



Industrial, Trade & Logistics





About us

We are part of a leading UK construction and infrastructure services company delivering vital economic and social infrastructure.

Our vision

Investing and developing in sites and schemes across the UK to unlock potential and create space for opportunity.

Our values



Collaborative

We enjoy what we do and work closely with clients and stakeholders to reach innovative solutions.



Trusted

We deliver what we promise. We act safely and ethically and we care for the environment and communities we work in at all times.



Focused

We are clear in our approach. We are disciplined and thorough in how we work and deliver for our clients and customers.

Contents

- 4 Foreword**
- 6 Our capabilities**
- 8 Sustainability**
- 12 Trade City**
 - Manchester
 - Bognor Regis
 - St. Albans
 - Gravesend
 - Luton
 - M Maidenhead
 - Thurrock
 - Winsford
 - Chelmsford
 - Oxford
 - Bracknell
 - Uxbridge
- 20 Logistics City**
 - Bracknell
 - Milton Keynes
 - Basingstoke
 - Normanton
 - Frimley
 - Whiteley
 - Andover
 - Feltham
 - Luton
 - Thurrock
- 28 Pre-Lets**
 - Costco - Hayes
 - BAE - Frimley
 - DPD - Feltham
 - Toolstation & Screwfix - Winsford
 - Toolstation, Screwfix & Easy Bathrooms - Gravesend
 - Saint-Gobain & Selco - Thurrock
- 32 Mixed-Use**
 - Reading
 - Sydenham
 - Watford
 - Hayes
- 36 Asset Management**
 - Andover
 - Sydenham
 - Watford
- 40 Diversity & Inclusion**



Welcome to Kier Property

Group Managing Director **Leigh Thomas**

Whatever your needs, we can support you. We are a UK wide, highly skilled effective partner, constantly seeking and finding solutions that minimise risk, unlock potential and create value across all asset classes.

Above all, we focus on being easy and productive to work with, helping your organisation to streamline your projects and ensure they are delivered on time, on budget and to the highest standards.

We are part of a leading UK construction and infrastructure services company. We are well-placed to access fully integrated resources and expertise to support you through every stage of a project.

Our services range from putting funding in place, to finding a site and managing the build, right through to handover, sale or ongoing asset management.

We have equity joint ventures with Investec and PGIM Real Estate in place to specifically fund industrial developments. Through our partnerships, we continue to positively increase investment in the industrial market to the highest specification, targeting a minimum EPC rating of A and BREEAM Excellent certification.

www.tradeandlogistics.co.uk

We are also highly skilled at controlling development risk, managing it to enable our clients and partners to concentrate on their own core activities. This is important in providing greater certainty, improved confidence and, ultimately, improved value.

This brochure explains more about the benefits of partnering with Kier, using examples from across the UK to highlight our experience and illustrate our strengths. Please contact us to find out how we can help you gain even greater value from your property projects.

 Investec

 PGIM REAL ESTATE



Trade City - Watford
Work on Trade City began in August 2016 and Kier's first tenant at the site was Screwfix.

Our capabilities



Invest

We can provide clients with fully integrated end-to-end solutions, first acting as promoter and developer, and then as equity investor and facilities or asset manager. Much of our focus is on structured finance schemes that support new infrastructure projects.



Develop

Economic changes mean many companies face critical decisions about the buildings they occupy. We can use our wide-ranging development skills to create tailor-made property solutions that ensure occupiers get the greatest possible value from their property.



Manage

We manage property portfolios for local authorities and other public sector organisations to help them both extract maximum value from their assets and to experience the benefits of a facilities management service. The diverse range of properties, for which we are strategic asset manager, is expanding rapidly.



Pall Mall, Liverpool



Waterside Leisure, Walsall



Tri-Link 140, Normanton



Walworth Business Park, Andover



Trade City, Reading



Arena Central, Birmingham



Building for a Sustainable World

Andrew Davies, Chief Executive Kier Group

“Being sustainable is more important than it’s ever been, and to have a sustainable business is to have a resilient business. Kier is committed to preventing environmental and social harm, as well as replenishing our natural systems & renewable resources and having a positive impact on the communities and environments in which we operate.”

Environmental and Social Sustainability Framework

At Kier our purpose is to sustainably deliver infrastructure which is vital to the UK. For over 90 years we have been delivering for communities across the UK, and now, more than ever, it’s important that we do this sustainably.

Our sustainability framework, ‘Building for a Sustainable World’, looks beyond the ‘green’ trend and instead focuses on building on the good work that Kier has previously undertaken in environmental protection and the creation of social value in the communities we work in.

Our ‘Building for a Sustainable World’ framework sets a common direction of travel for the whole group and encompasses the two components of sustainability: Environmental Sustainability and Social Sustainability.

To champion a new decade of delivery for sustainable development, Kier has committed to achieving Net Zero carbon emissions across our own operations and supply chain by 2045. Other key sustainability targets include eliminating avoidable waste by 2035 and becoming single-use plastic free by 2030.



22%

year-over-year reduction in non-hazardous waste

65%

reduction in carbon emissions by 2030

£5bn

of social value created by 2030

CO₂

NET ZERO carbon emissions by 2045

Data: March 2022

Social sustainability ensures that we have a healthy and productive workforce, a robust supplier base and strong customer portfolio.

£233m

our total social value return on investment

411

Volunteered hours

140

completed engagement activities

Data: March 2022



Trade City, Manchester: CGI image



Bognor Regis: CGI image

Trade City

We have been developing our Trade City brand for almost 20 years. Operating across the UK to unlock potential and create spaces for light industrial opportunities.



Manchester

This Trade City and Logistics City scheme is situated one mile north of Manchester City Centre and forms part of the established Cheetham Hill Industrial area. The scheme will repurpose existing land to deliver new industrial and trade units comprising approximately 90,000 sq ft across 9 units designed to a high specification offering occupiers flexible and energy efficient space.

Bognor Regis

This Trade City and Logistics City scheme is situated on Saltbox Business Park and was purchased as three vacant plots. Phase II of the park, will see us bringing forward the delivery of circa 200,000 sq ft of modern, high quality, industrial space across 11 units, ranging between 3,000 – 50,000 sq ft.

St. Albans

This Trade City scheme consists of 10 new Industrial and trade counter units, ranging from 4,349 sq ft to 6,555 sq ft in close proximity to the A1(M).



St Albans: Aerial plan



Gravesend – Trade City

Trade City Gravesend consists of six new industrial, warehouse and trade counter units ranging from 5,823 sq. ft to 13,500 sq. ft of B1(c), B2 and B8 use. The Trade City site is positioned on the same site as a brand-new Lidl Superstore, ideally located 1 minute from the A2 Gravesend Junction.



Trade City, Luton

Luton

A brown field site totalling 120,000 sq. ft. was acquired through Kier Property's joint venture with Investec. The scheme comprises 10 Trade City units ranging from 3,000 - 6,800 sq. ft and three Logistics City units ranging from 21,000 - 47,500 sq. ft.

Maidenhead

Trade City Maidenhead consists of six new light industrial and warehouse units ranging from 2,266 sq. ft to 8,000 sq. ft with 44 car spaces. The site is strategically located in one of Maidenhead's prime industrial and logistics estates in the heart of the Thames Valley.



Trade City, Maidenhead



Thurrock - Trade City

Trade City Thurrock, a major development, strategically located for easy access to Central London, situated adjacent to the M25 (junction 31) and the A13, with 12 brand new light industrial, warehousing and trade counter units ranging from 4,316 – 10,334 sq. ft.



Artis Park, Winsford



Winsford

Artis Park is being delivered through a joint venture partnership between Kier Property, Maple Grove Developments and Yorvale. The £13.7 million trade counter development known as Artis Park in Winsford, Cheshire comprises 123,995 sq. ft of floorspace across 13 high-quality, flexible units ranging in size from 3,450 – 26,620 sq. ft.

The joint venture partners secured funding from the North West Evergreen Fund (managed by CBRE's Investment Advisory team). The fund provides debt finance for development projects which support the regional economy through the delivery of employment space within Greater Manchester, Cheshire and Lancashire.

The scheme is being delivered over two phases.

Current occupiers include Screwfix, The British Red Cross and Ross Care.



Trade City, Chelmsford

Chelmsford

These 11 new industrial, warehouse and trade counter units are located within prime location of Dukes Park Industrial Estate. The units range from 3,724 sq. ft to 21,714 sq. ft and benefit from BI, B2 and B8 uses with 30% trade counter provision. The scheme was sold to Clipstone Industrial REIT plc.

Oxford

Trade City Oxford, in Cowley provides flexible trade counter and industrial space between 3,735 sq. ft and 25,000 sq. ft (total 48,000 sq. ft) Tenants include Eyre & Elliston and Auto Windscreens.



Trade City Phase 1, Bracknell



Bracknell

In conjunction with Travis Perkins Properties Ltd (TPP), planning was consented for a seven unit, 41,000 sq. ft scheme. TPP pre-let five units to their five trading brands. The remaining units were let to Edmundson Electrical and The Fascia Place Ltd.

The development provided Bracknell with a much needed trade counter destination and regenerated a previously vacant site. The scheme achieved a 'Very Good' BREEM rating and included PV panels to provide sustainable energy.

Due to Kier's proven track record in attracting occupiers in search of that all-important location, there was a phase II at Trade City Bracknell.



Trade City Phase 2, Bracknell



Trade City Phase 2, Uxbridge



Trade City Phase 1, Uxbridge

Uxbridge

Trade City Uxbridge was a former gas works site with planning consent for 200,000 sq. ft.

Phase 1 of the site was anchored by pre-lets to AGS Fourwinds and the DSA, delivering 11 Trade City units totaling 35,000 sq. ft. 25% were pre-sold before PC - practical completion, with a further two selling within three months of completion.

In Phase 2 a total of 121,000 sq. ft has been delivered across 11 separate buildings ranging from 4,000 sq. ft - 24,000 sq. ft.

This development was undertaken with our joint venture partner DTZ Investment Management on a 50:50 basis.





CGI: Logistics City, Bracknell



CGI: Logistics City, Milton Keynes

Logistics City

Kier Property understands and appreciates occupier needs in the industrial & logistics sector. We are able to find solutions quickly, with our focus predominantly on buying industrial sites to develop as soon as practicable on receipt of planning.



Bracknell

Kier Property has acquired the 5.15 acre industrial and logistics site on Longshot Lane in Bracknell.

Kier Property plans to speculatively develop a Grade A logistics unit under its Logistics City brand totalling c.104,000 sq ft, including a first-floor office. The development will target BREEAM Excellent and will incorporate a range of sustainable features including the use of sustainable construction materials, EV charging points, solar panels, LED lighting and cycle storage facilities and is targeting Net Zero Carbon in operation.

Milton Keynes

Kier Property has acquired the 6.1 acre industrial and logistics site on Michigan Drive only 2 miles from the M1 (J14).

Planning has been submitted for the 125,647 sq ft logistics building which is being delivered targeting Net Zero Carbon and BREEAM Excellent. It has an outstanding specification incorporating Grade A offices, green roof and external amenity area.

Basingstoke

Kier developed a three-unit industrial scheme on this five-acre site. Unit A is occupied by Network Rail, Unit B is occupied by Thermo Fisher and Unit C was let to DFS - Sofology. We sold all three units to Carbot Properties.



Logistics City, Basingstoke



Normanton

This flagship 142,338 sq. ft industrial facility is occupied by CMS Distribution. The warehouse also incorporates 6,107 sq. ft of office space.

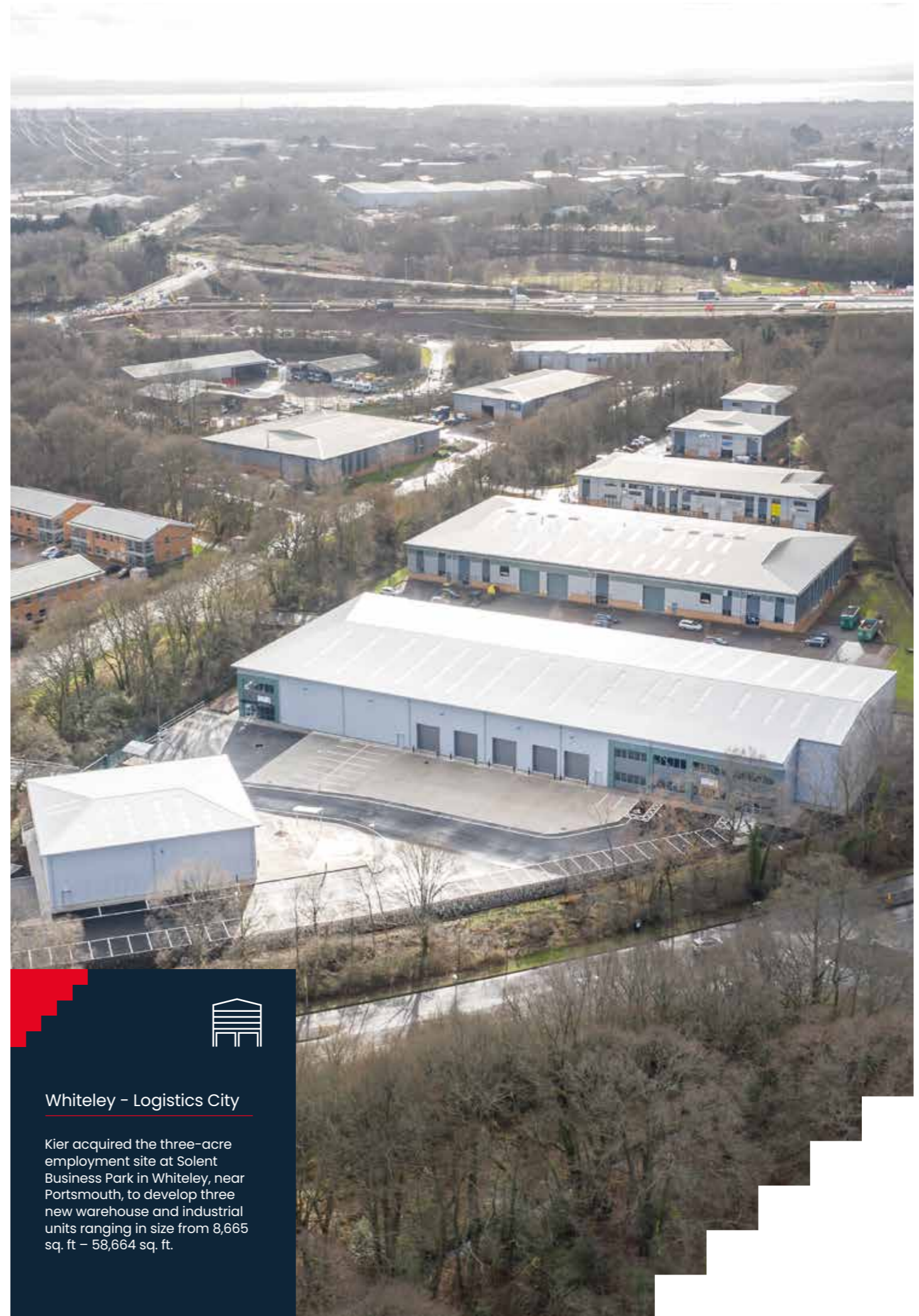
Located in Wakefield, Europort (J31 of the M62) the building is easily accessible and benefits from European rail freight access through the Europort freight terminal, ready access to the deep-water Ports of Goole and Hull and five international airports within a one-hour drive.

Frimley

Situated adjacent to the Trade City multi-let light industrial estate just off Frimley Road, this site offered a high quality landscaped environment with the opportunity to deliver "build to suit" units up to 41,120 sq. ft with generous car parking ratios on a busy logistical scheme.



Logistics City, Frimley



Whiteley - Logistics City

Kier acquired the three-acre employment site at Solent Business Park in Whiteley, near Portsmouth, to develop three new warehouse and industrial units ranging in size from 8,665 sq. ft - 58,664 sq. ft.



Logistics City, Andover



Andover

In partnership with Test Valley Borough Council (TVBC), Kier Property has started on site with another phase at Walworth Business Park in Andover. The new scheme, known as Blueprint, comprises two modern industrial units 27,580 sq. ft & 33,965 sq. ft) totalling 61,545 sq. ft. This follows on from the success of Evo 50, a 50,000 sq. ft speculative development let to Laleham and sold to the Canal & Rivers Trust.



Logistics City, Feltham

Feltham

An agreement for lease was exchanged with GeoPost for a 41,000 sq. ft pre-let distribution centre on a 20 year term which, at full operation, handles 4,000 parcels an hour.

Prior to completing the site purchase, Kier secured forward funding on a developer's lease basis and the sales agreement was varied to transfer the site directly from the existing owner to AXA, thus achieving a SDLT saving.



Logistics City - Luton
Three Logistics City units ranging from 21,000 - 47,500 sq. ft developed adjacent to a 10 unit Trade City scheme.



Thurrock - Logistics City

Logistics City, Thurrock is a four unit development, which incorporated a pre-let to Selco, followed by lettings to Saint Gobain and Harrow Green. The site is set in the heart of the West Thurrock Industrial area on Motherwell Way, close to Junction 30/31 of the M25.



Pre-Lets

Investing and developing in sites enables our two brands to complement each other. We understand the requirements of our occupiers and often secure pre-lets for repeat customers.





Toolstation & Screwfix, Winsford



Toolstation & Screwfix, Winsford



Saint-Gobain & Selco, Thurrock



Trade City, Reading



Trade City, Sydenham

Sydenham

The 13-acre site was purchased from National Grid Properties (NGP) through an intensive competition process for a mixed-use scheme; comprising bulky goods, retail and light industrial uses.

Prior to development, the site was used as a gasworks and subsequently remediated to a high standard to prevent any further contamination issues.

The 120,000 sq. ft retail scheme was let to major retailers including Pets at Home, Next at Home, DSG (t/a PC World Superstore), B&Q and McDonalds. The Trade City industrial scheme comprised 75,000 sq. ft of space and was let to occupiers including Halfords Autocentres and Mercedes-Benz.

Kier was also the contractor for the main retail scheme. This was important for winning the initial bid by providing confidence of delivery to NGP. Best value was demonstrated through implementing an open book approach on all costs associated with the development. In giving further comfort, an overage provision back to NGP was included above an agreed profit threshold.

Mixed-Use

Our response to the ever-changing industrial market is to try to develop mixed-use schemes where we can expand our Trade City and Logistics City product across the UK while complementing our other key sectors.



Reading

Kier and Investec SPF agreed an equity joint venture to purchase and fund the 20.5 acre 'Reading Gateway' site. The development includes 175 houses/flats (sold to Bewley Homes), a Premier Inn hotel, Nando's, Costa, Beefeater, Burger King restaurants, retail warehouses, Volvo and Nissan car showrooms, and a Trade City - 12 unit trade counter scheme which was sold to Orchard Street Investment Management LLP.



Trade City, Watford

Watford

Trade City Watford consists of 12 units and was the first commercial element of the Watford Riverwell project. The £450m Watford Riverwell scheme is a partnership between Watford Borough Council and Kier Property to transform 70 acres of land over a 15-20-year period. The completed mixed-use scheme will provide over 1000 homes, offices, retail, leisure and hotel space.



Hayes - Trade City

Kier were selected as preferred developer by the London Borough of Hounslow Council to relocate and develop the Historic Western International Market.

Phase one comprised relocating the historic market onto a new site. A new 100,000 sq. ft fruit and vegetable hall and a 38,000 sq. ft flower hall were constructed, and in exchange Kier took ownership of the former market site.

Working alongside the Council, we secured planning consent for a Costco membership warehouse club by negotiating a change of use from employment uses to Sui Generis. Consent was granted for a 136,500 sq. ft warehouse with 550 car parking spaces. We also worked closely with Wimta (market tenants association) who represent in excess of 100 tenants to enable the Costco use on the site.

The building was forward funded at a price of £41m.

The residual phases included 180,000 sq. ft data centre and included a speculative Trade City development of 56,000 sq. ft over nine terraced units.



Blueprint, Andover

Kier has experience of delivering every stage of bespoke industrial projects



Columbus Quarter, Andover



Test Valley
Borough Council

Andover – Evolution 50

In partnership with Test Valley Borough Council (TVBC), Kier Property has started on site with another phase at Walworth Business Park in Andover. The new scheme, known as Blueprint, comprises two modern industrial units (27,580 sq. ft & 33,965 sq. ft) totalling 61,545 sq. ft.

Kier Property was selected as TVBC's development partner and asset manager in 2011. The commencement of this scheme marks the fourth development Kier Property has delivered in partnership with TVBC. The last scheme which completed was Columbus Quarter, a 26,733 sq. ft retail scheme comprising a Lidl supermarket, a Starbucks franchise drive-thru and Greggs.

Asset Management

Kier drive value through proactive asset management; our hands-on approach ensures we have a thorough understanding of each asset in the portfolio. We create and deliver a business plan for each asset under management, from acquisition through to disposal. We rigorously and continuously assess business plans, ensuring we are constantly alert to the opportunities for value enhancement through rental or capital growth.

We also deliver a service to landlords with existing assets looking to add value through focused asset and development management. Being part of a market-leading team means we have a holistic view of market conditions and can quickly identify opportunities to create value.





Trade City - Sydenham
The 120,000 sq. ft retail scheme was let to retailers Pets at Home, Next at Home, PC World, B&Q and McDonalds.



Trade City - Watford
Kier was selected by Watford Borough Council as joint venture development partner to deliver the £450m Watford Riverwell, regenerating 70 acres of land in West Watford.



Equality, Diversity & Inclusion

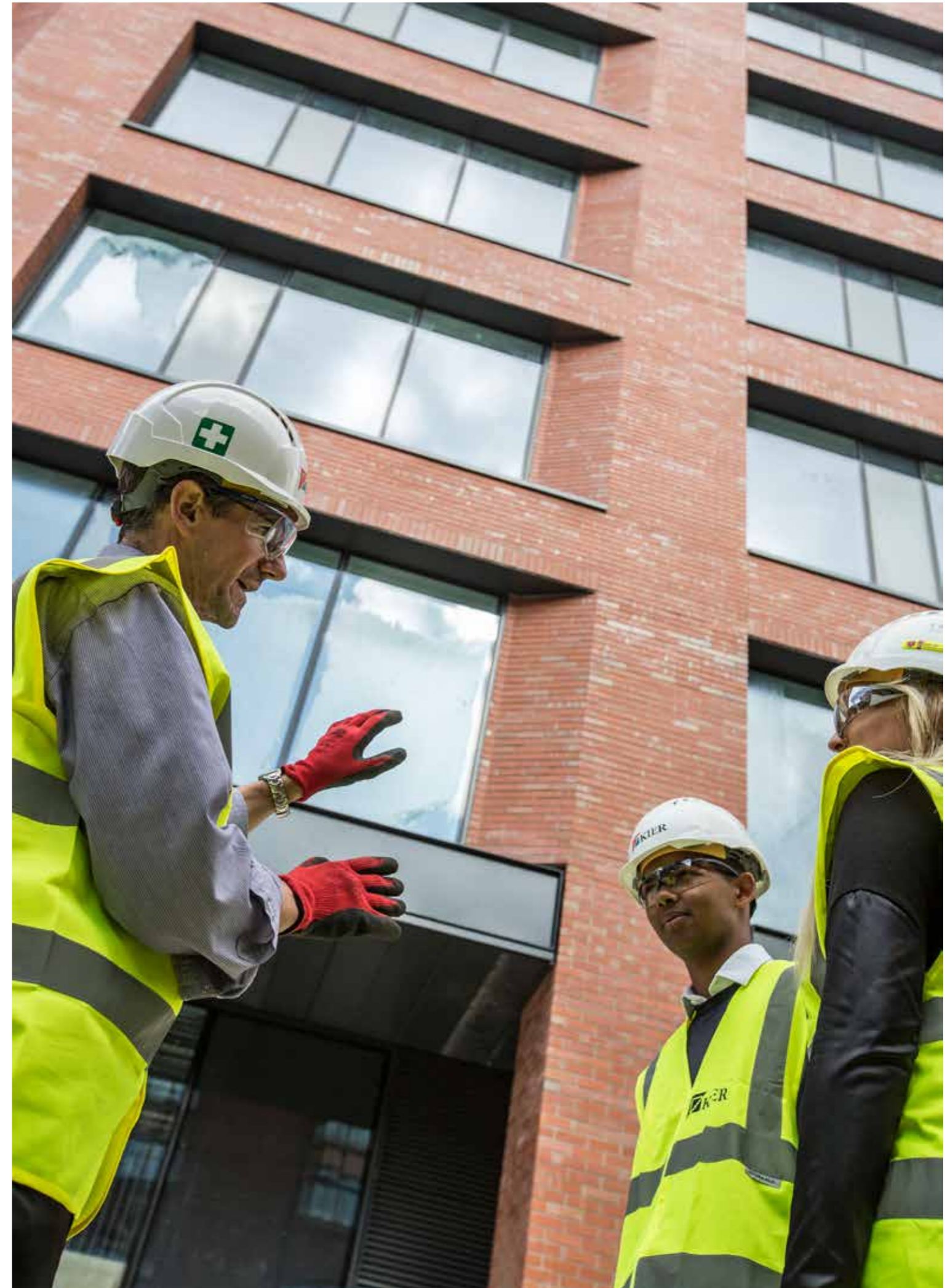
Kier wants to be the employer of choice for the brightest and the best. For us, behaving fairly and treating everyone equally is a crucial part of what we do and how we move forward as a business.



Kier believe employee diversity is an asset to our business. People of different age groups, from different backgrounds, genders and cultures, with a range of different experiences and capabilities, help us understand and serve our customers and reach our business objectives.

We recognise the need for our employees to possess the levels of skill and knowledge appropriate to the roles they perform in delivering the quality of service our clients expect.

This approach and mutual respect create a culture of co-operation and achievement that underpins the high quality of the services we offer. We want a truly inclusive organisation where our people can bring their whole selves to work and we offer them encouragement and support through a range of initiatives, programmes and commitments.



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