

# PROPERTY OVERVIEW

SLOUGH TRADING ESTATE

slough  
trading  
estate

## A PROGRAMME OF ACTIVE ASSET MANAGEMENT AND DEVELOPMENT ADDING VALUE IN THE THAMES VALLEY'S LEADING BUSINESS LOCATION.



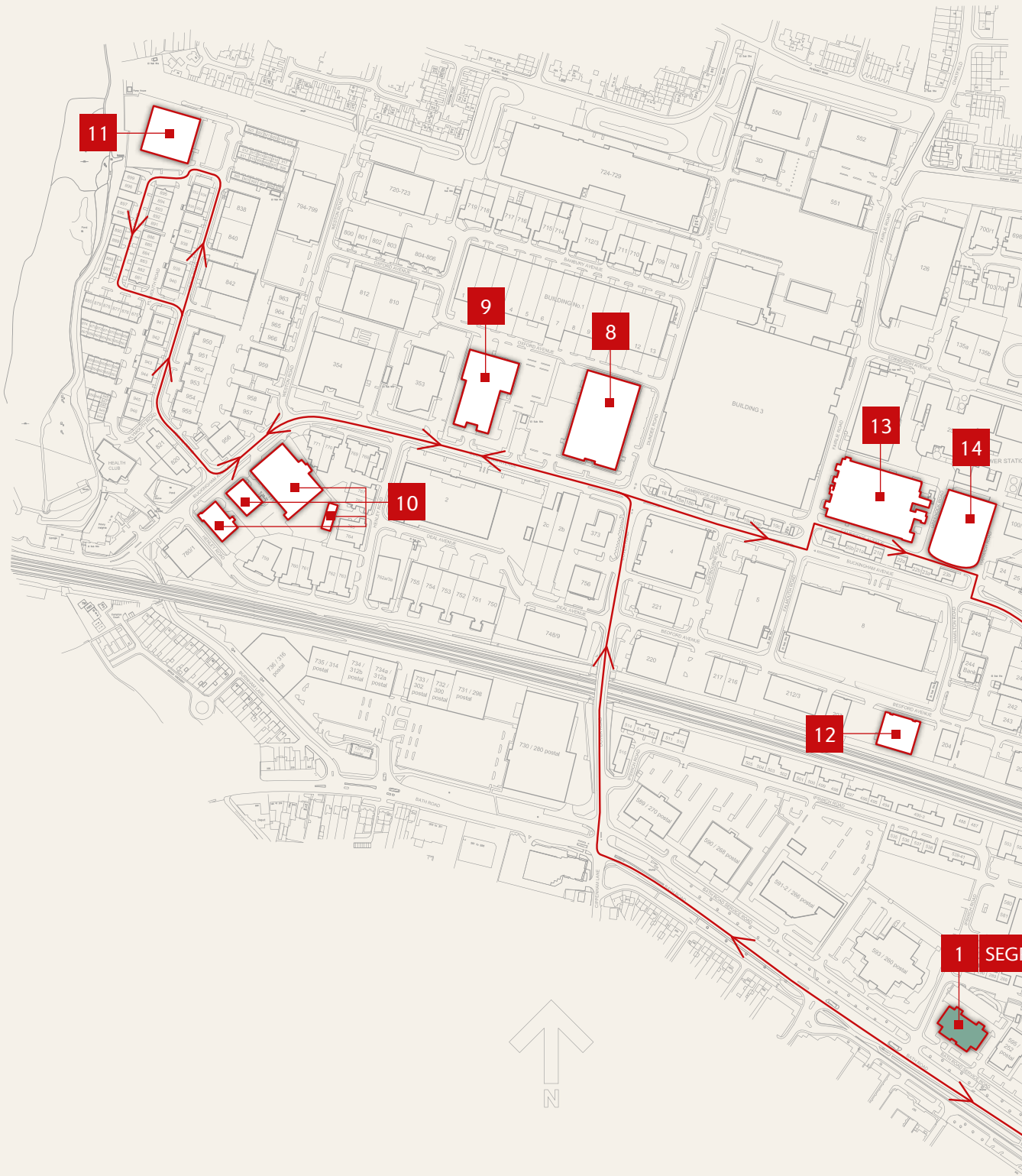
### SLOUGH TRADING ESTATE

- At 474 acres, equivalent to nearly 326 football pitches and bigger than London's Hyde Park, Slough Trading Estate is the largest business centre of its kind in Europe in single private ownership. Over 350 individual businesses at the estate provide employment for 17,000 individuals and generate a combined GVA output of some £860 million.
- 1.2% of all business R&D performed in the UK is undertaken at Slough Trading Estate. The estate also accounts for 4% of all UK R&D expenditure in the pharmaceutical industry.
- The Thames Valley has more people employed in R&D than Oxford and Cambridge combined.
- Slough is home to more European corporate headquarters than Scotland, Wales & Northern Ireland combined.
- Slough Trading Estate is the only location in the South of England to have Simplified Planning Zone (SPZ) status, meaning that industrial developments have outline planning consent and can be progressed quickly and efficiently.



## SLOUGH TRADING ESTATE PORTFOLIO

■ Floor Space:	575,476 sq m	■ Occupancy:	93.4%
■ Capital Value:	£1,033 million	■ Passing Rent:	£70.1 million
	74% industrial	■ Initial Yield:	6.3%
	21% offices	■ Equivalent Yield:	7.4%
	3% retail		
	2% land		



# TOUR MAP



Business Watch  
Operations Centre

RO Office

17 UK Mail

21 Infinity

20 Slough Aspire

15

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# 258 BATH ROAD



## CUSTOMER

Egain Communications,  
Furniture Village  
and SEGRO

## DATE

January 2014

## PROJECT

Building 'restacked' with Egain moving from the second floor to the ground floor, substantial refurbishment completed providing upgraded accommodation and new offices of 21,000 sq ft for SEGRO.

# 234 BATH ROAD



## CUSTOMER

Development opportunity

## PROJECT

Former SEGRO HQ to be redeveloped to provide 71,300 sq ft of Grade A offices.

## DATE

Ongoing

# 635 AJAX AVENUE



## CUSTOMER

Selig

## DATE

December 2011

## PROJECT

Selig (previously Capseals) have been based on the estate since 1929. Previously based in Fairlie Road in a building originally constructed in 1918. Their new Ajax Avenue facility of 75,000 sq ft secures their continued occupation on the estate for the next 15 years and almost doubles their annual rent commitment.

Given the benefits of the estate's Simplified Planning Zone status and our experienced development team this fast track development took only 9 months from the initial enquiry to handing over the first phase of development to Selig for their fit-out.



# 631 AJAX AVENUE



## CUSTOMER

Confidential

## DATE

November 2012

## PROJECT

Speculative development of a 60,000 sq ft data centre, let during construction to a major international co-location provider for their second centre on the Slough Trading Estate. Additional rent secured for the installation of a full mezzanine floor.

## 665-670 AJAX AVENUE



### **CUSTOMER**

Gyron Internet

### **DATE**

March 2012 and  
April 2013

### **PROJECT**

Two speculative industrial buildings totalling 63,000 sq ft. Construction of the first building completed in February 2012 and within a month the building had been let to Gyron Internet as a data centre. Construction of the second building completed in September 2012 and was let to Gyron for expansion in April 2013.

# 200 BATH ROAD



## CUSTOMER

Blackberry

## PROJECT

Lease regear extending the former lease to a new 10 year term certain.

## DATE

March 2013

## 224-228 BATH ROAD



### CUSTOMER

Lonza

### DATE

June 2012

### PROJECT

Development on the site of some former 1950's industrial buildings of a 60,000 sq ft research and development centre extension to Lonza's existing facilities of 73,000 sq ft on the Bath Road, allowing them to consolidate a number of smaller buildings. The pre-let, along with a simultaneous regear of Lonza's existing leases has secured a significant income stream until at least 2032.

# 351 BUCKINGHAM AVENUE



## CUSTOMER

John Crane

## PROJECT

Lease renewals completed for new 10 year terms with John Crane on two units totalling 98,000 sq ft retaining income of £950,000 per annum.

## DATE

September 2013

# 352 BUCKINGHAM AVENUE



## CUSTOMER

Equinix

## DATE

January 2014

## PROJECT

Development agreement signed with Equinix, the world's leading data centre co-location provider, for them to construct a 197,000 sq ft data centre, on a minimum 30 year ground lease, with extensions.

In conjunction with this agreement, SEGRO has also completed lease re-gears with Equinix on the two existing data centres that Equinix occupies on the Slough Trading Estate which had a weighted average lease length of around 11 years to first break. These lease renewals are also for a minimum period of 30 years.

# 772-9 BUCKINGHAM AVENUE



## CUSTOMER

Development opportunity

## DATE

Current

## PROJECT

Speculative development of three industrial/warehouse units totalling 70,550 sq ft with the potential to convert to data centre use. Completion scheduled for January 2015.

# 830 YEOVIL ROAD



## CUSTOMER

Ragus Sugars

## DATE

May 2012

## PROJECT

Ragus Sugars have been based on the estate since the 1930's. Formerly based in Bedford Avenue in 25,000 sq ft originally constructed in 1937.

Their new Yeovil Road facility of 35,000 sq ft secures their continued occupation on the estate for the next 20 years.

Clearing the existing Ragus Sugars site in Bedford Avenue will enable the landing site for the new Leigh Road bridge, an integral part of our master plan proposals.



# 205/6 BEDFORD AVENUE



## CUSTOMER

Tuffnells Parcels Express

## DATE

September 2011

## PROJECT

Two standard 10,000 sq ft industrial units refurbished to provide a single 20,000 sq ft cross docked facility for Tuffnells Parcels Express.

# 7 FAIRLIE ROAD



## CUSTOMER

FedEx and speculative development

## PROJECT

Pre-let of 33,000 sq ft to FedEx, who are expanding from 11,700 sq ft in Banbury Avenue, together with a speculative unit of 30,800 sq ft. Completion April 2014.

## DATE

Current

# 9 CAMBRIDGE AVENUE



## CUSTOMER

Speculative development

## DATE

Current

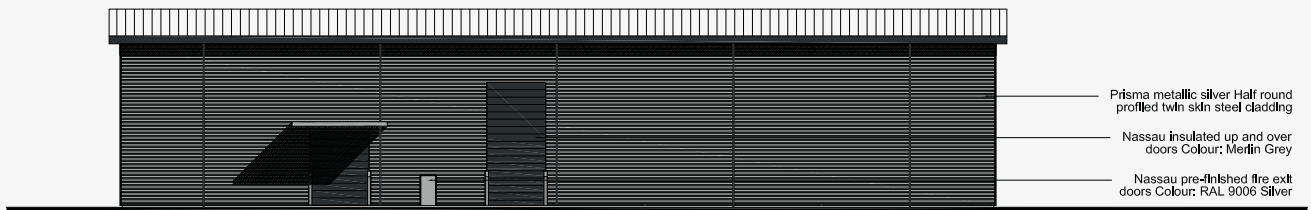
## PROJECT

Unique project to relocate a modern industrial building of 35,000 sq ft from Leigh Road to Cambridge Avenue, resulting in considerable construction cost savings and significant environmental benefits. The project has the potential to save the same amount of carbon as 1-2 hectares of rainforest or the same amount of carbon that the building will generate over 10-15 years of its life.

# 705 STIRLING ROAD



Front Elevation facing Stirling Road



Rear Elevation



Side Elevation facing east

## CUSTOMER

Sovrin Plastics

## DATE

Ongoing

## PROJECT

27,230 sq ft pre-let for Sovrin Plastics. Sovrin Plastics is a high technology company specialising in providing industrial moulding solutions, which has been a customer on the Slough Trading Estate since 1979. Their operations are currently spread across six older warehouse units and they now wish to consolidate this accommodation into one modern manufacturing facility, on a 25 year lease, at 705 Stirling Road. Construction will start in May 2014 and completion is due in February 2015. In addition to the new facility, Sovrin Plastics will retain an existing 21,600 sq ft unit at Edinburgh Avenue.

# BUCKINGHAM CENTRE EXTENSION



## DATE

Ongoing

## PROJECT

Demolition of 1960s offices to realign Liverpool Road for the new rail bridge and to provide for an extension to the existing Buckingham Centre amenity core with a new budget hotel, convenience retail and café offer.

# 119/20 BUCKINGHAM AVENUE



## CUSTOMER

UK Mail

## DATE

June 2013

## PROJECT

Largest existing unit void on the Slough Trading Estate in 2013 (44,000 sq ft). Fully refurbished and let within 6 months of completion to UK Mail who expanded from 24,000 sq ft in Berkshire Avenue.

# 13 LIVERPOOL ROAD



## CUSTOMER

Confidential

## PROJECT

Pre-let 112,000 sq ft data centre for a US-based data centre operator on a 25 year lease.

## DATE

Ongoing

# 12 LIVERPOOL ROAD



## CUSTOMER

Speculative development

## DATE

Ongoing

## PROJECT

Speculative development of a single 60,000 sq ft industrial/warehouse building with potential for conversion to a data centre. Completion due in March 2015.



# SLOUGH ASPIRE



## CUSTOMER

Slough Aspire

## DATE

Autumn 2013

## PROJECT

Slough Aspire is a unique skills and training project lead by SEGRO working in partnership with many of its major customers, Slough Borough Council, Learning to Work, East Berkshire College and Slough schools. Its aim is to ensure the provision of future talent in Slough meets the needs of businesses by taking a proactive approach to developing the skills of local people. The Slough Aspire Centre was opened in Autumn 2013 as a focal point for the project and to provide an inspirational learning space.

# 157 EDINBURGH AVENUE



## CUSTOMER

Confidential

## DATE

November 2012

## PROJECT

New 125,000 sq ft data centre with additional 100,000 sq ft mezzanine. The building is fully compliant with the Simplified Planning Zone.

# 150 EDINBURGH AVENUE



## CUSTOMER

Thames Valley  
Chamber of Commerce

## DATE

December 2012

## PROJECT

New offices for the Thames Valley Chamber of Commerce including the UK Link to China programme. The Chamber of Commerce have been long term customers on the Slough Trading Estate in Malton Avenue. Their decision to remain on the Estate when their old lease expired confirms the Estate as the premier business location in the Thames Valley.

# 415/6 PERTH AVENUE



## CUSTOMER

Karl Storz Endoscopy

## DATE

Current

## PROJECT

Originally approved as two speculative industrial units totalling 41,200 sq ft. Building 415 (25,000 sq ft) was pre-let to Karl Storz during site demolition at a rent of £356,000 pa. The pre-letting of 57% of the scheme leaves a single speculative building of 18,800 sq ft. Scheme profit on cost improved from 15% to 23%.

A second phase of 31,000 sq ft of retail space is planned for 2014 with solicitors instructed to pre-let 100% of the scheme to two national retailers.

# 145-147 FARNHAM ROAD



## CUSTOMER

99p Group trading as Family Bargains

## DATE

April 2012

## PROJECT

18,000 sq ft retail warehouse pre-let to 99p Group trading as Family Bargains replacing 1950's factory building. This has completed the Farnham Road Retail Park.

# 111 WHITBY ROAD



## CUSTOMER

Big Yellow Self Storage

## PROJECT

Lease extended by 10 years to 2034, securing additional rent of at least £3.2m.

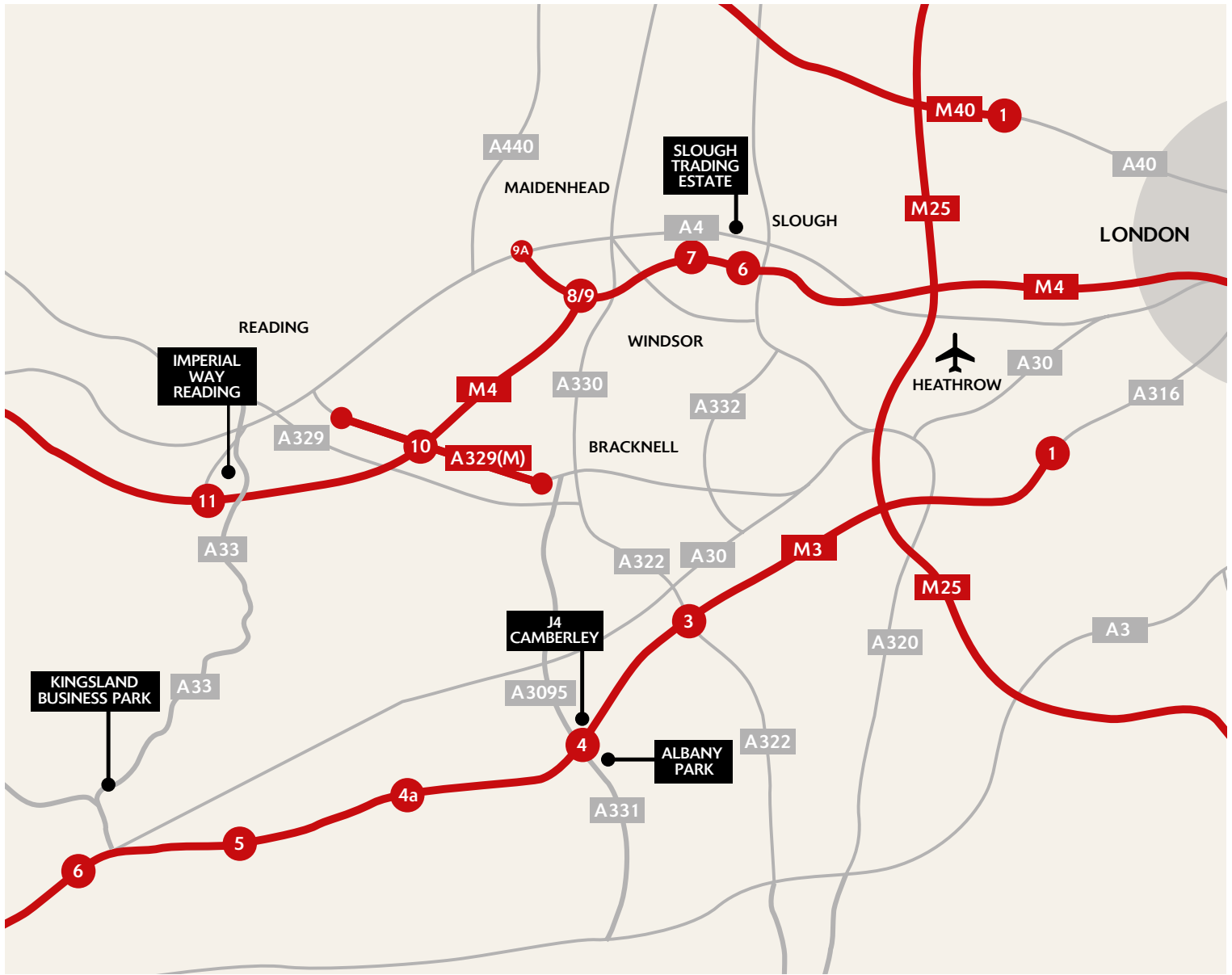
## DATE

January 2012

# NOTES

# NOTES





## THAMES VALLEY PROPERTY PORTFOLIO

### ESTATE

J4  
Albany Park

### LOCATION

Camberley  
Frimley

### ESTATE

Imperial Way  
Slough Trading Estate  
Kingsland Business Park

### LOCATION

Reading  
Slough  
Basingstoke

In the UK, SEGRO supports the Code of Practice for Commercial Leases (see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)) and the Commercial Landlords Accreditation Scheme (see [www.cascheme.org.uk](http://www.cascheme.org.uk)). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract. 05/14. All data as at 31.12.13