

AVAILABLE SPACE UK

- Prime locations
- High quality warehouses
- Best-in-class specifications
- Build-to-suit opportunities
- Immediately available space

April 2023



An Integrated Global Business

GLP is a leading global business builder, owner, developer and operator of logistics real estate, data centers, renewable energy and related technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas.

GLP Capital Partners, a global alternative asset manager with approximately \$125 billion in assets under management as of 31 December 2022, is the exclusive investment and asset manager of GLP.

About GLP in Europe

GLP owns one of the highest quality portfolios in Europe with assets located in key global gateway and population centres across Germany, UK, France, Spain, Italy, Poland, Hungary, Slovakia, Czech Republic, Netherlands and Belgium.

We have industry-leading capabilities across the whole value chain including Development, Asset management and Leasing. We have a proven track record of delivering more than 10 million sq m of warehouse space to a broad range of customers.

Our portfolio is characterised by prime big box logistics assets developed to industry-leading specifications and occupied by a diverse customer community. Our current operating portfolio consists of more than 8.5 million sq m across the strategic logistic markets. In addition, GLP has a prime land bank which allows for the development of an additional 3.8 million sq m in strategic locations within our key European markets.

Figures correct as of 31 December 2022



8.5M sq m
operating
portfolio



>10M sq m
development
in 35 years



3.8M sq m
development
pipeline



Strong global
presence

CURRENT AVAILABILITIES: UK

The North

		Available Space	Build-to-suit or Speculative opportunity	Under construction	Available
01	G-Park Skelmersdale	UP TO 54,438 SQ M (585,964 SQ FT)	●		
02	G-Park Manchester Trafford Park	UP TO 20,078 SQ M (216,118 SQ FT)	○		

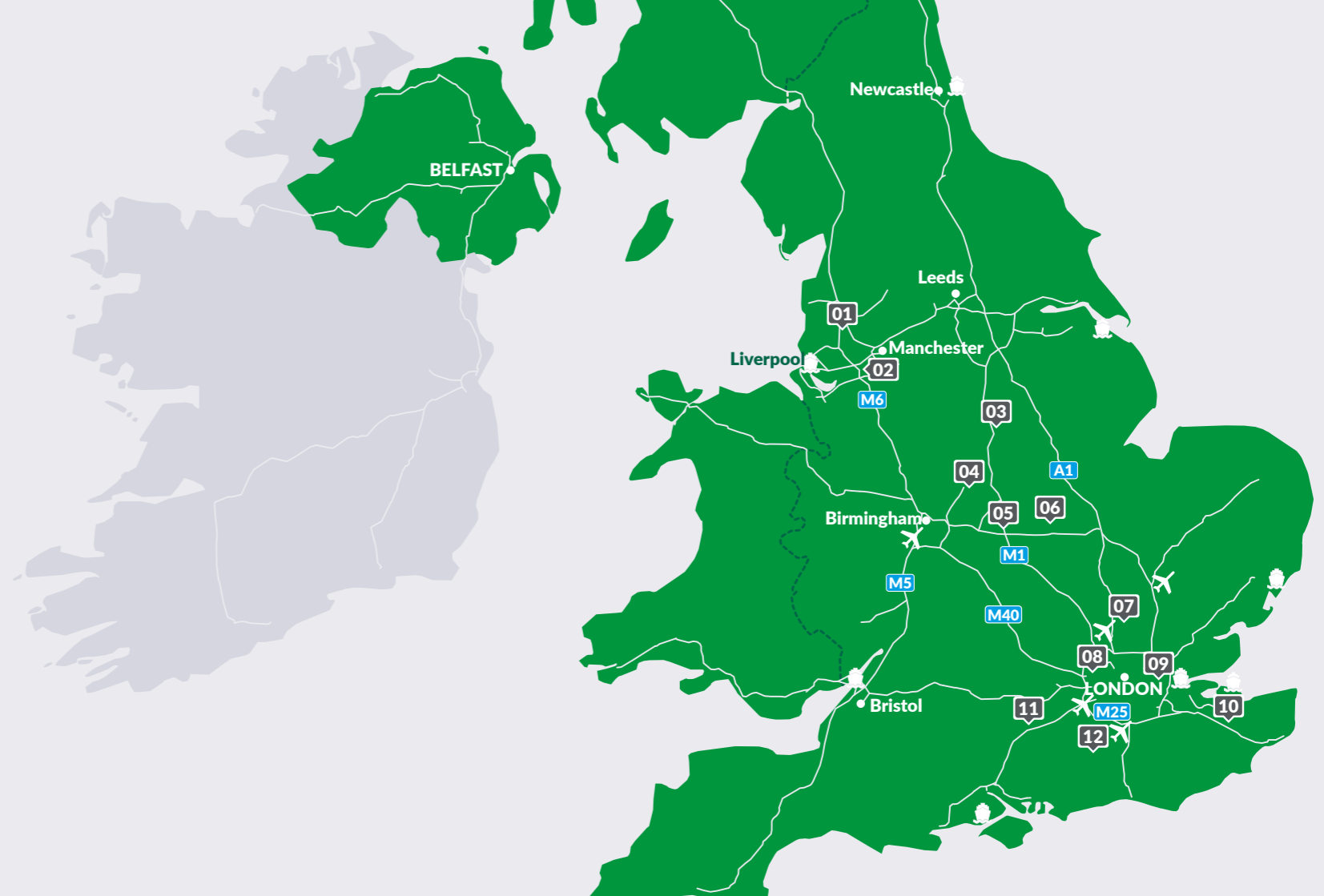
The Midlands

03	G-Park South Normanton Castlewood Business Park	UP TO 16,458 SQ M (177,154 SQ FT)			●
04	G-Park Ashby	UP TO 68,422 SQ M (736,487 SQ FT)	●		
05	Magna Park North - Lutterworth	UP TO 193,765 SQ M (2,085,658 SQ FT)	●		
	Magna Park South - Lutterworth	UP TO 77,240 SQ M (831,419 SQ FT)	●○		●
06	Magna Park Corby	UP TO 341,974 SQ M (3,680,980 SQ FT)	●○		

The South

07	G-Park Stevenage	UP TO 9,259 SQ M (99,663 SQ FT)	○		
08	G-Park London Park Royal	UP TO 10,358 SQ M (111,492 SQ FT)	○		
09	International Business Park, Stratford - Unit 3	UP TO 4,993 SQ M (53,741 SQ FT)			●
	G-Park London Stratford	UP TO 14,586 SQ M (157,000 SQ FT)	●		
10	G-Park Sittingbourne	UP TO 72,325 SQ M (778,501 SQ FT)	●		
11	G-Park Basingstoke	UP TO 19,495 SQ M (209,461 SQ FT)	○		
12	G-Hub Crawley	UP TO 77,240 SQ M (831,419 SQ FT)			●

● Build-to-suit ○ Speculative opportunity



G-PARK SKELMERSDALE

WN8 8DY

Site up to

SQM
54,438

SQFT
585,964

Site overview

- Build-to-suit opportunities
- Great access to the whole of the northwest region
- Located one mile from Junction 4 of the M58 and five miles from Junction 26 of the M6
- Situated in an established and popular location, local occupiers include DHL, Asda and Great Bear/Culina

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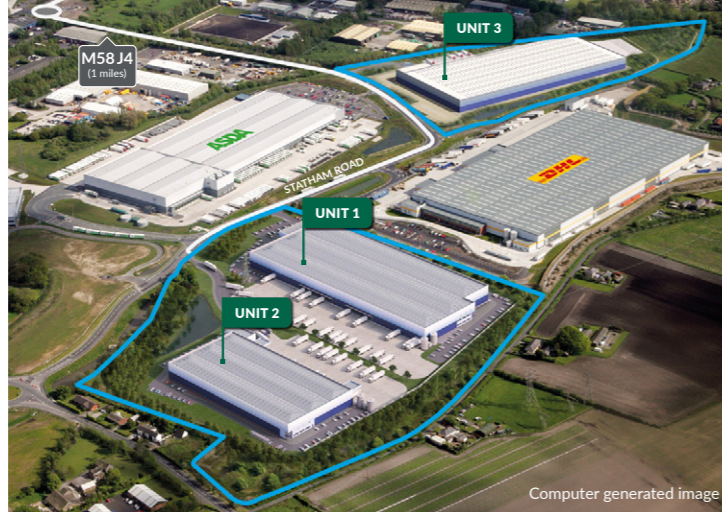


Alex Eade

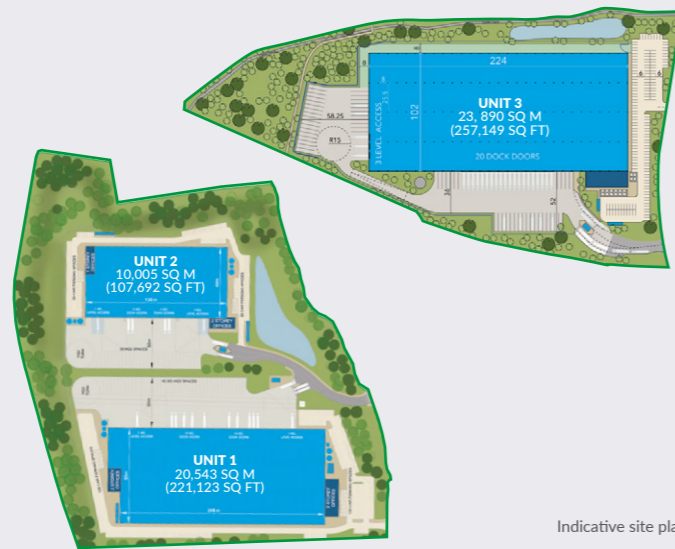
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Indicative site plans

Unit 1

Warehouse
19,104 SQ M (205,634 SQ FT)

Offices
1,419 SQ M (15,274 SQ FT)

Gatehouse
20 SQ M (215 SQ FT)

20,543 SQ M (221,123 SQ FT)

- ✓ Clear internal height: 12.75 m
- ✓ Dock doors: 20
- ✓ Level doors: 2
- ✓ HGV parking spaces: 62
- ✓ Car parking spaces: 235

Unit 2

Warehouse
9,300 SQ M (100,104 SQ FT)

Offices
685 SQ M (7,373 SQ FT)

Gatehouse
20 SQ M (215 SQ FT)

10,005 SQ M (107,692 SQ FT)

- ✓ Clear internal height: 12 m
- ✓ Dock doors: 10
- ✓ Level doors: 2
- ✓ HGV parking spaces: 42
- ✓ Car parking spaces: 116

Unit 3

Warehouse
22,848 SQ M (245,934 SQ FT)

Offices
1,022 SQ M (11,000 SQ FT)

Gatehouse
20 SQ M (215 SQ FT)

23,890 SQ M (257,149 SQ FT)

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 20
- ✓ Level doors: 3
- ✓ HGV parking spaces: 77
- ✓ Car parking spaces: 140

G-PARK MANCHESTER TRAFFORD PARK

M17 1TD

Site up to

SQM
20,078

SQFT
216,118

Site overview

- Speculative unit in the premier industrial estate of the North West
- Excellent road, rail and air links, five miles from Manchester city centre, 11 miles from Manchester Airport, 27 miles from Liverpool John Lennon Airport
- Easy access to M60 junctions 9 and 10, M602 junction 2, offering excellent motorway access to the entire northwest region
- Excellent Metrolink tram connections with a station only a few minutes' walk away

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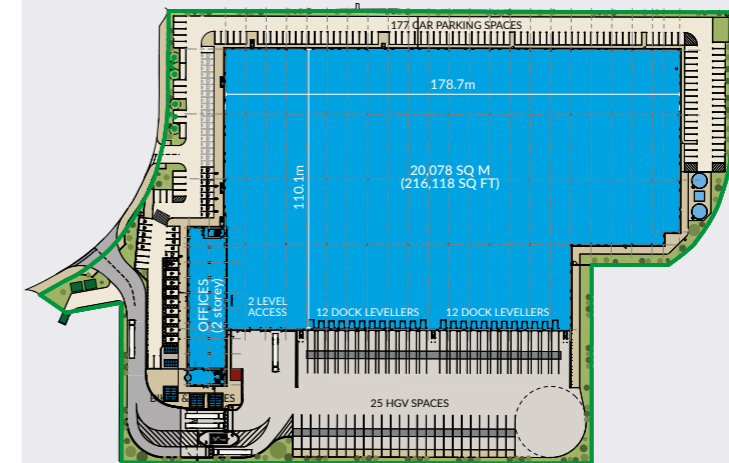
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Indicative site plan

Development opportunity

Warehouse
18,193 SQ M (195,828 SQ FT)

Offices (2 storey)
1,750 SQ M (18,837 SQ FT)

2nd Floor Meeting Room
115 SQ M (1,238 SQ FT)

Gatehouse
20 SQ M (215 SQ FT)

20,078 SQ M (216,118 SQ FT)

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 24
- ✓ Level doors: 2
- ✓ HGV parking spaces: 25
- ✓ Car parking spaces: 177

G-PARK SOUTH NORMANTON CASTLEWOOD BUSINESS PARK

NG17 1BX

Site up to



16,458



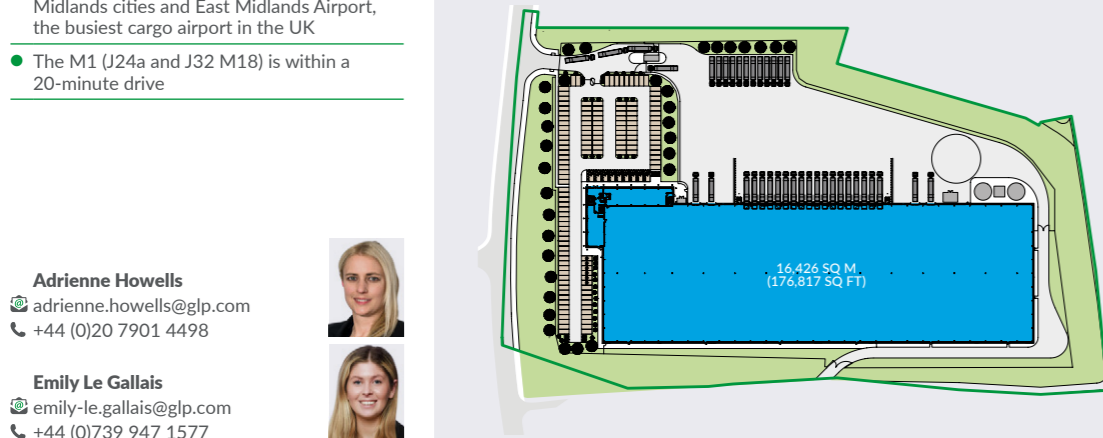
177,154

Site overview

- Speculative unit available now to let
- Situated at the heart of Nottingham's manufacturing and logistics core
- Located within 30 minutes of all the East Midlands cities and East Midlands Airport, the busiest cargo airport in the UK
- The M1 (J24a and J32 M18) is within a 20-minute drive



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Indicative site plan

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Speculative unit

Warehouse
15,298 SQ M (164,664 SQ FT)

Offices
1,141 SQ M (12,279 SQ FT)

Gatehouse
19 SQ M (211 SQ FT)

16,458 SQ M (177,154 SQ FT)

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 18
- ✓ Level doors: 4
- ✓ HGV parking spaces: 12
- ✓ Car parking spaces: 147



G-PARK ASHBY

LE65 1TH

Site up to



68,422



736,487

Site overview

- Build-to-suit opportunities
- 48-acre site which sits adjacent to the A42 and A511, and provides access to the M42 to the south and M1 (Junction 23A) 10 miles to the northeast
- Flexibly designed to accommodate build-to-suit logistics/warehouse opportunities of up to 68,422 SQ M
- 90% of the UK can be reached within a four-hour drive

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Indicative site plans

OPTION 1 - SINGLE UNIT

Unit 1 - Build-to-suit

Warehouse
63,922 SQ M (688,050 SQ FT)

Offices
3,200 SQ M (34,444 SQ FT)

Goods in
640 SQ M (6,889 SQ FT)

Goods out
640 SQ M (6,889 SQ FT)

Gatehouse
20 SQ M (215 SQ FT)

68,422 SQ M (736,487 SQ FT)

- ✓ Clear internal height: 18 m
- ✓ Dock doors: 145
- ✓ Level doors: 13
- ✓ HGV parking spaces: 198
- ✓ Car parking spaces: 555

OPTION 2 - TWO UNITS

Unit 1 - Build-to-suit

39,150 SQ M (421,406 SQ FT)

- ✓ Clear internal height: 18 m
- ✓ Dock doors: 71
- ✓ Level doors: 5
- ✓ HGV parking spaces: 53
- ✓ Car parking spaces: 340

Unit 2 - Build-to-suit

20,280 SQ M (218,291 SQ FT)

- ✓ Clear internal height: 18 m
- ✓ Dock doors: 32
- ✓ Level doors: 2
- ✓ HGV parking spaces: 35
- ✓ Car parking spaces: 250

MAGNA PARK NORTH LUTTERWORTH

LE17 4XP

Site up to



193,765



2,085,658

Site overview

- Build-to-suit development opportunities up to 193,765 SQ M
- Flexible unit sizes, from 9,290 to 111,483 SQ M in a single building
- UK and Europe's premier logistics and distribution park. 85% of the UK population within a 4.5-hour drive



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Indicative build-to-suit development opportunities

MPN5
70,712 SQ M (761,132 SQ FT)

MPN6
81,625 SQ M (878,601 SQ FT)

MPN7
38,231 SQ M (411,513 SQ FT)

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Indicative site plan



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MAGNA PARK SOUTH LUTTERWORTH

LE17 4XP

Site up to

SQ M
77,240

SQ FT
831,419

Site overview

- Speculative development opportunities up to 17,352 SQ M available
- Build-to-suit opportunities up to 59,888 SQ M available
- Infrastructure in place, development ready
- Situated within the heart of the Midlands' 'Golden Triangle' of logistics – home to over 30 brands and leading occupiers

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Representative image

SPECULATIVE OPPORTUNITY

AVAILABLE NOW

BUILD-TO-SUIT OPPORTUNITIES

Speculative development opportunity

MPS5
17,352 SQ M (186,790 SQ FT)

Indicative build-to-suit development opportunities

MPS9
36,088 SQ M (388,444 SQ FT)

MPS10
12,721 SQ M (136,933 SQ FT)

MPS11
11,079 SQ M (119,252 SQ FT)



Indicative site plan

MAGNA PARK CORBY

NN18 8ET

Site up to

SQ M
341,974

SQ FT
3,680,980

Site overview

- Speculative and build-to-suit opportunities
- One of the largest dedicated logistics and distribution parks in the UK
- Located 8 miles from the A14, with quick access to the M1, M6, M11 and the A1 (M)
- Situated in an established strategic location for logistics by virtue of its connectivity across the UK transportation network

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Speculative development opportunity

MPC3
54,474 SQ M (586,353 SQ FT)



Indicative build-to-suit development opportunities

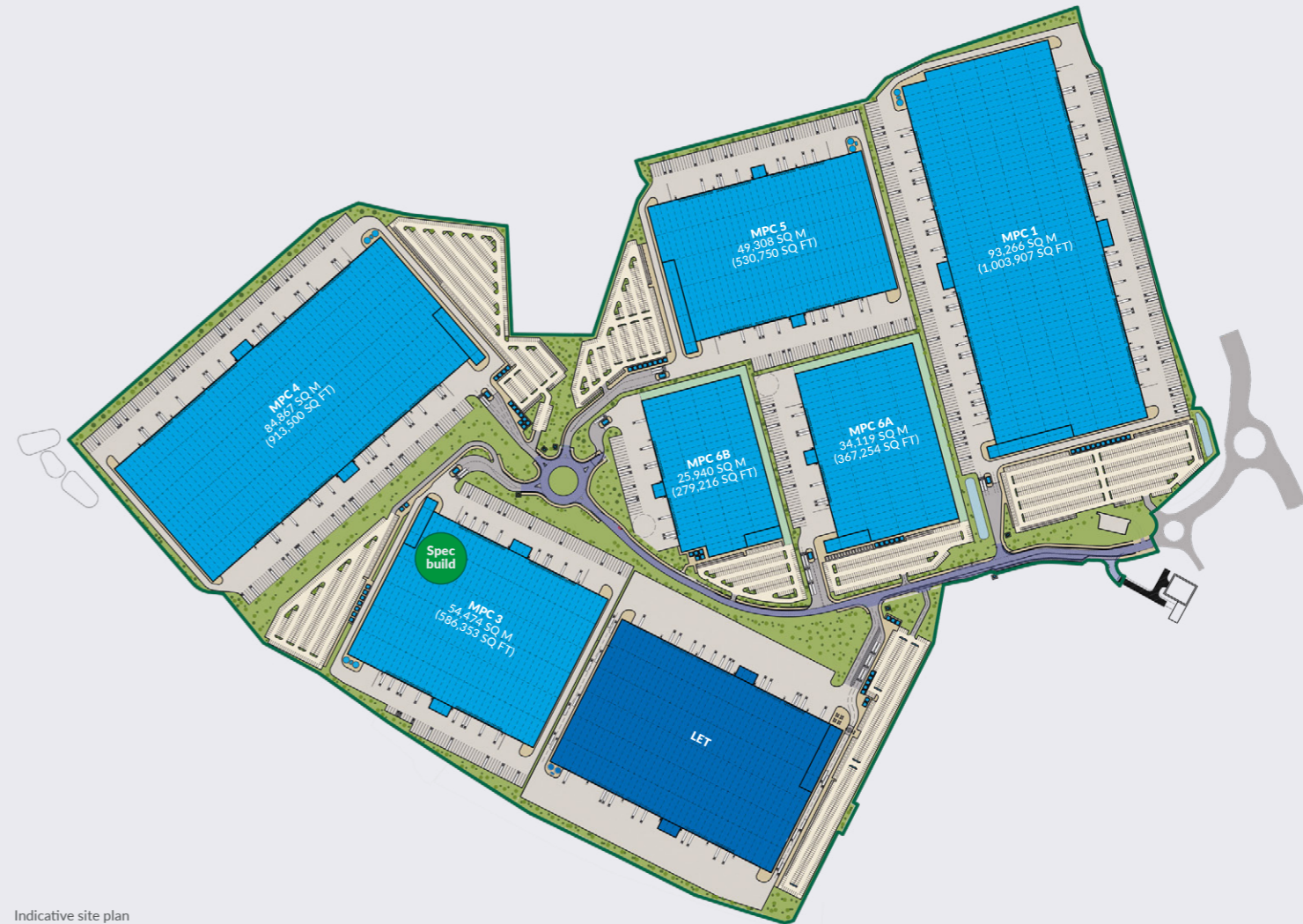
MPC1
93,266 SQ M (1,003,907 SQ FT)

MPC4
84,867 SQ M (913,500 SQ FT)

MPC5
49,308 SQ M (530,750 SQ FT)

MPC6A
34,119 SQ M (367,254 SQ FT)

MPC6B
25,940 SQ M (279,216 SQ FT)



Indicative site plan

G-PARK STEVENAGE

SG1 4BB

Site up to



9,259



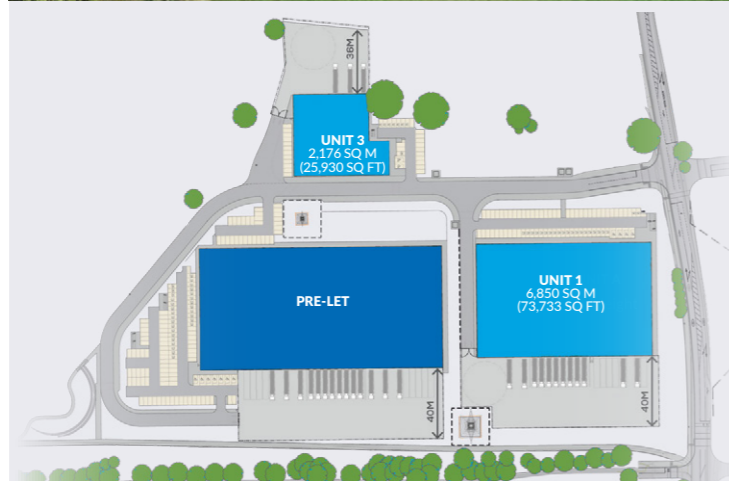
99,663

Site overview

- Speculative opportunities
- Situated adjacent to A1(M) junction 8
- Excellent transport links, situated just 13 miles from Luton Airport, 30 miles from London Stansted Airport



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Indicative site plan

Unit 1 - Speculative opportunity

Warehouse
6,340 SQ M (68,244 SQ FT)

Offices
510 SQ M (5,489 SQ FT)
6,850 SQ M (73,733 SQ FT)

- ✓ Clear internal height: 12 m
- ✓ Dock doors: 8
- ✓ Level doors: 2
- ✓ HGV parking spaces: 16
- ✓ Car parking spaces: 70

Unit 3 - Speculative opportunity

Warehouse
2,176 SQ M (23,422 SQ FT)

Offices
233 SQ M (2,508 SQ FT)
2,409 SQ M (25,930 SQ FT)

- ✓ Clear internal height: 10 m
- ✓ Level doors: 2
- ✓ HGV parking spaces: 2
- ✓ Car parking spaces: 35

G-PARK LONDON PARK ROYAL

NW10 7NU

Site up to



10,358



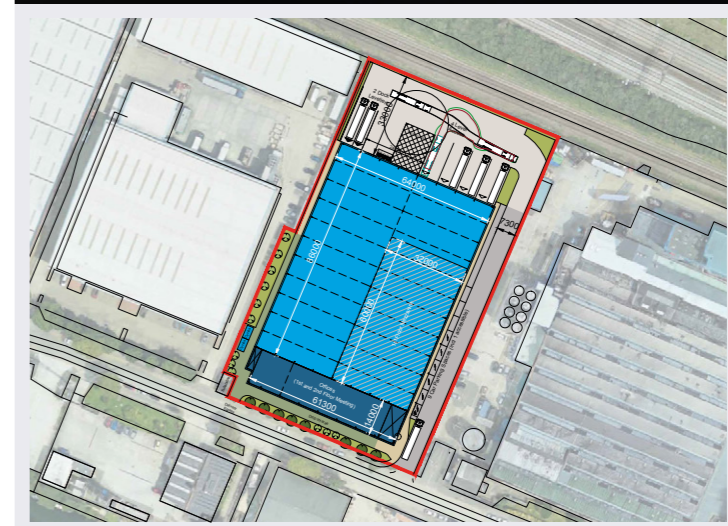
111,492

Site overview

- Excellent transport connections to the M40 and wider motorway networks providing quick access to Central London and London Heathrow Airport



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Indicative site plan

Site

Warehouse
5,622 SQ M (60,515 SQ FT)

Warehouse undercroft
797 SQ M (8,579 SQ FT)

Offices
1,632 SQ M (17,567 SQ FT)

Mezzanine
1,949 SQ M (20,979 SQ FT)

Technical areas
358 SQ M (3,852 SQ FT)

10,358 SQ M (111,492 SQ FT)

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 2
- ✓ Level doors: 4
- ✓ HGV parking spaces: 6
- ✓ Car parking spaces: 9

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INTERNATIONAL BUSINESS PARK, STRATFORD

UNIT 3

E15 2NF

Site up to



4,993



53,741

Site overview

- Unit 3, International Business Park, Stratford is a self contained last mile unit totalling 4,993 sq m, available for immediate occupation
- International Business Park, Stratford is located within East London's primary commercial centre and at the heart of Stratford's regeneration area
- Located within 5 miles of the City and Canary Wharf with excellent transport links via DLR, London Underground and national rail links

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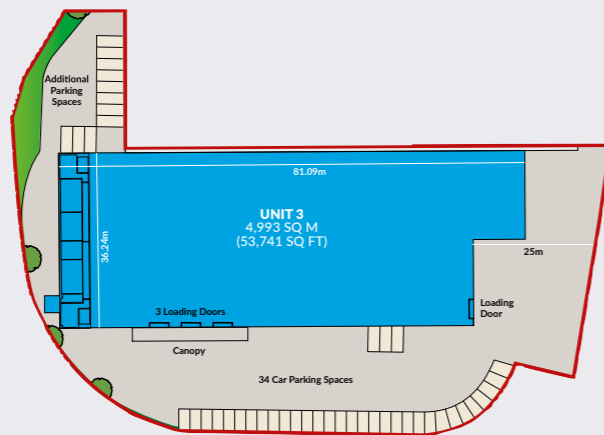


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Indicative site plans

Unit 3

Warehouse
3,367 SQ M (36,242 SQ FT)

Offices – ground floor
84 SQ M (901 SQ FT)

Offices – first floor
241 SQ M (2,598 SQ FT)

Offices – second floor
242 SQ M (2,609 SQ FT)

Mezzanine
1,058 SQ M (11,391 SQ FT)

4,993 SQ M (53,741 SQ FT)

- ✓ Clear internal height: 12.5 m
- ✓ Dock doors: 3
- ✓ Level doors: 4
- ✓ Car parking spaces: 34



G-PARK LONDON STRATFORD

E15 2NF

Site up to



14,586



157,000

Site overview

- G-Park London Stratford is located within East London's primary commercial centre and at the heart of Stratford's regeneration area
- Located 9 miles from the M11 Junction 4, with quick access to the M25 and wider transport network
- Redevelopment commences Q3 2023

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Coming soon

Units from
1,208 SQ (13,003 SQ FT)
to 3,995 SQ M (43,002 SQ FT)

Redevelopment commences
Q3 2023

G-PARK SITTINGBOURNE

ME10 2TD

Build-to-suit opportunities up to



72,325



778,501

Site overview

- Build-to-suit opportunities
- Occupies a strategic position in the southeast with proximity to major trunk routes, rail and port facilities
- The development is situated 4 miles to the north of Junction 5 of the M2 with dual carriageway access direct to the motorway
- Features the latest in eco-initiatives and associated building design delivering cost savings to the occupiers
- Appropriate labour force readily available

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Indicative site plan

Site 2 - Build-to-suit

40,783 SQ M (438,985 SQ FT)

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 39
- ✓ Level doors: 4
- ✓ HGV parking spaces: 90
- ✓ Car parking spaces: 350

Site 3 - Build-to-suit

19,693 SQ M (211,973 SQ FT)

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 19
- ✓ Level doors: 1
- ✓ HGV parking spaces: 46
- ✓ Car parking spaces: 227

Site 4 - Build-to-suit

11,849 SQ M (127,543 SQ FT)

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 12
- ✓ Level doors: 2
- ✓ HGV parking spaces: 18
- ✓ Car parking spaces: 160

G-PARK BASINGSTOKE

RG24 9NL

Site up to



19,495



209,461

Site overview

- Speculative opportunity
- Offering an unrivalled opportunity to service the London and wider South East markets
- Benefits include excellent infrastructure links in an established logistics location
- Superb location within 3 miles of Junction 6 of the M3 and only 28 miles from Junction 12 of the M25, providing access to the wider national motorway network
- The key south coast port of Southampton is 37.5 miles to the south west, enabling the occupier to benefit from established trade routes with the continent and beyond

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Unit 1 - Speculative opportunity

Warehouse

18,435 SQ M (198,438 SQ FT)

Offices

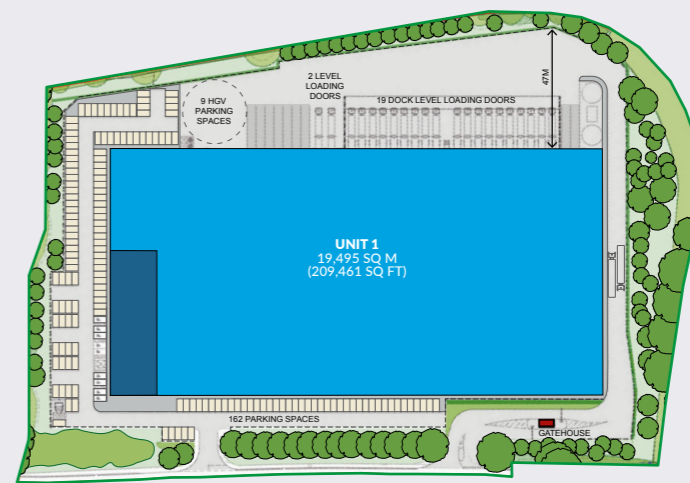
1,006 SQ M (10,829 SQ FT)

Gatehouse

18 SQ M (194 SQ FT)

19,495 SQ M (209,461 SQ FT)

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 19
- ✓ Level doors: 2
- ✓ HGV parking spaces: 9
- ✓ Car parking spaces: 162



Indicative site plan

G-HUB CRAWLEY

RH10 9AG

Site up to



16,323



175,711

Site overview

- Three highly specified speculative logistics units of 8,959 SQ M, 4,803 SQ M and 2,561 SQ M
- A strategic development for last mile logistics - available now to let
- Prime logistics location sited on Manor Royal, one of the premier industrial and business districts in the South East
- Strategically located 2 miles from Junction 10 of the M23, 2 miles from London Gatwick Airport and 10 miles from the M25

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Indicative site plan

Unit 1 – speculative opportunity

Warehouse
7,447 SQ M (80,159 SQ FT)

Offices
1,512 SQ M (16,283 SQ FT)

8,959 SQ M (96,442 SQ FT)

- ✓ Clear internal height: 12.5 m
- ✓ Dock doors: 7
- ✓ Level doors: 2
- ✓ HGV parking spaces: 21
- ✓ Car parking spaces: 81

Unit 2 – speculative opportunity

Warehouse
4,009 SQ M (43,157 SQ FT)

Offices
794 SQ M (8,542 SQ FT)

4,803 SQ M (51,699 SQ FT)

- ✓ Clear internal height: 10 m
- ✓ Dock doors: 4
- ✓ Level doors: 2
- ✓ HGV parking spaces: 5
- ✓ Car parking spaces: 43

Unit 3 – speculative opportunity

Warehouse
2,080 SQ M (22,397 SQ FT)

Offices
481 SQ M (5,173 SQ FT)

2,561 SQ M (27,570 SQ FT)

- ✓ Clear internal height: 8 m
- ✓ Level doors: 2
- ✓ HGV parking spaces: 3
- ✓ Car parking spaces: 25
- ✓ Cycle spaces: 10

AVAILABLE NOW





Our Sustainability

Our sustainability initiatives contribute to a greener world and offer distinct advantages to our customers and communities.

GLP is recognised across the world for delivering industry leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

We proudly design and develop our buildings to:



Reduce energy usage



Use recycled and recyclable natural materials



Be considerate of operating costs



Reduce water usage



Exceed regulatory requirements



Optimise the use of natural light



Our Customers

GLP provides state-of-the-art buildings to accommodate many of the world's leading companies. Our customers come from across the retail, manufacturing, third party logistics (3PL), automotive and pharmaceutical sectors and include Royal Mail, GXO, Amazon, John Lewis, Waitrose, Iron Mountain, ASDA, Maersk, Tesco, Top Hat, Whistl, H&M, AG Barr and B&Q.

GLP has a flexible approach to development and can deliver build-to-suit solutions on a lease or ownership basis to suit our customers' needs.

We have been delivering on our promises for over 30 years and the growth of our business is underpinned by commitment to customer service excellence, delivered by our colleagues across the world.

AVAILABLE SPACE

UK



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