VANGUARD
LOGISTICS PARK
A3 — GU33 6DN

A development by
EQUATION PROPERTIES
BGO



5 MVA across the scheme

50 kN/m2 Floor Loading

EPC A+ Rating

BREEAM 'Outstanding'

Net Zero Carbon

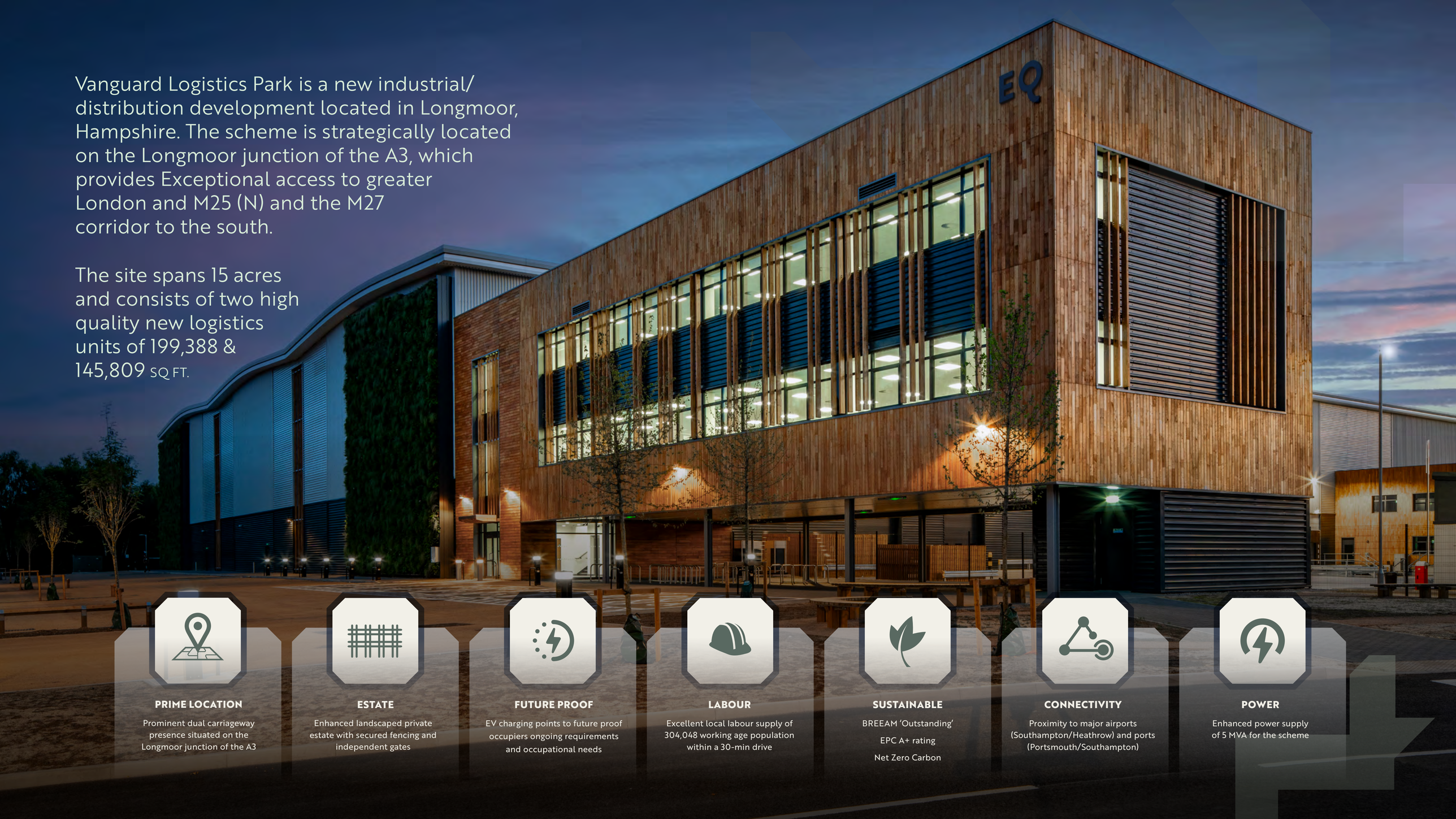
TWO NEW SPECULATIVE LOGISTICS UNITS

199,388 & 145,809 SQ FT

AVAILABLE FOR IMMEDIATE OCCUPATION

Vanguard Logistics Park is a new industrial/ distribution development located in Longmoor, Hampshire. The scheme is strategically located on the Longmoor junction of the A3, which provides Exceptional access to greater London and M25 (N) and the M27 corridor to the south.

The site spans 15 acres and consists of two high quality new logistics units of 199,388 & 145,809 SQ FT.



PRIME LOCATION

Prominent dual carriageway presence situated on the Longmoor junction of the A3

ESTATE

Enhanced landscaped private estate with secured fencing and independent gates

FUTURE PROOF

EV charging points to future proof occupiers ongoing requirements and occupational needs

LABOUR

Excellent local labour supply of 304,048 working age population within a 30-min drive

SUSTAINABLE

BREEAM 'Outstanding'

EPC A+ rating

Net Zero Carbon

CONNECTIVITY

Proximity to major airports (Southampton/Heathrow) and ports (Portsmouth/Southampton)

POWER

Enhanced power supply of 5 MVA for the scheme



PROGRESSIVE

Vanguard Logistics Park is located within the South Downs National Park; a designated area of natural beauty and protected for conservation due its landscape, biodiversity and abundance of wildlife.

Vanguard Logistics Park has been designed to an outstanding environmental specification that integrates the project into the landscape and enables the scheme to retain the visual appeal of the National Park.

This has been achieved through the implementation and delivery of locally sourced timber cladding, four living green walls and extensive landscaping. These elements have been designed to enhance the existing biodiversity of the site as well as aid the wellness of the buildings occupiers.

ACCOMMODATION

TOTAL AREA (GIA) 345,197 SQ FT



UNIT 2

	SQ FT
WAREHOUSE AREA	137,095
OFFICE (INCL. GF CORE)	8,406
GATEHOUSE	308
TOTAL AREA (GIA)	145,809
ENERGY COST SAVING PER ANNUM*	£80,422

HAUNCH HEIGHT	12M
LEVEL ACCESS DOORS	2
DOCK LOADING DOORS	12
HGV PARKING	12
CAR PARKING SPACES	102
EV CHARGING POINTS	12
YARD DEPTH	50M
FLOOR LOADING (KN/M2)	50
POWER	2 MVA

2 MVA

UNIT 1

	SQ FT
WAREHOUSE AREA	187,002
OFFICE (INCL. GF CORE)	9,542
TRANSPORT OFFICE	2,536
GATEHOUSE	308
TOTAL AREA (GIA)	199,388
ENERGY COST SAVING PER ANNUM*	£113,856

HAUNCH HEIGHT	15M
LEVEL ACCESS DOORS	3
DOCK LOADING DOORS	16
HGV PARKING	32
CAR PARKING SPACES	174
EV CHARGING POINTS	27
YARD DEPTH	50M
FLOOR LOADING (KN/M2)	50
POWER	3 MVA

3 MVA

WAREHOUSE

- 50 kN/m2 Floor Loading
- EPC A+ Rating
- BREEAM 'Outstanding' Rating
- Net Zero Carbon
- Unit 1 - 3 MVA Unit 2 - 2 MVA

EXTERNAL

- Unit 1 15M Unit 2 12M Haunch Height
- EV Parking Bays
- Secured Independent Gate
- Perimeter Paladin Estate Fencing

OFFICES

- LED Lighting with Smart Control
- Grade A Open Plan Office
- VRF Heating and Comfort Cooling
- Double Height Glazed HQ Reception

*SAVINGS GENERATED FROM SOLAR PV. BASED UPON AN AVERAGE ENERGY COST OF 30P P/KWH.



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GALLERY

















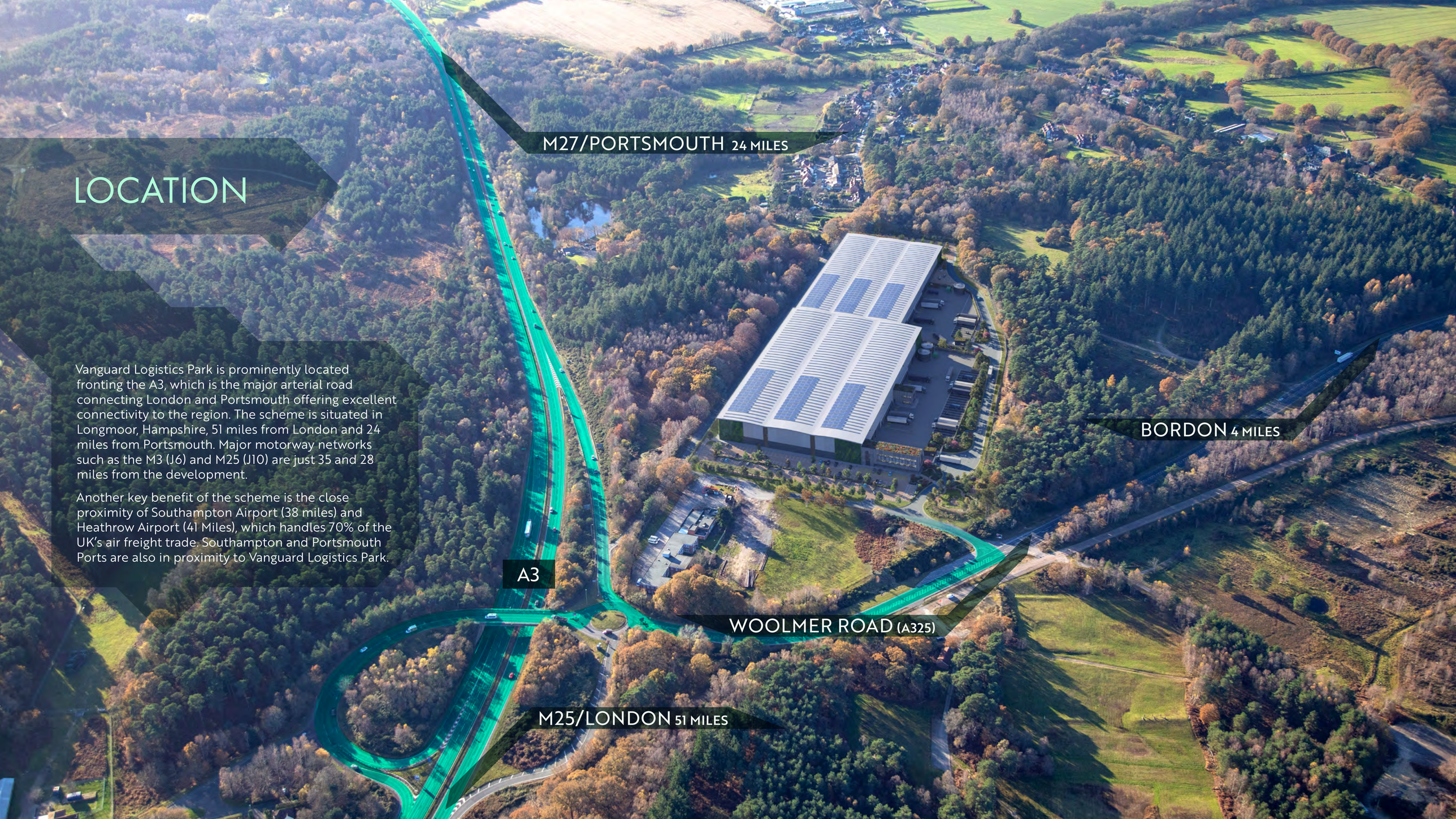




LOCATION

Vanguard Logistics Park is prominently located fronting the A3, which is the major arterial road connecting London and Portsmouth offering excellent connectivity to the region. The scheme is situated in Longmoor, Hampshire, 51 miles from London and 24 miles from Portsmouth. Major motorway networks such as the M3 (J6) and M25 (J10) are just 35 and 28 miles from the development.

Another key benefit of the scheme is the close proximity of Southampton Airport (38 miles) and Heathrow Airport (41 Miles), which handles 70% of the UK's air freight trade. Southampton and Portsmouth Ports are also in proximity to Vanguard Logistics Park.



SUSTAINABILITY WITHOUT COMPROMISE

Vanguard Logistics Park has achieved BREEAM 'Outstanding' certification

BREEAM certification is designed to create buildings that demonstrate quality whilst being environmentally friendly. The core principles are in place to provide a space that improves productivity, lowers running and maintenance costs, improves health and wellbeing of the building users and drives innovation.

To earn an 'Outstanding' Breeam certification an 85% score is required.

Less than top 1% of schemes achieve this certification and is considered highly innovative.

The key features that have earned the BREEAM 'Outstanding' accreditation cover various sections, demonstrating a holistic approach to the facilities as well as the future occupiers.



TOP 1% IN THE UK

BREEAM Outstanding



EMISSIONS SAVINGS

336 tonnes CO^2 in annual savings



ENERGY SAVINGS

£194,280 annual occupier energy savings



WATER EFFICIENT

40% reduction in potable water use through rainwater harvesting



BIODIVERSITY

Integrating Nature to Support Ecology and Wellness

SUSTAINABILITY WITHOUT COMPROMISE

The UK's new standard for sustainable logistics



HEALTH AND WELLBEING

Provision of office space with natural daylight

Considerate lighting schemes to provide appropriate illuminance levels

Future proofing heating and cooling systems; designed to provide thermal comfort as well as energy efficiency's allowing for seasonal changes and occupier preferences

External landscaping and amenity spaces including living walls and gym equipment



ENERGY

Use of Low Zero Carbon Technologies:

- 4,010 m/2 of Solar PV installed, this is forecasted to save future occupiers £194,280 per annum in electricity costs, as well as a total CO2 saving of 336 tonnes per annum
- VRV Heat Recovery Systems
- Air Source Heat Pumps
- Increased U-Values to reduce energy consumption

EPC Rating A+, Net Zero CO2 emissions

Sub-metering of systems to allow building users to monitor and manage energy use



TRANSPORT

Provision of sustainable transport measures:

- Provision for cyclists; safe storage, shower facilities and locker spaces
- Priority parking spaces for car sharing scheme
- 39 charge points for electric vehicles
- Safe access for pedestrians and cyclists
- New bus stop for links to local area via public transport



WATER

Implementation of rainwater harvesting system which is utilised to irrigate the green living walls and landscaped areas of the scheme

Overall reduction of potable water consumption to the site by 40%

Installation of leak detection system and flow control devices to regulate water supply to minimise undetected wastage



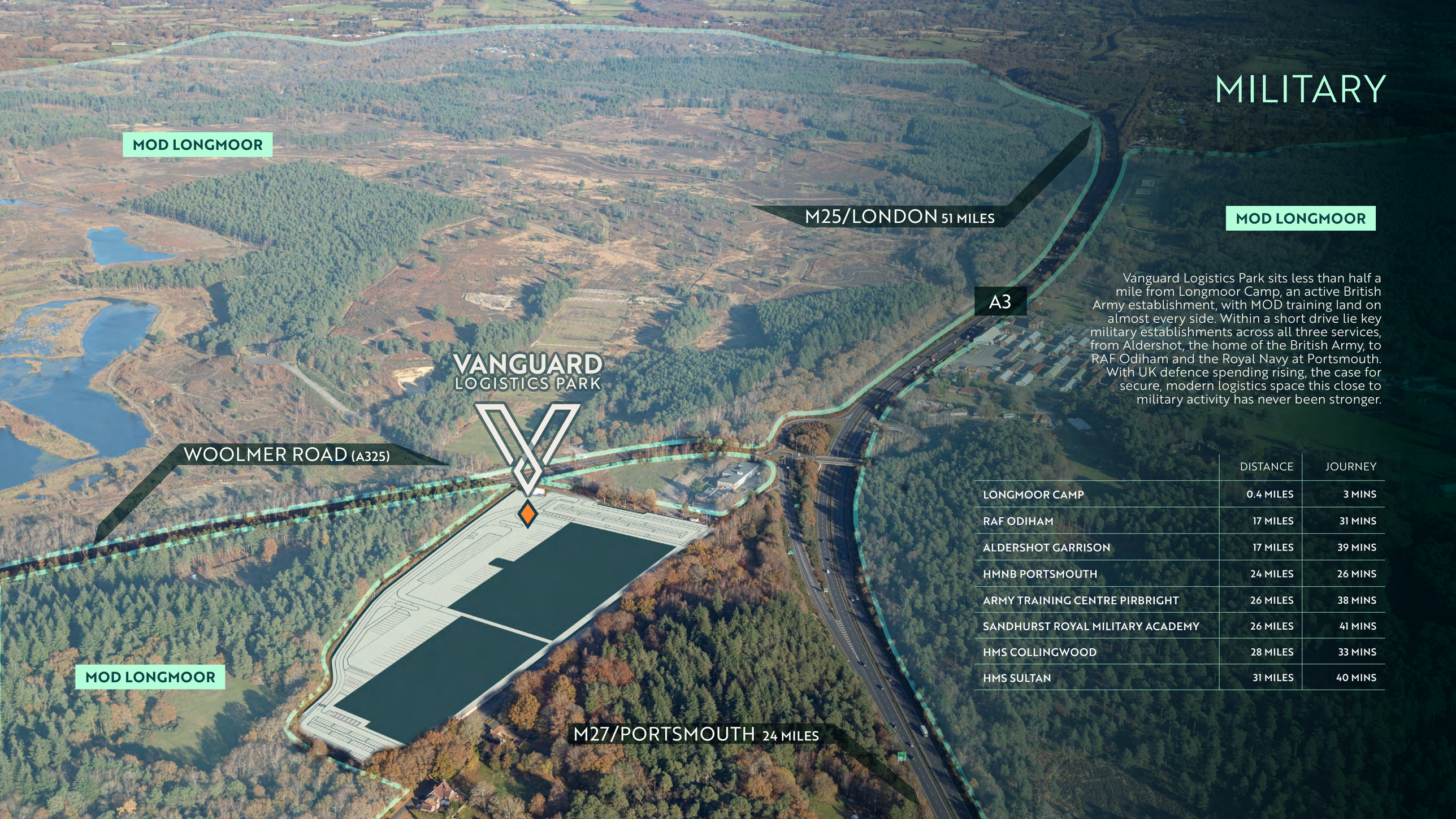
ECOLOGY

The location of the two units naturally lends itself to enhanced ecology features with protected Acid Grass areas, a manged woodland area and situation within the South Downs National Park

The planting scheme has been designed to enhance the existing biodiversity of the site as well as aid the wellness of the building occupiers

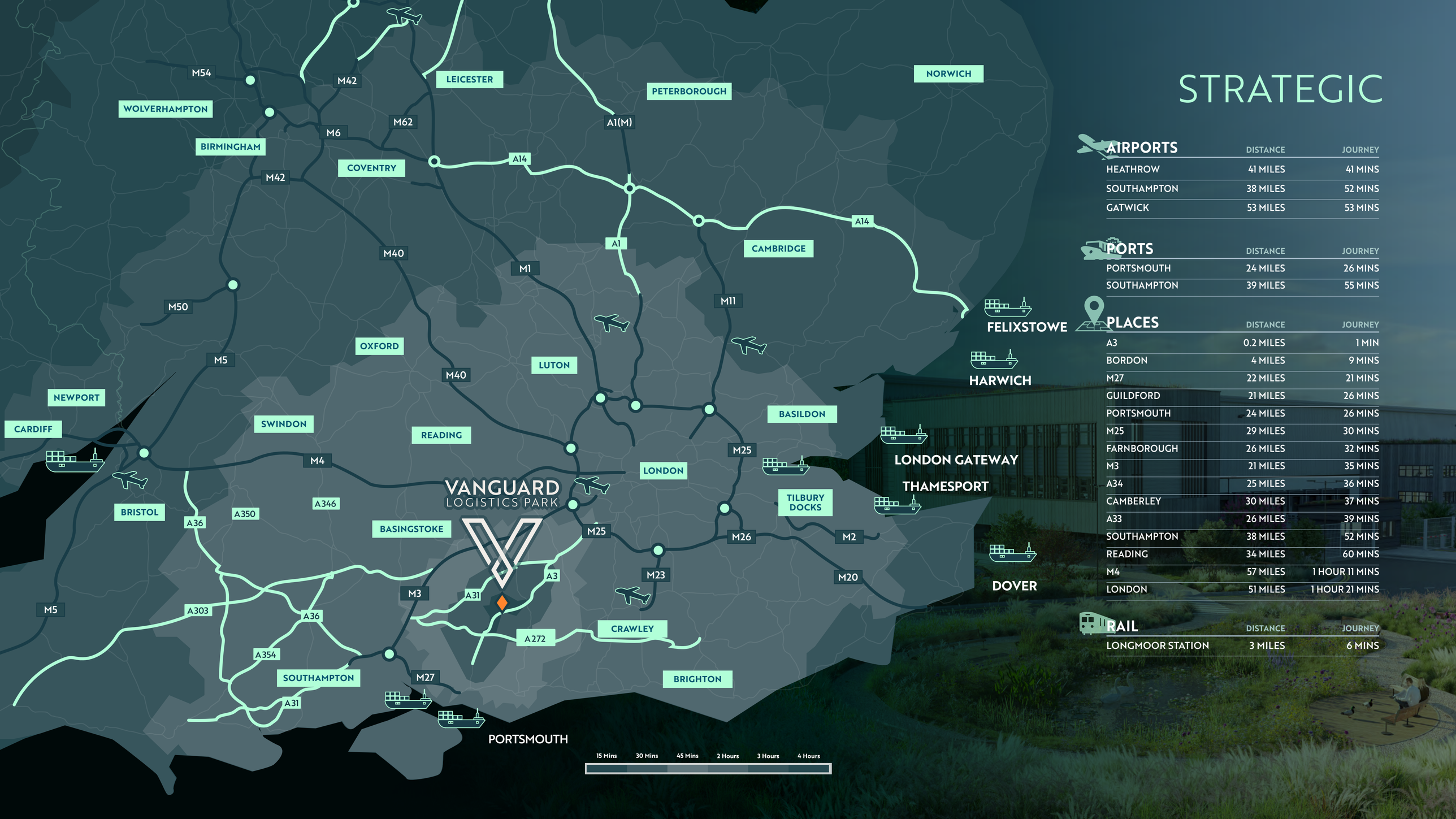
Creation for four living walls on the facades of both buildings

MILITARY



Vanguard Logistics Park sits less than half a mile from Longmoor Camp, an active British Army establishment, with MOD training land on almost every side. Within a short drive lie key military establishments across all three services, from Aldershot, the home of the British Army, to RAF Odiham and the Royal Navy at Portsmouth. With UK defence spending rising, the case for secure, modern logistics space this close to military activity has never been stronger.

	DISTANCE	JOURNEY
LONGMOOR CAMP	0.4 MILES	3 MINS
RAF ODIHAM	17 MILES	31 MINS
ALDERSHOT GARRISON	17 MILES	39 MINS
HMNB PORTSMOUTH	24 MILES	26 MINS
ARMY TRAINING CENTRE PIRBRIGHT	26 MILES	38 MINS
SANDHURST ROYAL MILITARY ACADEMY	26 MILES	41 MINS
HMS COLLINGWOOD	28 MILES	33 MINS
HMS SULTAN	31 MILES	40 MINS



STRATEGIC

AIRPORTS

	DISTANCE	JOURNEY
HEATHROW	41 MILES	41 MINS
SOUTHAMPTON	38 MILES	52 MINS
GATWICK	53 MILES	53 MINS

PORTS

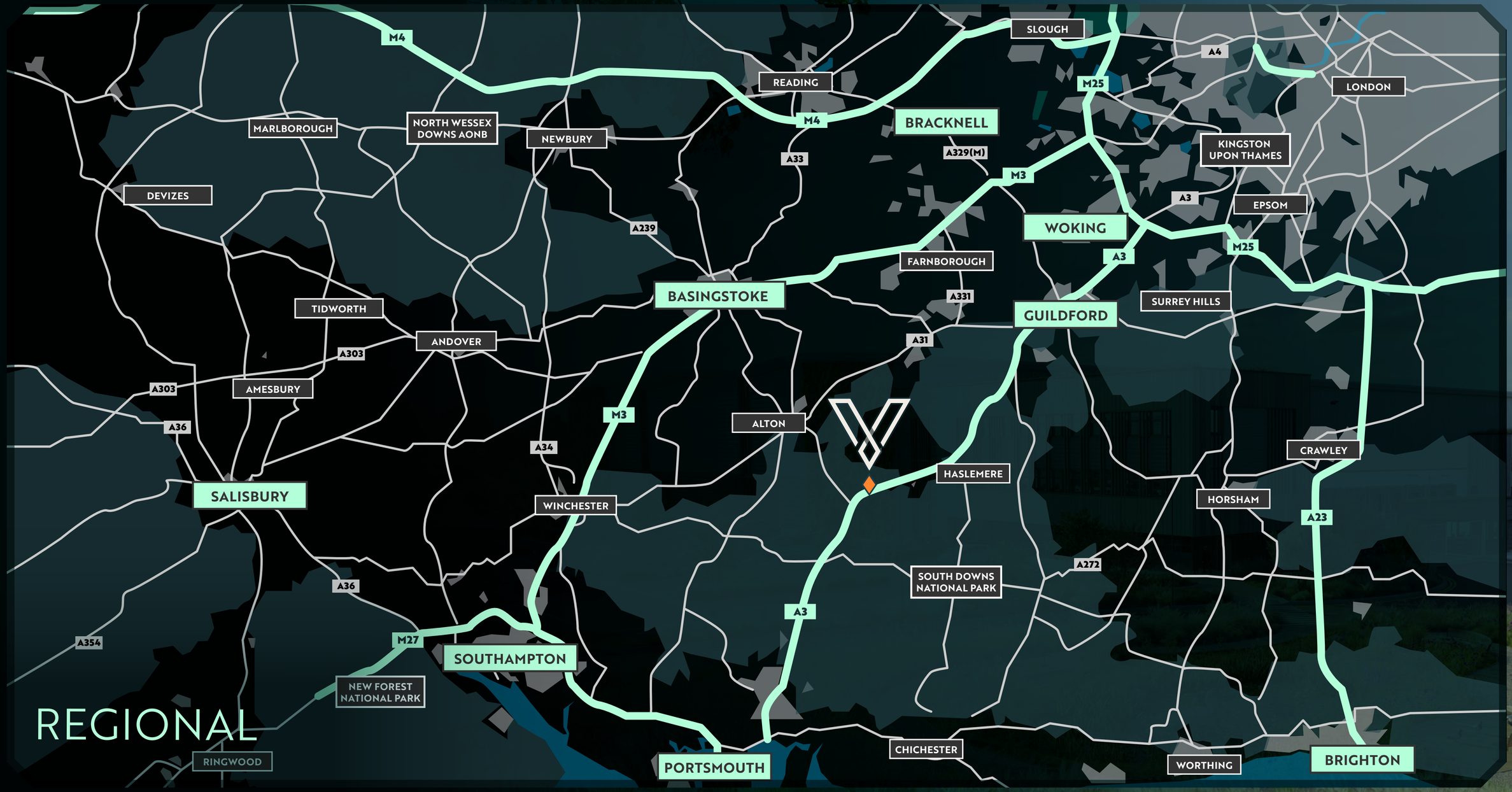
	DISTANCE	JOURNEY
PORTSMOUTH	24 MILES	26 MINS
SOUTHAMPTON	39 MILES	55 MINS

PLACES

	DISTANCE	JOURNEY
A3	0.2 MILES	1 MIN
BORDON	4 MILES	9 MINS
M27	22 MILES	21 MINS
GUILDFORD	21 MILES	26 MINS
PORTSMOUTH	24 MILES	26 MINS
M25	29 MILES	30 MINS
FARNBOROUGH	26 MILES	32 MINS
M3	21 MILES	35 MINS
A34	25 MILES	36 MINS
CAMBERLEY	30 MILES	37 MINS
A33	26 MILES	39 MINS
SOUTHAMPTON	38 MILES	52 MINS
READING	34 MILES	60 MINS
M4	57 MILES	1 HOUR 11 MINS
LONDON	51 MILES	1 HOUR 21 MINS

RAIL

	DISTANCE	JOURNEY
LONGMOOR STATION	3 MILES	6 MINS


M4
SLOUGH
A4
READING
M25
LONDON
M4
BRACKNELL
MARLBOROUGH
NORTH WESSEX DOWNS AONB
NEWBURY
A33
A329(M)
KINGSTON UPON THAMES
M3
DEVIZES
A3
EPSOM
WOKING
A239
M25
FARNBOROUGH
A3
BASINGSTOKE
A331
SURREY HILLS
TIDWORTH
GUILDFORD
ANDOVER
A31
A303
A303
AMESBURY
M3
ALTON
A36
A34
CRAWLEY
HASLEMERE
SALISBURY
WINCHESTER
HORSHAM
A23
A272
SOUTH DOWNS NATIONAL PARK
A36
A3
A354
M27
SOUTHAMPTON
NEW FOREST NATIONAL PARK
REGIONAL
CHICHESTER
RINGWOOD
PORTSMOUTH
WORTHING
BRIGHTON

DEMOGRAPHICS

304,048
working age population within a **30-min drive**

1,015,882
working age population within a **45-min drive**

595,579
total population within a **30-min drive.**

1,965,039
total population within a **45-min drive**

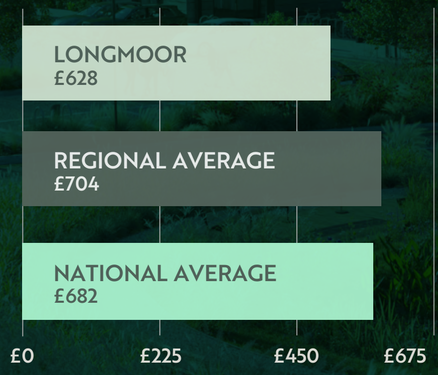
17,158
people are unemployed within a **45-min drive**

SKILLED

Vanguard Logistics Park benefits from a large working age population of **304,048** within a **30-min drive** and **1,015,882** within a **45-min drive** **Weekly wages** for this group are **lower than national and regional averages** **17,158** people are unemployed within a **45-min drive** which illustrates an **immediately available labour supply**

*SOURCE CACI / ONS

WEEKLY EMPLOYEE WAGE



PROVEN PARTNERS

A DEVELOPMENT BY

BGO

BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed over 66 million SQ FT of logistics warehousing in 200 assets throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.

EQUATION PROPERTIES

Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.







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