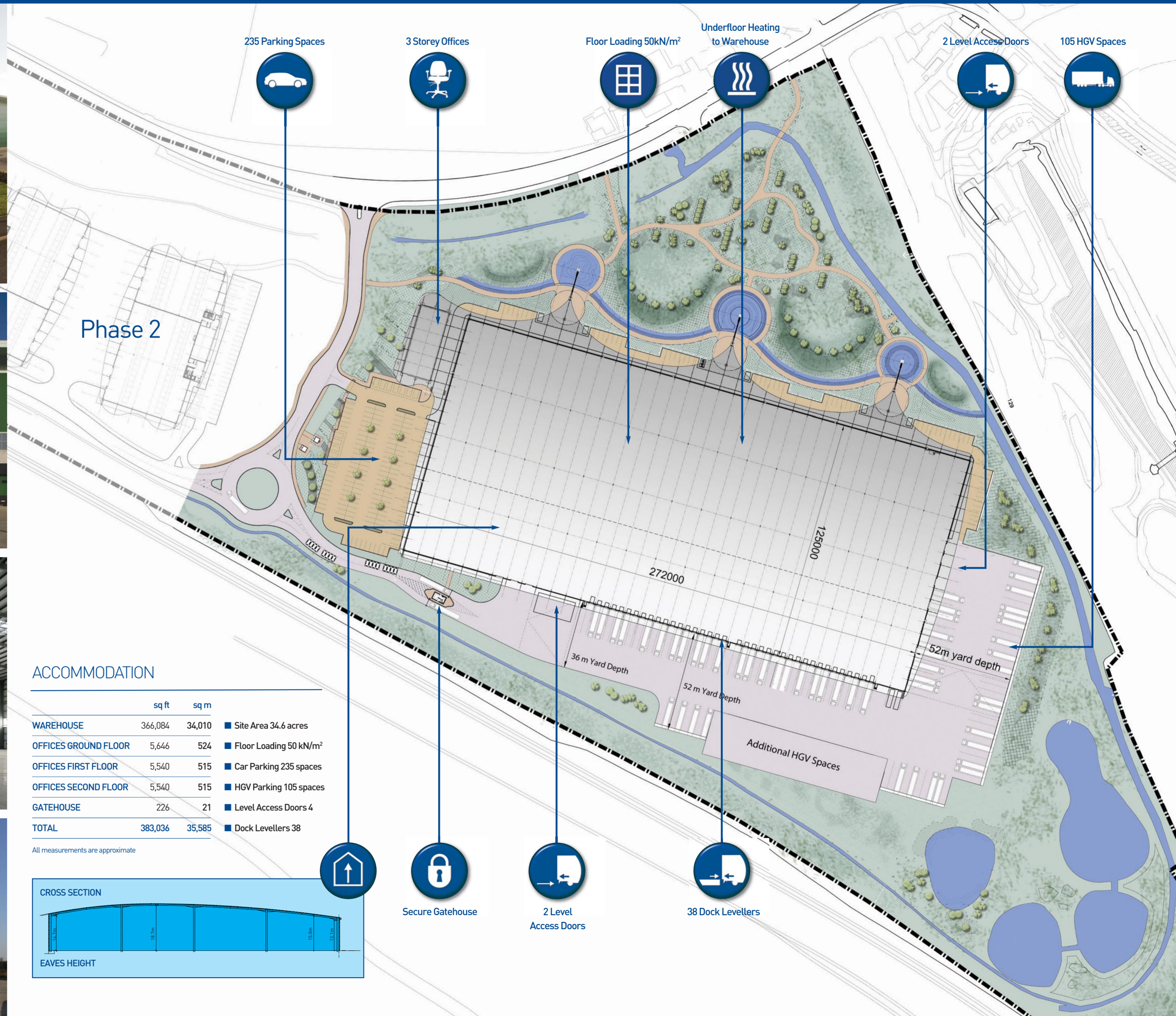
## Our sustainable approach:

Gazeley's environmental strategy is to increase environmental and socially responsible logistics development.

### Key benefits:

- Reduced operating costs and maintenance for the customer
- Responds to customers' CSR agenda
- Reduces CO<sub>2</sub> emissions
- Reduces energy and water usage
- Uses recyclable materials.



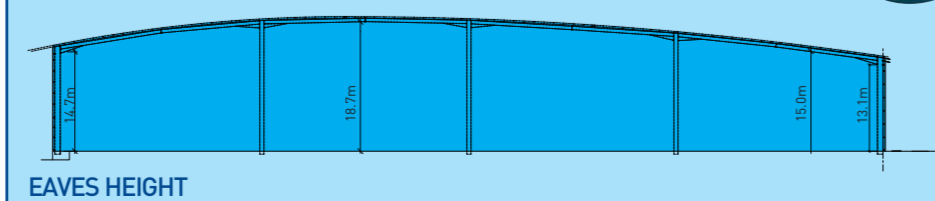


## ACCOMMODATION

	sq ft	sq m	
WAREHOUSE	366,084	34,010	■ Site Area 34.6 acres
OFFICES GROUND FLOOR	5,646	524	■ Floor Loading 50 kN/m <sup>2</sup>
OFFICES FIRST FLOOR	5,540	515	■ Car Parking 235 spaces
OFFICES SECOND FLOOR	5,540	515	■ HGV Parking 105 spaces
GATEHOUSE	226	21	■ Level Access Doors 4
TOTAL	383,036	35,585	■ Dock Levellers 38

All measurements are approximate

## CROSS SECTION



SAT NAV

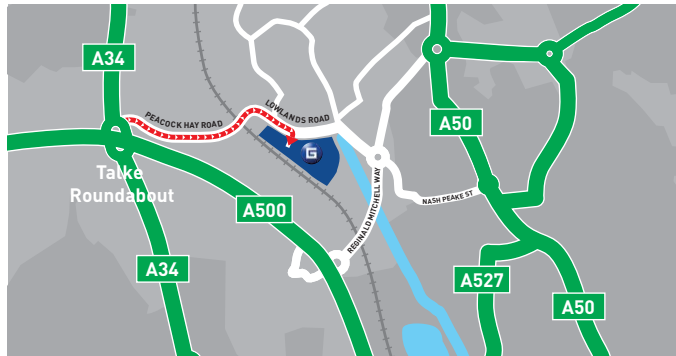


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## ABOUT GAZELEY

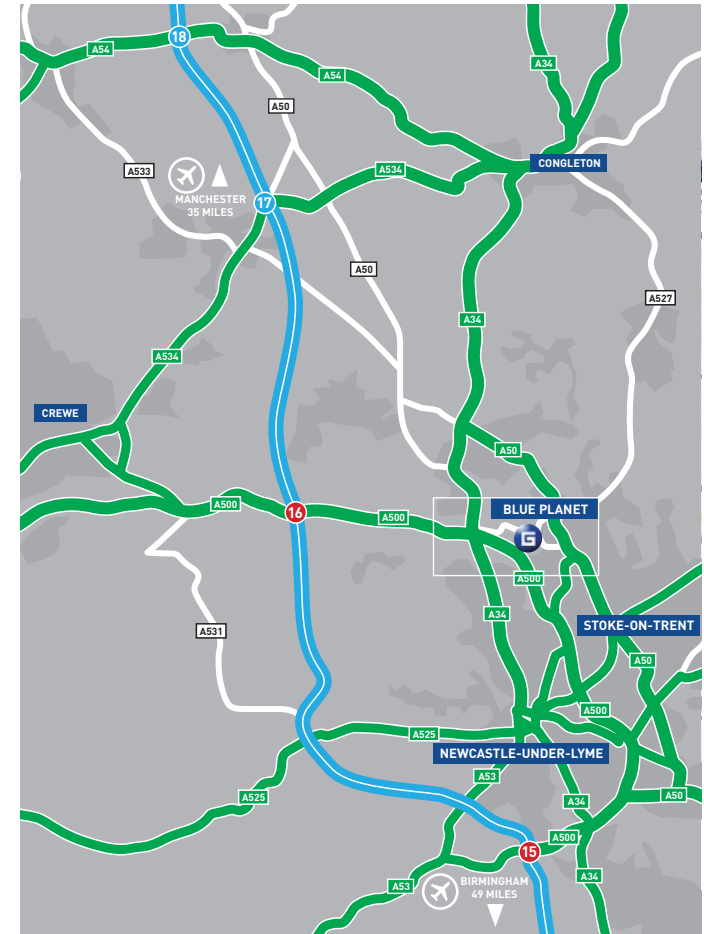
Gazeley, part of Economic Zones World (EZW) is a leading developer of sustainable distribution space, with a strong commitment to improving the environmental performance and energy efficiency of our warehouse developments.

Since 1987 Gazeley has built over 70 million sq ft (6.5 million sq m) of quality, cost-effective warehouses and distribution parks across the globe. In addition to developing speculative warehouse space, Gazeley also delivers build-to-suit units from 10,000 m2 on a leasehold or freehold basis to suit customers' needs.



## TRAVEL DISTANCES

<b>Cities</b>		<b>Airports</b>	
Stoke	4 miles	Birmingham	56 miles
Birmingham	52 miles	East Midlands	49 miles
Manchester	39 miles	Manchester	31 miles
London	162 miles		
<b>Ports</b>		<b>Road Network</b>	
Liverpool	56 miles	A50	5 miles
Hull	141 miles	M6 (Junction 16)	5 miles
Southampton	188 miles	M6 (Junction 15)	9 miles
Felixstowe	210 miles		



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This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. March 2012.

For more information, please visit us at [www.gazeley.com](http://www.gazeley.com) or  
Contact Hugh Chesterton **020 7901 4455**

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