



INDUSTRIAL
PORTFOLIO

SGP

Architects + Masterplanners



+

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INTRODUCTION

Stephen George + Partners (SGP) has extensive experience in the Industrial and Logistics sector having completed over 100 million square feet of Industrial and Logistics floorspace.

The diversity and range of work within the sector means we can bring a great deal of added **value** to the table. We pride ourselves on our ability to deliver efficient, innovative and deliverable solutions to the most complex of sites. We understand our **clients'** businesses, whether they be developers or end users, and use this experience to add **value** at all stages of the design process. Our ambition is to build long term relationships with our **clients** providing advice, support and thought leadership in all aspects of the Industrial and Logistics sector.

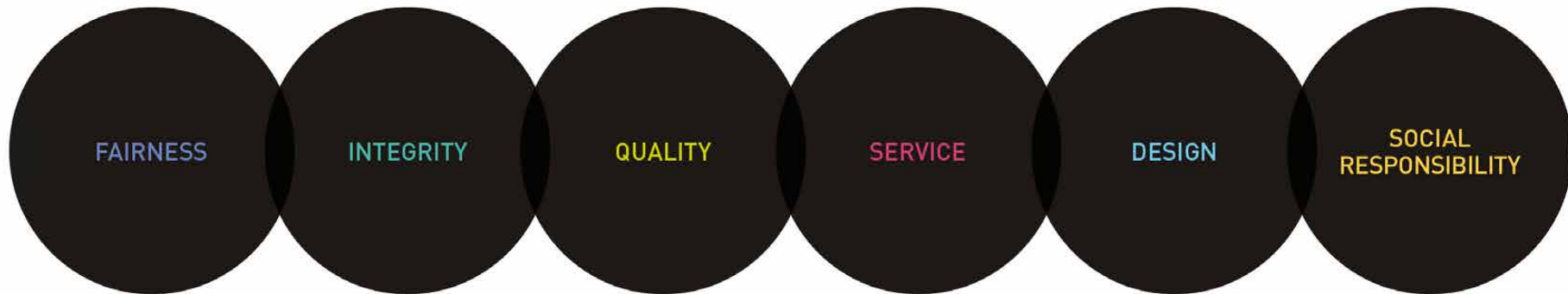
we care | we challenge | we deliver

Our Experience includes:

- Delivery of complex Build to Suit requirements within a tight timeframe;
- Design of the new innovative solutions, including architectural build form as well as social well-being ideas;
- Achievement and delivery of a series of EPC A rated and BREEAM 'Excellent' buildings. Designed and constructed to high standards of sustainability, buildings are both cost-effective and energy-efficient;
- Buildings designed to meet the relevant specific needs of the customer whilst providing future flexibility;
- The ability to design facilities that reconcile customer requirements with planning constraints on difficult sites;
- The design of buildings that meet institutional standards whilst providing for the immediate needs of the end user.

For further information regarding our practice and additional services including Masterplanning, Interior Design, Principal Design and BIM please visit our website www.stephengeorge.co.uk.

OUR VALUES







THOUGHT LEADERSHIP

As high-density housing targets inevitably pile pressure on scarce land resources and the growth of ecommerce leads to greater consumer demand, Stephen George + Partners has long argued that logistics should be treated as essential infrastructure in areas of high-density urban expansion.

Including logistics as part of the overall masterplan will provide a more intelligent and responsive service for urban areas, addressing consumer demand for quick and certain product delivery and reducing the burden on local highway networks. The introduction of electric vehicles and smart transportation could also address concerns over noise, air quality and congestion.

Considering scale, layout, circulation and accessibility will help consolidation of uses – such as click-and-collect or facilities with flexibility for multi and common users – helping to maximise the **value** of a site and create economic benefits for landowners, developers and landlords looking to diversify their portfolios.

At the same time, small-scale urban logistics facilities, more appropriate to integrate into mixed and multi-use masterplans, give space to build above and further maximise the **value** of a site. Rather than thinking about logistics sitting side by side with residential, particularly in space-constrained inner-city sites, we need to start thinking about these buildings being multi-layered, with office space, PRS housing or student accommodation sitting above ground-floor urban logistics facilities.

We believe that tackling the perception that residential and logistics do not mix is crucial and we continue to educate local authorities, not only on the importance of logistics to employment and the economy, but also on the demands of the 21st century consumer. Stephen George + Partners is confident that logistics and residential can mix and have been involved with numerous examples where they do work side by side. As a practice, we've already had major success in delivering logistics adjacent to residential where understanding residents' concerns and addressing them with design solutions enabled us to deliver our **clients'**, stakeholders' and the market's aspirations.

We have also used our sector knowledge and insight to consider how logistics buildings may look in the future, particularly as the 'industry standard' building faces increased challenges to adapt to technological advancement, multi-modal accessibility, social pressure and hierarchy.

The logistics facility of the future needs to be designed to meet the demands of ecommerce and embrace emerging technologies including artificial intelligence, automation, electrification storage and generation, 3D printing, robotics, use of drones, digital railways, smart transportation and the Internet of Things.

We have developed a model that responds not only to technological advancement but also the challenges facing the environment. As demand increases, we believe that logistics facilities should form part of a wider framework consisting of mixed-use, multi-occupancy, multi-level development, serviced by multi-modes of transport: a logistics park for the future, a destination.



SHED OF THE FUTURE



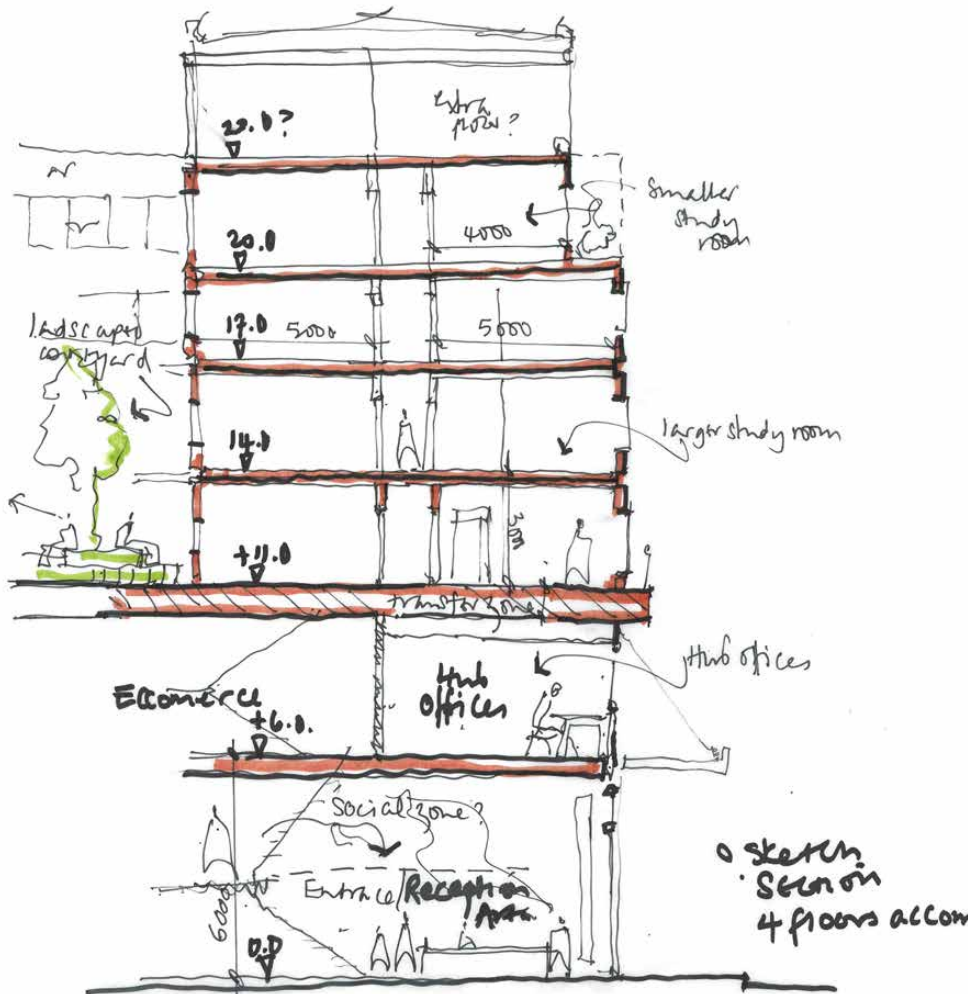


SUSTAINABLE CITIES





MULTI-USE





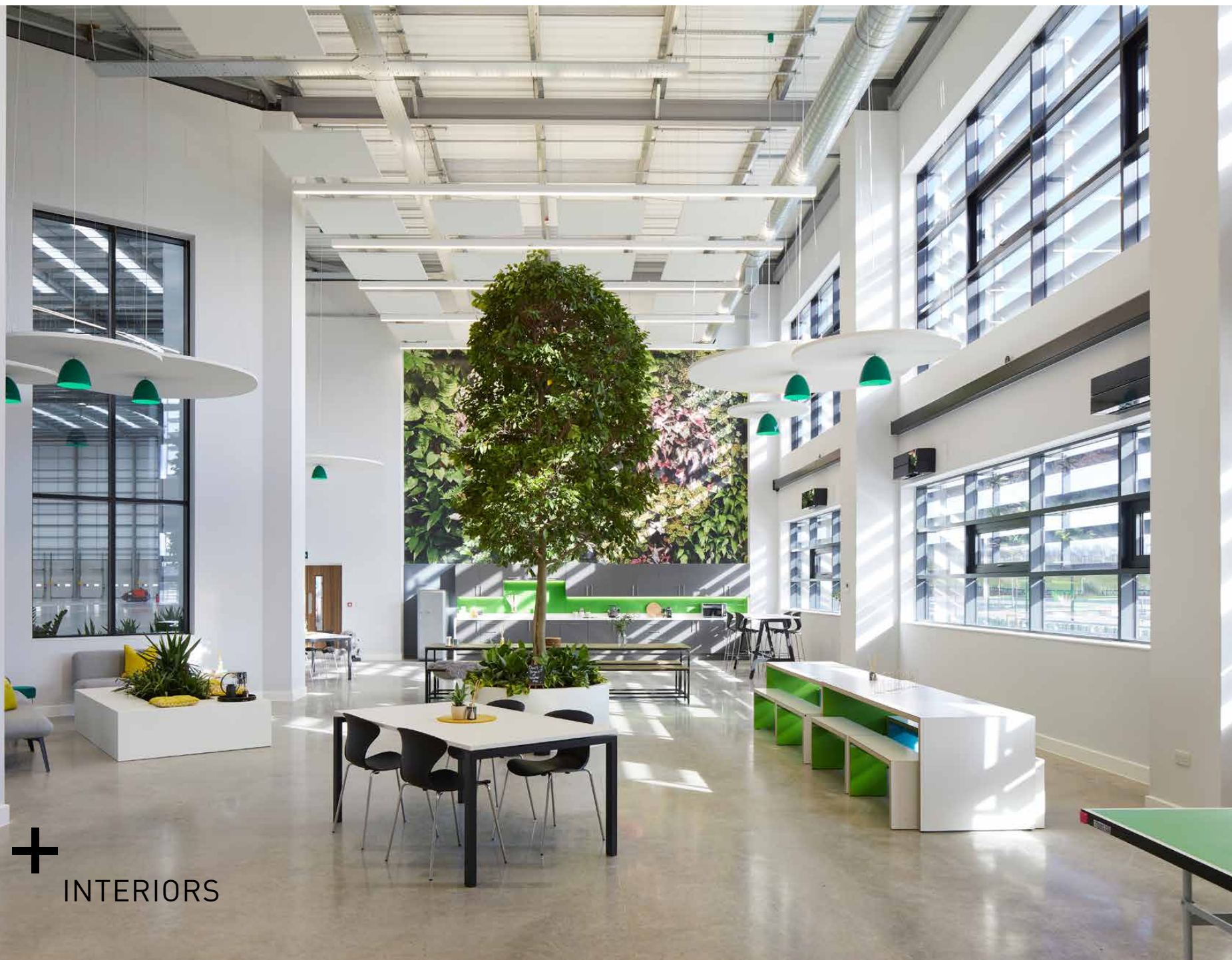
MULTI-LEVEL





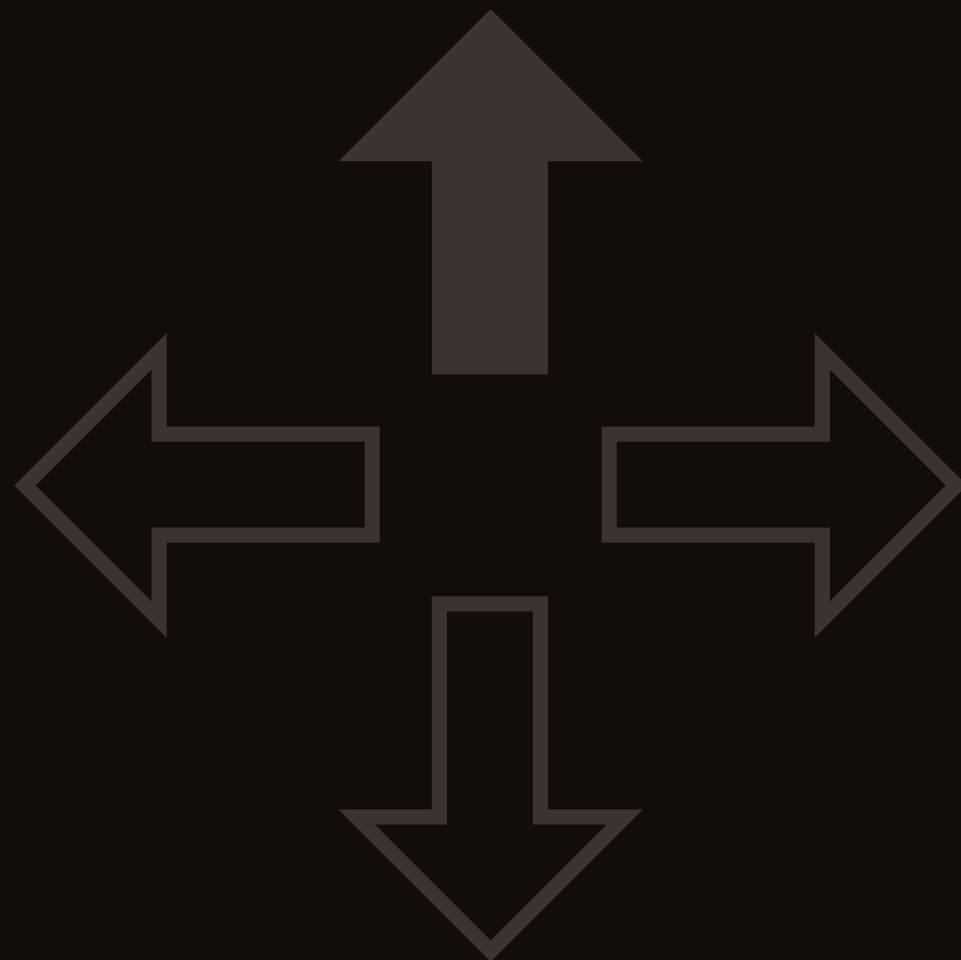
URBAN LOGISTICS





INTERIORS

+ INDUSTRIAL
PROJECTS



**DERBY TRIANGLE****SIDEWAY, STOKE-ON-TRENT****GRANGE PARK, NORTHAMPTON****MAGNA PARK, GAZELEY, LUTTERWORTH SOUTH**



THE BRIDGE, DARTFORD, KENT



PROLOGIS RFI, DIRFT I, II AND III, DAVENTRY



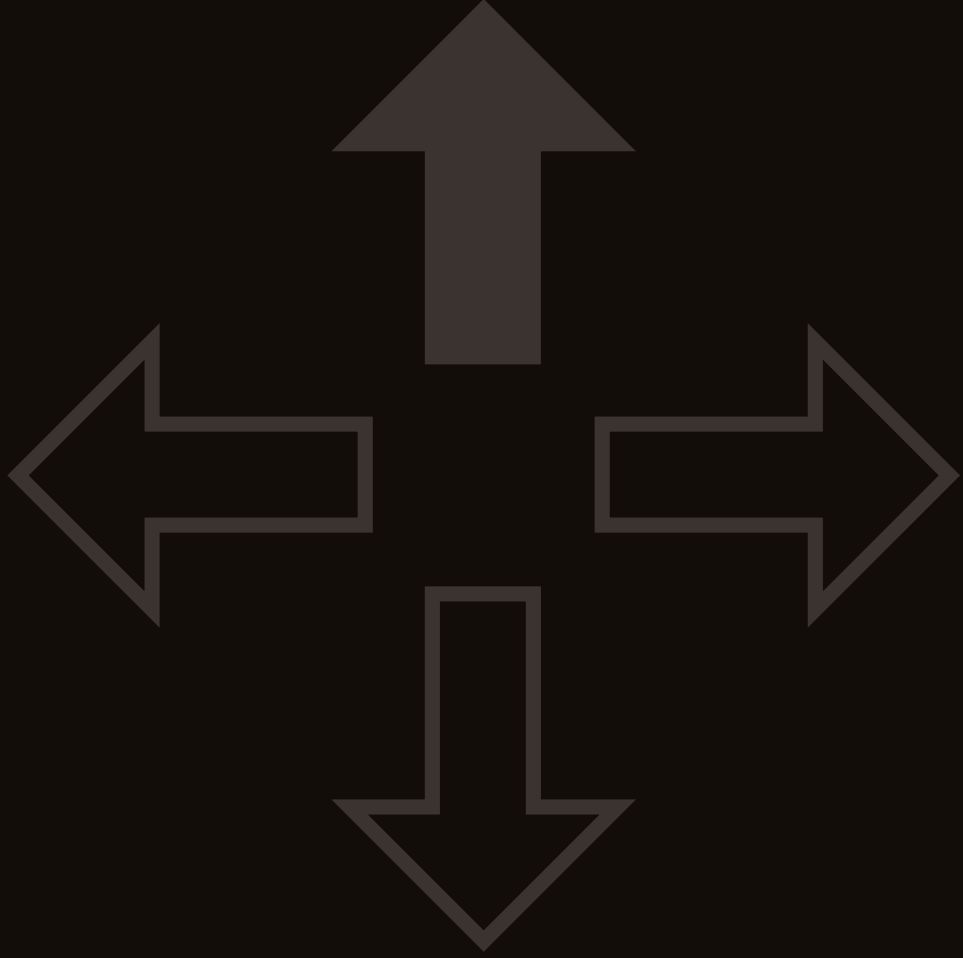
ALYESFORD, KENT



ST. MODWEN PARK BURTON, BURTON UPON TRENT



INDUSTRIAL
PROJECTS





PROLOGIS DC3 DIRFT RUGBY



PROJECT OVERVIEW

CLIENT Prologis UK Ltd

FORM OF CONTRACT Design & Build

SIZE 49,888m² (536,991ft²)

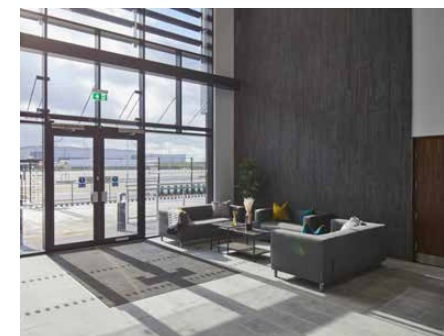
DURATION 50 weeks

YEAR OF COMPLETION 2020

BREEAM Excellent

BIM LEVEL 2

- Speculative distribution unit.
- Welfare facilities using WELL Building Standard.
- 21m clear internal height providing unrivalled cubic capacity.
- Cohesive architectural style for office elements and gatehouse.
- Double height reception area with views into warehouse space.
- Flexible open plan office accommodation with a range of fit-out options.







PROLOGIS RFI DIRFT PHASE III DAVENTRY



PROJECT OVERVIEW

CLIENT Prologis UK Ltd

FORM OF CONTRACT Design & Build

SIZE 887m² (9,551ft²)

YEAR OF COMPLETION 2021

BREEAM Excellent

BIM LEVEL 2

- The Hub, as the building is known, is a dedicated centre for logistics training and education that can be used by occupiers at DIRFT.
- The building has three distinct areas, a reception and café, three flexible training rooms and three smaller meeting rooms.
- The building specification applies a range of sustainable thinking, from sustainably sourced materials in line with our Sustainable Procurement Plan to lighter colours on external finishes to reflect thermal radiation and help avoid overheating.
- SGP was able to use its in-house VR system to help the client visualise every element of the design.





MAGNA PARK SOUTH LUTTERWORTH



PROJECT OVERVIEW

CLIENT GLP

FORM OF CONTRACT Design & Build

SIZE 287,709m² (3 million ft²)

DURATION 23 weeks

YEAR OF COMPLETION 2023

BREEAM Excellent

- SGP Started working with GLP at Magna Park South in 2017, creating a masterplan for 3 million square feet of quality warehousing with ancillary office space.
- We designed the first two phases of the park which includes eight units of varying size.
- This last phase continues the focus on delivering a range of unit sizes that are in demand in the market and will attract large-scale, household names to the area. Existing units are already tenanted by names such as Unipart, Whistl, Centrica and Amazon.



MAGNA PARK SOUTH LUTTERWORTH



PROJECT OVERVIEW

- Working with contractor TSL on the design development and continuing to use the BIM modelling that so improved communications and build time during the first phase.
- Our design uses GLP's brand specifications of a cladding panel system with a palette of blue tones, creating a group of buildings that share an overall look and identifies GLP warehouses across the country.



CHRISTMAS HILL BUSINESS PARK OXFORDSHIRE



PROJECT OVERVIEW

CLIENT Westhill Estates

FORM OF CONTRACT Design & Build

YEAR OF COMPLETION 2023

BREEAM Excellent

- Comprises 14 steel-framed small and medium-sized warehouse and light industrial units.
- Five units include fully fitted open-plan ancillary offices with showers and changing facilities.
- Key features: large 50m service yards, 50kN/m² floor loadings, BREEAM 'Excellent', EPC 'A' ratings, PV renewable energy, and electric vehicle charging points.
- The site includes seven buildings; five have divided units, and two offer single warehouse spaces.
- Designed for flexibility, allowing for potential subdivision or reconfiguration to accommodate diverse businesses.





PROLOGIS MIDPOINT



PROJECT OVERVIEW

CLIENT Prologis UK Ltd

FORM OF CONTRACT Design & Build

SIZE 15,213m² (163,754ft²)

YEAR OF COMPLETION 2023

- A 163,754 sqft industrial and warehouse unit, which has achieved the rare “Best in Class” EPC A+ rating.
- SGP designed DC6 to maximise the site and deliver a unit with a 15m haunch height, a two-storey outboard office, service yard, gatehouse, parking and landscaping. A single storey Hub, based on Prologis’ parameter styles, contains welfare and office facilities for drivers and onsite team.
- SGP was design and delivery architect, working with Readie Construction who recently received an impressive Considerate Contractor Scheme score of 41/45 for the project. We delivered a modern, flexible unit, which met Prologis’ high sustainability and welfare standards – targeting to achieve BREEAM Excellent – making this one of the most sustainable units in Birmingham.
- SGP was also the BIM Co-ordinator on the BIM level 2 project, leading meetings from the beginning to facilitate good collaboration between the companies, detecting clashes and pinch points early and keeping the project on budget and schedule. At Prologis’ request, post-project building data was created in the COBie format.





CHRISTCHURCH SOMERFORD



PROJECT OVERVIEW

CLIENT Hamdon Gate Developments

FORM OF CONTRACT Design & Build

SIZE 2,465m² (27,413ft²)

YEAR OF COMPLETION 2022

BREEAM Very Good

- A new terrace of trade units, plus two restaurants with drive thru facilities, on Somerford Road in Christchurch, Dorset.
- The redevelopment of the brownfield site includes a terrace of nine industrial units with first-floor mezzanine, plus a fast-food restaurant and a coffee shop.
- The latter units, measuring 2,500 sqft and 2,200 sqft respectively, were pre-let and have been built to the tenants' requirements.



TEAL PARK NOTTINGHAM



PROJECT OVERVIEW

CLIENT Henry Davidson Developments

FORM OF CONTRACT Design & Build

SIZE 12,124m² (130,501ft²)

DURATION 50 weeks

YEAR OF COMPLETION 2023

- Six industrial/warehouse units, ranging from 9,000 to 30,000 sqft, and an additional six trade units, ranging from 2,000 to 4,000 sqft, this latest phase is the last on the eight-hectare employment zone.
- The industrial and warehouse units were sited close by residential and other buildings, so we had to take care to minimise any disruption from the trade elements, by installing acoustic fencing around some of the service yards, for example.
- Acting as Design and Delivery architects, SGP also submitted planning applications for the Local Centre phase, which comprises a range of local amenities, such as an Aldi store, four-unit retail terrace, a nursery and a pub.





FELIXSTOWE

PROJECT OVERVIEW

CLIENT Uniserve

FORM OF CONTRACT Design & Build

SIZE 69,677m² (750,000ft²)

YEAR OF COMPLETION 2021

BREEAM Very Good

- Full detailed design of base build and operator fitout including ambient and chill.
- The development consists of a storage unit with ancillary office and staff areas.
- The warehouse is to be used for high rack storage at ambient temperature alongside four mezzanine storage levels. Additionally there is 100,000 sqft of freezer storage and a chilled marshalling zone.
- The warehouse has a footprint of 46,000 sqft with a maximum internal height of 23 metres and 21 metres at haunch. The mezzanines are at 50,000 sqft at each level.
- The office is over 3 levels with an associated plant deck over the offices that is linked to the mezzanine floors.







PROLOGIS BROOKLANDS BAKERY

PROJECT OVERVIEW

CLIENT Prologis UK Ltd

SIZE 11,253m² (121,128ft²)

YEAR OF COMPLETION 2022



- A 121,128 sqft manufacturing and distribution facility on a former bakery site at Prologis Park Brooklands, next door to the world's first purpose built racing track and home of the first British Grand Prix in 1926.
- The scheme included the demolition and redevelopment of the 5.21 acre site in Weybridge into a single warehouse unit with 14,294 sqft of Grade A ancillary offices, car and cycle parking, access and landscaping.
- The DC1 unit is surrounded by existing operational industrial units, a residential area, the Metropolitan Green Belt, the former aerodrome and racing circuit and Brooklands Site of Nature Conservation Importance (SNCI).
- In addition to high quality build and design, Prologis logistics developments place a great emphasis on sustainability, biodiversity and creating outdoor amenity space.
- A 'Net Zero Carbon – Construction' when considered against the UKGBC Framework for Net Zero Carbon Buildings. The unit has a BREEAM Excellent rating, EPC A+ and has additional scope to add PV panels onto the roof. Climate change and flood risk has been considered in the drainage scheme, with the SUDS including a 970m³ attenuation tank beneath the service yard and car parking to manage surface water run-off.





BLUEPRINT ERITH LONDON



PROJECT OVERVIEW

CLIENT Firethorn Trust

FORM OF CONTRACT Design & Build

SIZE 93,984m² (101,163ft²)

YEAR OF COMPLETION 2023

- SGP was novated to contractor Glencar as delivery architect for the replacement of an existing warehouse and yard with four modern single storey terraced warehouse units and external site works including hardstanding, car parking, landscaping and drainage.
- The units range from 19,374 sqft to 31,355 sqft, and have a clear height to the underside of the haunch of 12 metres, internal Grade A office space and mezzanine storage.
- Delivered to net-zero carbon in construction, achieving a BREEAM 'Very Good' and an EPC A rating, with 15% rooflight coverage, 13 EV charging points and LED lighting. A Photovoltaic 'ready' roof structure will provide for future full PV coverage, should a tenant require it.





NAMRC INFINITY PARK DERBY



PROJECT OVERVIEW

CLIENT Infinity Park Derby LLP

FORM OF CONTRACT Design & Build

SIZE 4,300m² (46,904ft²)

VALUE £20 million

YEAR OF COMPLETION 2023

BREEAM Good (and EPC A rating)

AWARDS East Midlands Property Awards
Construction Project of the Year 2023 –
Winner

- Design and build of a 46,904ft² research and development design and manufacturing centre at Infinity Park Derby (IPD), for Nuclear AMRC Midlands.
- Situated on an approximately 2.4 hectares (6 acres) site, the 21,528ft² manufacturing centre, with a haunch height of 10m, provides the best layout for flow, positioning of equipment and maximum use of space. The two storey 25,210 sqft office and welfare facility contains laboratories, testing and prototyping facilities along with technical development offices. A double height atrium marks the entrance to the facility and provides exhibition space to showcase the work carried out there.







PETS AT HOME STAFFORDSHIRE

PROJECT OVERVIEW

CLIENT Stoford Properties Ltd

SIZE 62,278m² (670,366ft²)

YEAR OF COMPLETION 2023

- A three-storey, 45,000 sqft office projects from the corner of the warehouse, housing the main entrance with windows and doors highlighted in Pets at Home green.
- Our design is bespoke to Pets at Home's needs with the base build design being handled by our team in Leicester and our specialist interiors team in Leeds creating a concept and detailed design for the interior.
- Working to a brief from Pets at Home, SGP's interior design originally included office space, staff welfare areas and restaurant, administration zones and meeting rooms plus a training facility with a series of spaces that could accommodate from 12 to over 100 people.
- A shared and affiliated SGP Revit model promoted good communication and facilitated coordination between the Cat A and Cat B teams, making it more straightforward to accommodate the changes required by Pets at Home. Instructions and information provided in 2D formats were added into the 3D Revit model to make sure all the parties were aware, and revisions were actioned.
- The external amenity spaces also incorporated elements that were unusual and individual to Pets at Home's requirements. A dedicated pet walking area was included in addition to a mile-long circular pedestrian walking path along the circumference of the site. The walk makes the most of natural and man-made features, passing by a section of wetland and wet woodland – a Site of Biological Importance (SBI) – as well as skirting a balancing pond. A staff picnic area also encourages staff to take breaks in the fresh air.
- SGP's masterplan added a new roundabout and road extensions for the site and integrated good cycle and pedestrian links, including a cycle connection to the highways network and a wider connectivity to north Staffordshire cycle and walking routes.







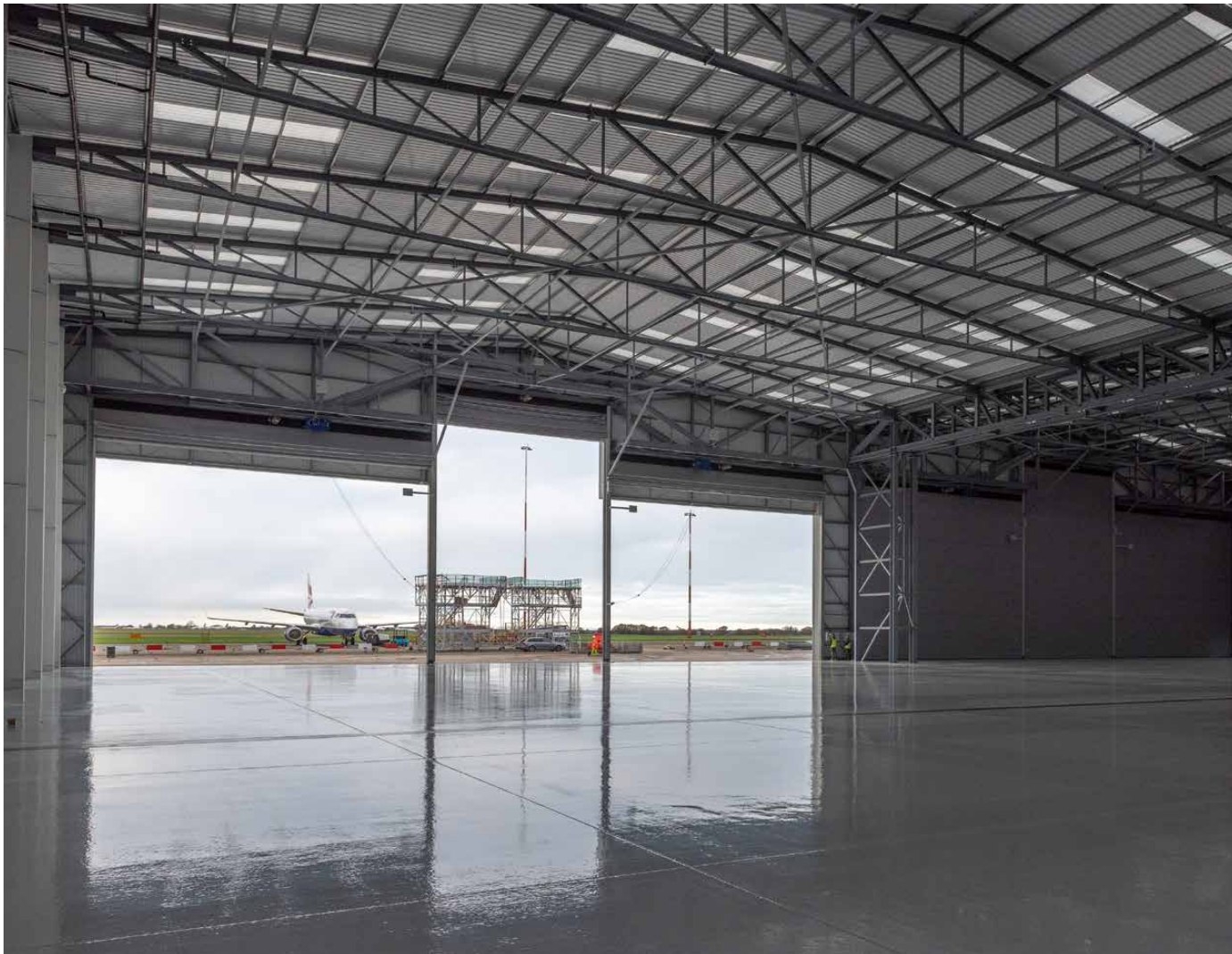
NORWICH AIRPORT HANGAR AND WORKSHOP

PROJECT OVERVIEW

CLIENT Rigby Group plc

VALUE £7 million

YEAR OF COMPLETION 2020



- Double bay hangar capable of housing two Airbus 320 aircraft with apron access.
- Norwich Airport is home to major offshore helicopter transport operations, corporate aviation, general aviation and flight school activities. The airport is also a centre of Maintenance, Repair and Overhaul (MRO) excellence.
- This Hangar and workshop provides further airside development as Norwich International Airport continues to grow.







ELSTREE STUDIOS BOREHAMWOOD



PROJECT OVERVIEW

CLIENT Panattoni

FORM OF CONTRACT Design & Build

SIZE 12,820m² (138,000ft²)

YEAR OF COMPLETION 2022

BREEAM Very Good

- 138,000 sqft warehouse and office space on the site of the first Elstree Studios, Borehamwood, home to icons of the golden age of film, including the 1958 Inn of the Sixth Happiness and 2001: A Space Odyssey.
- Design includes service yards and car parking with spaces for electric vehicles and cycles and an unusual boundary treatment that mixes security with references to the site's past icons.
- The campus has achieved BREEAM "Very Good" and includes PV panels on the roofs, EV charging points, cycle storage and external lighting running with timers and motion sensors to minimise unwanted light spill.





3-6 SPRING PLACE KENTISH TOWN



PROJECT OVERVIEW

CLIENT SEGRO plc

FORM OF CONTRACT Design & Build

SIZE 760m² (20,603ft²)

YEAR OF COMPLETION 2023

- Repurposing of existent buildings.
- SEGRO first venture into last mile logistics and distribution.
- Flagship building.
- Existing live railway passing over.







UNITS A, B AND C FAIRWAY DRIVE GREENFORD



PROJECT OVERVIEW

CLIENT SEGRO plc

FORM OF CONTRACT Design & Build

SIZE 11,454m² (123,293ft²)

DURATION 73 weeks

YEAR OF COMPLETION 2021

BREEAM Excellent

- Demolition of 7 commercial and industrial buildings that have become tired and out of date
- Erection of 3 units split into a single unit and pair of semi-detached that exceed current regulatory requirements
- Installation of living walls to the office elevation to soften the industrial aesthetic
- Erection of a new gate house to secure the private estate road from the public highway

+ GIGAFACTORY



ARTIST IMPRESSION

PROJECT OVERVIEW

CLIENT Confidential

FORM OF CONTRACT Design & Build

SIZE 5.7 million sqft

VALUE £2.5 billion

- The submitted plans provide an updated analysis of the economic benefits of a Gigafactory to the West Midlands. The proposals would deliver 5.7m sqft of space for both battery production and recycling as well as create 6,000 new jobs and tens of thousands more in the supply chain.
- The proposals also confirm that the Gigafactory will be powered by 100% green energy, using a combination of sources including solar and wind power, as well as grid supplied renewables, and will be able to recycle used batteries as well as build new ones in an industry-leading approach known as 'cradle to cradle'.



HILLTOP INDUSTRIAL ESTATE



PROJECT OVERVIEW

CLIENT Westmoreland Properties Ltd

FORM OF CONTRACT Design & Build

SIZE 4,040m² (43,484ft²)

YEAR OF COMPLETION 2023

- Sited on 1.34 hectares of brownfield land, the warehouse includes 3,060 sqft of offices on the first floor and a mezzanine floor for plant, along with car parking, service yard, landscaping and earthworks.
- We worked closely with our client Westmoreland Properties Ltd to optimise the unit size and facilities whilst keeping a significant area of existing woodland. The treatment of the eastern side of the warehouse will include timber effect panels, responding to the concerns of the local council for the development to reflect its environment, being on the edge of the National Forest.





SIEMENS
LINCOLN



PROJECT OVERVIEW

CLIENT St.Modwen Properties

FORM OF CONTRACT Design & Build

SIZE 12,100m² (130,243ft²)

VALUE £12 million

YEAR OF COMPLETION 2013

BREEAM Outstanding/Excellent

- 15m deep floor plates for the office, separated from workshop.
- Efficient compound columns to the workshop to provide flexible crane use.
- 9 x 24m grid to maximize efficiency.



PLOT 3010 DP WORLD LONDON GATEWAY



PROJECT OVERVIEW

CLIENT Prologis UK Ltd / DP World London Gateway (Joint Venture)

FORM OF CONTRACT Design & Build

SIZE 30,000m² (330,000ft²)

VALUE £10 million

DURATION 40 weeks

YEAR OF COMPLETION 2015

BREEAM Excellent

- A joint venture between Prologis UK Ltd and DP World London Gateway.
- Part of the UK's most advanced deep-sea port.
- Tri-modal infrastructure via sea, rail and road
- 30,000m² 15m high distribution facility.
- LDO and PNF planning process.



STADIUM TRADE & BUSINESS PARK READING



PROJECT OVERVIEW

CLIENT Prologis UK Ltd / DP World
London Gateway (Joint Venture)

FORM OF CONTRACT Design & Build

SIZE 1,410m² (15,178ft²)

VALUE £10 million

DURATION 40 weeks

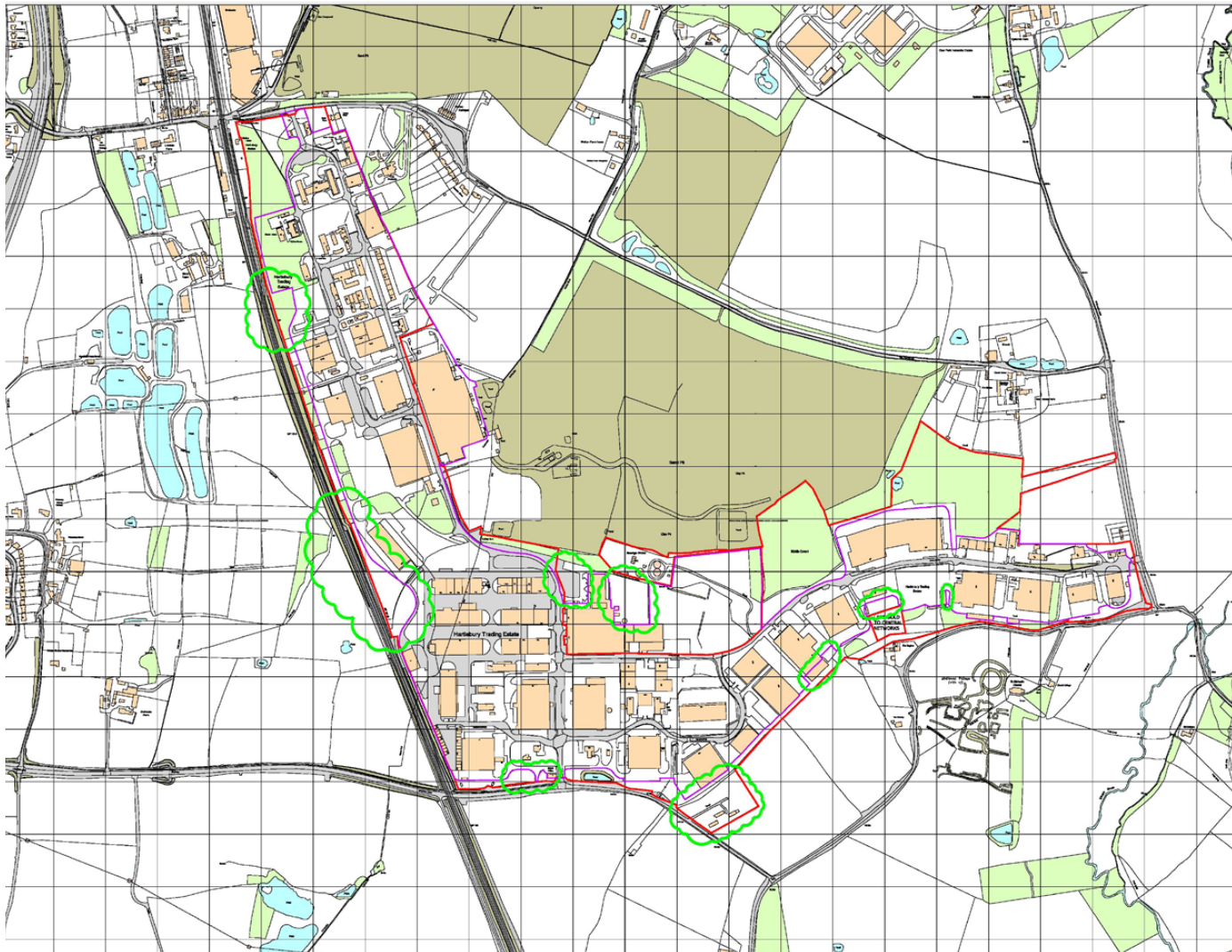
YEAR OF COMPLETION 2023

- Four light industrial units totalling 15,178 sqft (GEA) on Stadium Trade & Business Park, Reading. Replacing premises destroyed by fire in 2020, SGP's design has kept the original footprint but subdivided the space into four units, ranging from 2,500 – 3,500 sqft.
- The design retains the original building's form and proportions to tie into the existing terrace but uses modern materials to improve the aesthetic of the units and bring them up to current building standards, including improved energy efficiency.





HARTLEBURY TRADING ESTATE



PROJECT OVERVIEW

- Hartlebury Trading Estate is Worcestershire's largest commercial estate, offering excellent access links to the UK motorway network via its close proximity to the M5 and M42. The Estate currently houses 90 businesses in 130 buildings ranging from 500 sqft to more than 100,000 sqft in a fully landscaped environment that extends to over 230 acres.



HARTLEBURY TRADING ESTATE

PROJECT OVERVIEW

CLIENT Schroders Capital UK

FORM OF CONTRACT Design & Build

YEAR OF COMPLETION 2022

BREEAM Very Good

- Unit 45, the 44,553 sqft speculative unit has a 3316 sqft mezzanine office area, and the scheme includes car parking, service yards and landscaping.
- Unit 60 is a 33,118 sqft GIA new build, designed in close collaboration with the new tenant.
- Unit 117 is an extension of an existing building to create a terrace of five speculative units ranging from 5,036 sqft to 6,092 sqft.





UTOPIA CITY BYNE LANE WREXHAM

PROJECT OVERVIEW

CLIENT Net World Sports

FORM OF CONTRACT Design & Build

PLANNING APPROVAL 2024

- A comprehensive masterplan setting out a vision for a Grade-A development comprising 18 mixed-use units, including industrial and logistics, storage, manufacturing, F&B and leisure facilities, in an extensively landscaped setting.
- The hybrid application seeks detailed permission for nine high-quality units of a mix of sizes, with three outline parcels providing flexibility for future phases to be delivered.
- Taking inspiration from Net World Sports' corporate branding and its recently completed HQ building that sits adjacent to the site, SGP's design forms a unique sense of place, maintaining a high-quality aesthetic across all of the proposed buildings whilst also allowing enough flexibility for future occupiers to apply their corporate branding and identity.





FULWOOD PARK HUTHWAITE

PROJECT OVERVIEW

CLIENT Rula Developments

FORM OF CONTRACT Design & Build

SIZE 17,707m² (191,000ft²)

YEAR OF COMPLETION 2024

BREEAM Excellent

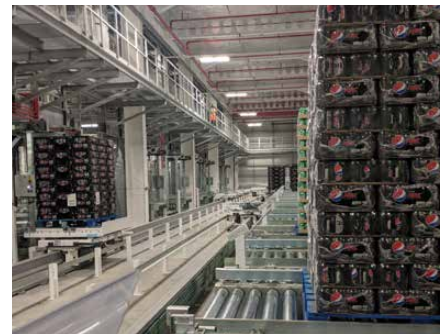
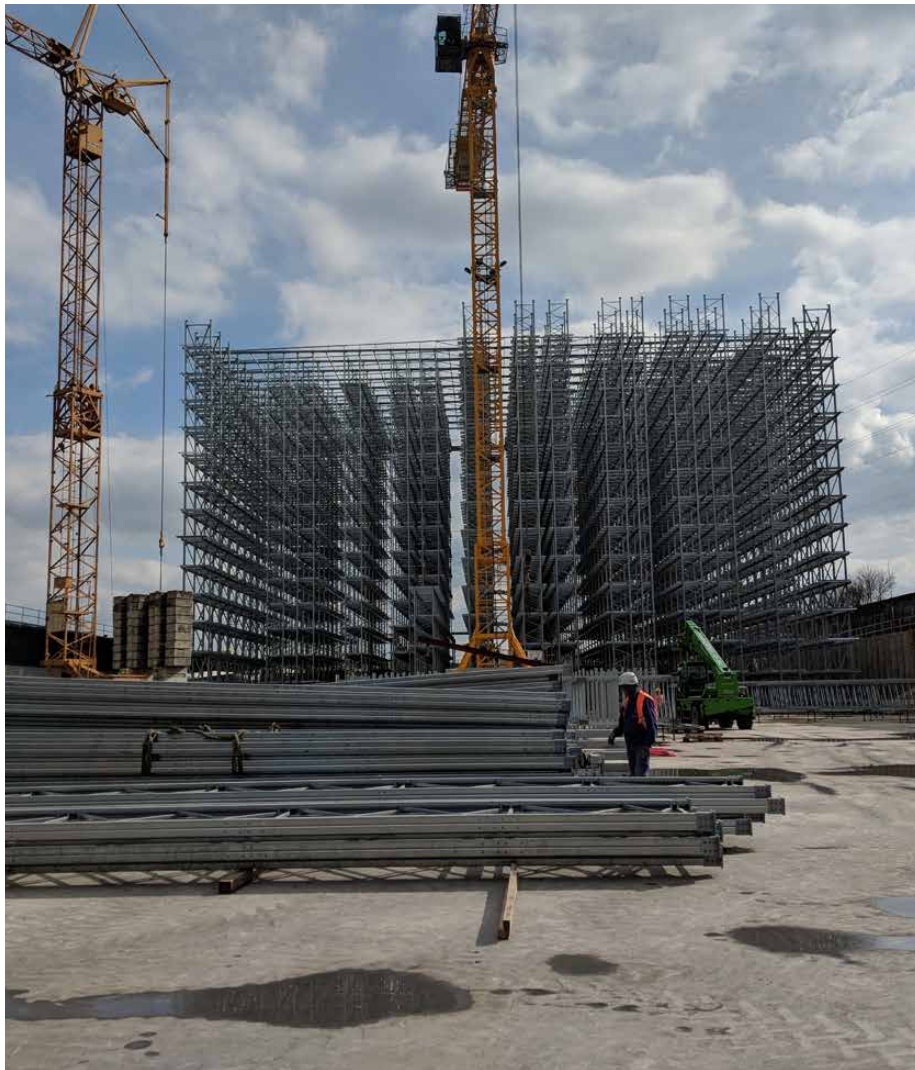
- SGP's design for client Rula Developments makes maximum use of the site to deliver a single unit warehouse with 17 dock and three level access doors, a three-storey outboard office, gatehouse, car

parking, delivery yard and associated landscaping.

- SGP's intent was to deliver a state-of-the-art design proposal including green spaces, and a sense of place, created through careful site arrangement, sensitive scale and geometry and thoughtful materiality. The building is arranged with active frontages along the park's main access road, addressing focal points and vistas within the site, whilst the service areas face internally within the site to minimise operational impacts on existing buildings.



HIGHBAY WAREHOUSE RUGBY



PROJECT OVERVIEW

CLIENT Britvic Soft Drinks Ltd

FORM OF CONTRACT Design & Build

SIZE 9743m² (104,873ft²)

VALUE £10 million

COMPLETION 2018

- A 104,873ft² fully automated high bay warehouse including ancillary offices, gatehouse and associated access, car parking and landscaping for Britvic plc.
- Fully automated warehouse facility including ancillary offices, gatehouse and associated access, car parking, landscaping and a underground tunnel linking existing and new facilities.



COMMON USER FACILITY LONDON GATEWAY



PROJECT OVERVIEW

CLIENT Buckingham Group

FORM OF CONTRACT Design & Build

SIZE 19,199m² (206,654ft²)

VALUE £6 million

DURATION 52 weeks

YEAR OF COMPLETION 2015

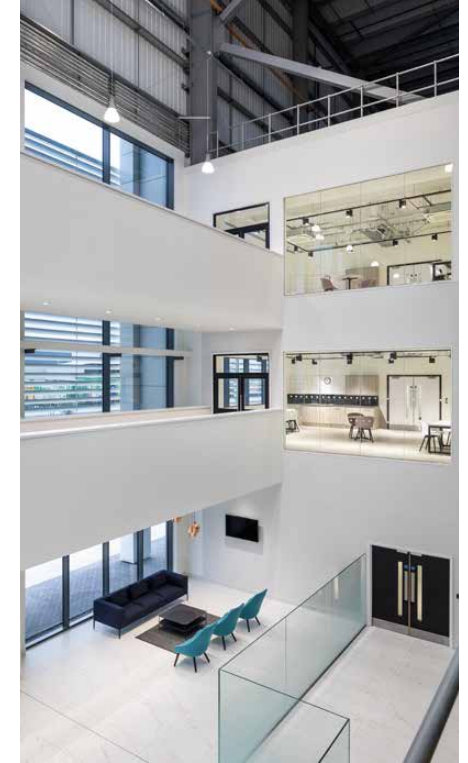
- Flexible tenancy designed in (short term lease for warehouse and office space).
- Cross docked with 38 dock levellers
- First building built on the London Gateway Logistics Park.
- Delivered with BIM, to full COBie standards (including major disciplines from the design team).







DC2 DIRFT DAVENTRY



PROJECT OVERVIEW

FORM OF CONTRACT Design & Build

SIZE 37,350m² (404,385ft²)

VALUE £18 million Base Build

DURATION 53 weeks

YEAR OF COMPLETION 2018

BREEAM Excellent

- Design & delivery of warehouse and associated three-storey office including fitout.
- Delivered using BIM Level 2.
- BREEAM of Excellent with a total score of 80.4% and has become the gateway building into the DIRFT RFI Daventry.







HERMAN MILLER PORTAL MILL MELKSHAM



PROJECT OVERVIEW

CLIENT First Industrial/Herman Miller

FORM OF CONTRACT Design & Build

SIZE 16,258m² (175,000ft²)

VALUE £11 million

DURATION 40 weeks

YEAR OF COMPLETION 2015

BREEAM Very Good

- Clear design concept.
- Modern and clear destination for logistics facility with Reglit cross glass on an innovative CAM providing focal point.
- Design street with entrance and amenity facilities providing good staff interaction and well being.



APPLEBY LODGE WELLINGBOROUGH



PROJECT OVERVIEW

CLIENT Prologis UK Ltd

FORM OF CONTRACT Design & Build

SIZE 35,241m² (379,350ft²)

VALUE £14.6 million

DURATION 40 weeks

YEAR OF COMPLETION 2018

BREEAM Excellent

- Completed to suit fit out requirement of Yusen Logistics.
- Easy access to M1, A45 and A14.
- First unit at Appleby Lodge.





BODEN OPTIMUS POINT LEICESTER

PROJECT OVERVIEW

CLIENT Wilson Bowden Developments

FORM OF CONTRACT Design & Build

SIZE 23,389m² (251,757ft²)

VALUE £14.1 million

DURATION 43 weeks

YEAR OF COMPLETION 2017

- 250,000ft² of warehouse.
- 25,000ft² of office.
- Junction 21A off the M1.





HYDRAFORCE BIRMINGHAM



PROJECT OVERVIEW

CLIENT First Industrial
FORM OF CONTRACT Design & Build
SIZE 12,000m² (129,166ft²)
VALUE £17 million
DURATION 38 weeks
YEAR OF COMPLETION 2015
BREEAM Very Good

- 20,000ft² office area spread across three floors.
- 100,000ft² production space.
- Quality laboratory.





STERIS WATERMEAD LEICESTER



PROJECT OVERVIEW

CLIENT Albert Browne Ltd

FORM OF CONTRACT Design & Build

SIZE 5,895m² (63,454ft²)

VALUE £7.7 million

- A new build facility for the R&D, design, production and supply of sterilisation test and monitoring equipment in the medical and food industries.
- A showcase for product quality, QA and production.
- Merges staff and processes from two sites with potential expansion.









GRANGE PARK NORTHAMPTON



PROJECT OVERVIEW

CLIENT Goodman Logistics

FORM OF CONTRACT Design & Build

SIZE 43,713m² (470,522ft²)

VALUE £14 million

DURATION 33 weeks

YEAR OF COMPLETION 2016

BREEAM Very Good

- Two speculative distribution units.
- 28,690m² warehouse with two-storey hub facilities and projecting offices.
- Single sided yard with 26 dock levellers and four level access doors.
- 15,023m² warehouse with integrated 2-storey office.
- Single sided yard with 16 dock levellers and two level access doors.





UNIT DC1 SIDEWAY STOKE-ON-TRENT

PROJECT OVERVIEW

CLIENT Prologis UK Ltd

FORM OF CONTRACT Design & Build

SIZE 48,905m² (526,400ft²)

VALUE £15 million

DURATION 45 weeks

YEAR OF COMPLETION 2016

BREEAM Excellent

- Industrial building including ancillary offices, yard, car parking and gatehouse.
- Cross dock facility with 15m haunch height .
- Separate access for heavy goods vehicles with security fence protected yard.
- 76 dock levellers, 8 access doors.









DIRFT II ZONE 3 SAINSBURY'S GENERAL MERCHANDISE NDC



PROJECT OVERVIEW

CLIENT Prologis UK Ltd

FORM OF CONTRACT Design & Build

SIZE 90,726m² (976,617ft²)

VALUE £55 million

DURATION 52 weeks

YEAR OF COMPLETION 2015

BREEAM Excellent

- General Merchandise NDC with 27m high bay.
- Cross-docked facility.
- New intermodal rail terminal.
- Dedicated container handling area.
- Full coordination of fit-out with Sainsbury's design team.





ST. MODWEN PARK BURTON BURTON UPON TRENT



PROJECT OVERVIEW

CLIENT St. Modwen Properties

FORM OF CONTRACT Design & Build

SIZE 8,082m² (87,000ft²)

VALUE £2.6 million

DURATION 42 weeks

YEAR OF COMPLETION 2016

-
- Phased Masterplan.
 - The Burton Gateway site has an outline approval for a total of 1 million ft² of industrial use.
 - Phase 1: 87,000ft² industrial unit with internal office accommodation.
 - Phase 2: 120,000ft² unit total in 2018.
 - Phase 3: 103,000ft² unit in 2019.



STONEBRIDGE WEST LIVERPOOL



PROJECT OVERVIEW

CLIENT St. Modwen Properties

FORM OF CONTRACT Design & Build

SIZE 5,759m² (62,000ft²)

VALUE £3.6 million

DURATION 40 weeks

YEAR OF COMPLETION 2017

- Four speculative units of various sizes ranging from 30k to 5k ft² completed April 2017.
- Extensive use of a multi tonal plank system to create visual interest on a prominent roadside site.





DPD/GEOPOST HINCKLEY

PROJECT OVERVIEW

CLIENT Goodman Logistics

RIBA Stage 3

SIZE 31,000m² (330,000ft²)

VALUE £25 million

YEAR OF COMPLETION 2013

- Parcel Hub Facility for DPD/Geopost.
- 470m long x 40m wide.
- Ancillary building including vehicle maintenance workshops and gatehouses.



HOUSTOUN BUSINESS PARK LIVINGSTON



PROJECT OVERVIEW

CLIENT Chancergate

FORM OF CONTRACT Design & Build

SIZE 3,644m² (39,225ft²)

VALUE £4 million

DURATION 33 weeks

YEAR OF COMPLETION 2020

- Two terraces comprising 8 units with the flexibility to combine several units.
- Sizes ranging from 3,512ft² to 10,010ft²
- Corporate palette introduced to building reveals.
- Electric car charging facilities to all units.
- Shared secured site.





DC1 PROLOGIS PARK DUNSTABLE



PROJECT OVERVIEW

CLIENT Prologis UK Ltd

FORM OF CONTRACT Design & Build

SIZE 30,000m² (320,000ft²)

VALUE £10.5 million

DURATION 39 weeks

YEAR OF COMPLETION 2014

BREEAM Outstanding

AWARDS BREEAM AWARDS
2015 shortlisted

-
- A Case Study for logistics development in challenging environmental conditions.
 - Excellence in public consultation.
 - SolarWall® 'passive solar collector' providing pre-heated air to office areas.
 - Parcel Hub Facility for DPD/Geopost
 - 470m long x 40m wide.
 - Ancillary building including vehicle maintenance workshops and gatehouses.



DC2 PROLOGIS PARK DUNSTABLE



PROJECT OVERVIEW

CLIENT Prologis UK Ltd

FORM OF CONTRACT Design & Build

SIZE 28,000m² (310,000ft²)

VALUE £12 million

DURATION 37 weeks

YEAR OF COMPLETION 2016

BREEAM Outstanding

AWARDS BREEAM AWARDS
2017 shortlisted





WINCANTON HODDESDON CHILLED FROZEN AND AMBIENT

PROJECT OVERVIEW

CLIENT Goodman Logistics

FORM OF CONTRACT Design & Build

SIZE 18,580m² (200,000ft²)

YEAR OF COMPLETION 2010

BREEAM Excellent

- Full co-ordination of 200,000ft² DC.
- Chilled, frozen and ambient storage.
- Fit-out including racking, ancillary areas and office.





BMW PROLOGIS PARK PINEHAM



PROJECT OVERVIEW

CLIENT Prologis UK Ltd

FORM OF CONTRACT Design & Build

YEAR OF COMPLETION 2011

BREEAM Excellent

EPC A Rated

-
- NDC for BMW Group UK.
 - Handling of parts for BMW, Mini, Rolls Royce and BMW Motorbikes.
 - Cerberus roof innovation.
 - Co-ordination of goods including: Hazardous materials, Tyres, Parts, Caged items , In-rack sprinkler facility.



MARKS & SPENCER PLC BRADFORD GENERAL MERCHANDISE

PROJECT OVERVIEW

CLIENT Prologis UK Ltd

FORM OF CONTRACT Design & Build

SIZE 93,000m² (1 million ft²)

YEAR OF COMPLETION 2010

BREEAM Excellent

EPC A Rated

- Single minimum radius roof to reduce overall height.
- Three levels of mezzanine floors.
- General merchandise racking plan co-ordination.
- Co-ordination of goods-in/out/returns and staging sequencing.
- Optimising building height to accommodate racking capacity.
- Full office fit-out.
- 15m clear height.



AMAZON LOGISTICS NORTH BOLTON



PROJECT OVERVIEW

CLIENT Exeter CIG, First Industrial

FORM OF CONTRACT Design & Build

SIZE 33,444m² (360,000ft²)

YEAR OF COMPLETION 2016

- Three levels of mezzanine.
- Multi-deck car park.
- 18 Ac site.
- Junction 4 of the M61.





BAYTON ROAD EXHALL WARWICKSHIRE



PROJECT OVERVIEW

CLIENT Loades plc

FORM OF CONTRACT Design & Build

SIZE 13,586m² (146,240ft²)

VALUE £2 million

DURATION 25 weeks

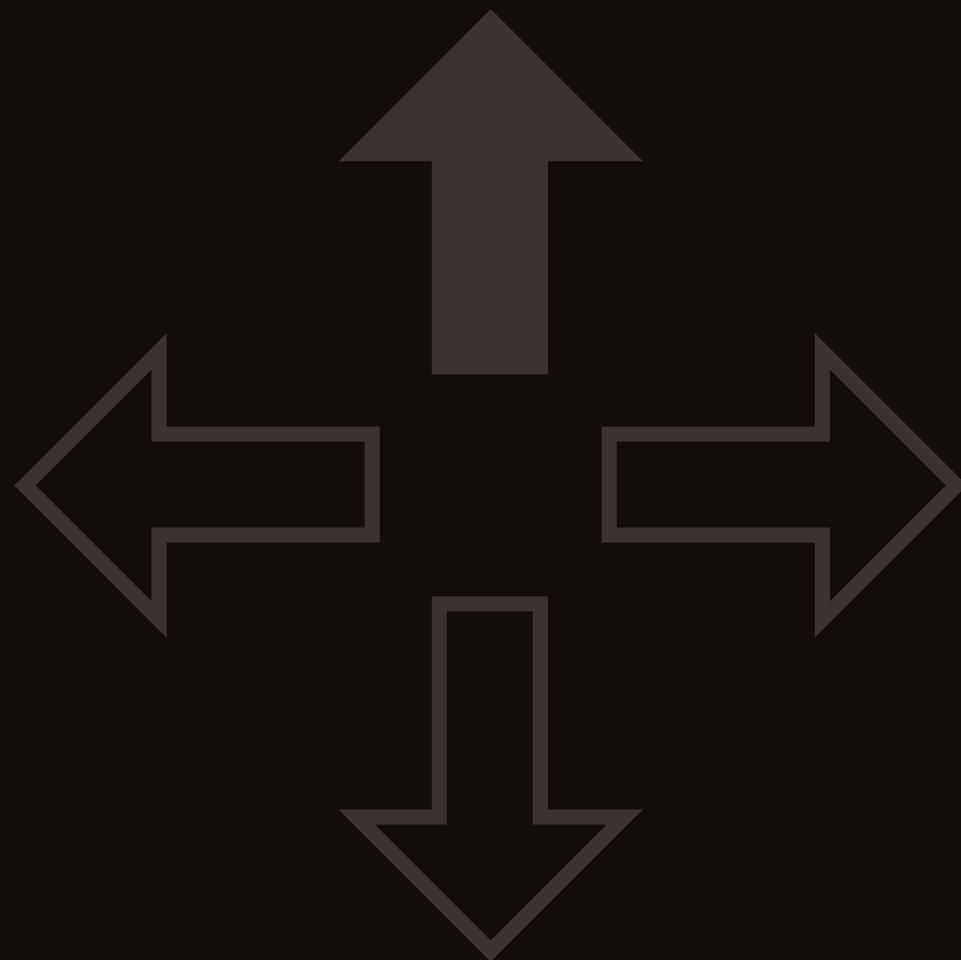
YEAR OF COMPLETION 2018

BREEAM Very Good

- Bespoke unit designed to attract high technology engineering and manufacturing tenants, as well as being suitable for logistics use.
- Unit is sub-divided into two, with a two-storey core in each.
- The main feature is the entrance, accentuated with Rockpanel Chameleon cladding. Depending upon the individual's distance and perspective, the time of day and, of course, the weather the colour of the panel changes.

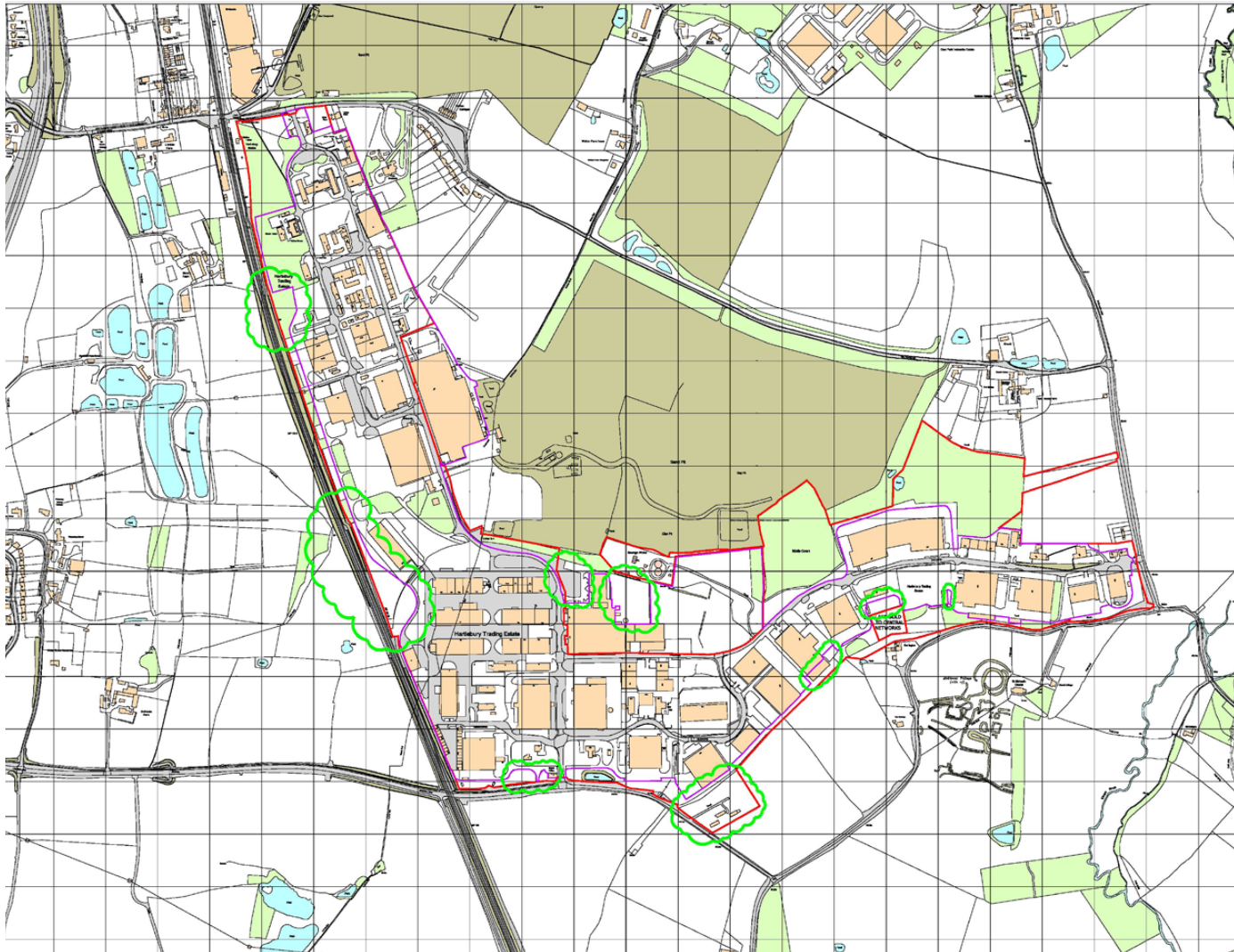


INDUSTRIAL
FIT-OUT /
REFURBISHMENT /
RE-PURPOSING





UNIT 131 HARTLEBURY TRADING ESTATE



PROJECT OVERVIEW

CLIENT Schroder UK Real Estate

FORM OF CONTRACT Design & Build

VALUE £250,000

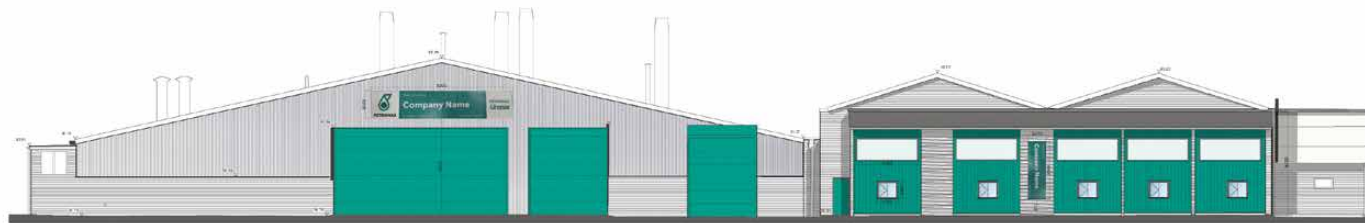
YEAR OF COMPLETION 2015

- Part of 200 acre trading estate.
- Refurbishment of existing building.
- Recladding of external envelope.
- Design ties in with marketing and signage strategy for the estate.





ALLTRUCK BAKEWELL ROAD LOUGHBOROUGH



East Facing Elevation 1:100



Phase 1 + Phase 4 Op.1 Front Elevation 1:100



Proposed Front Elevation Phase 1 + 2 only, Pre Construction of First Floor Office 1:100



Phase 1 Rear Elevation 1:100



West Facing Elevation 1:100



PROJECT OVERVIEW

CLIENT Rotherhill Developments Ltd

FORM OF CONTRACT Design & Build

SIZE 449m² (4,833ft²)

VALUE £3.8 million

DURATION 20 weeks

YEAR OF COMPLETION 2016

- Phased project to accommodate commercial demand and continuous site occupation by client.
- Potential to add office extension to Phase 4.
- Generating new office and staff areas with upgrades to facades including creating new openings.
- Full architectural services including Principal Designer role.



MARKS & SPENCER PLC BRADFORD FIT-OUT



PROJECT OVERVIEW

CLIENT Marks & Spencer plc

FORM OF CONTRACT Interiors/Fit-out

VALUE £250,000

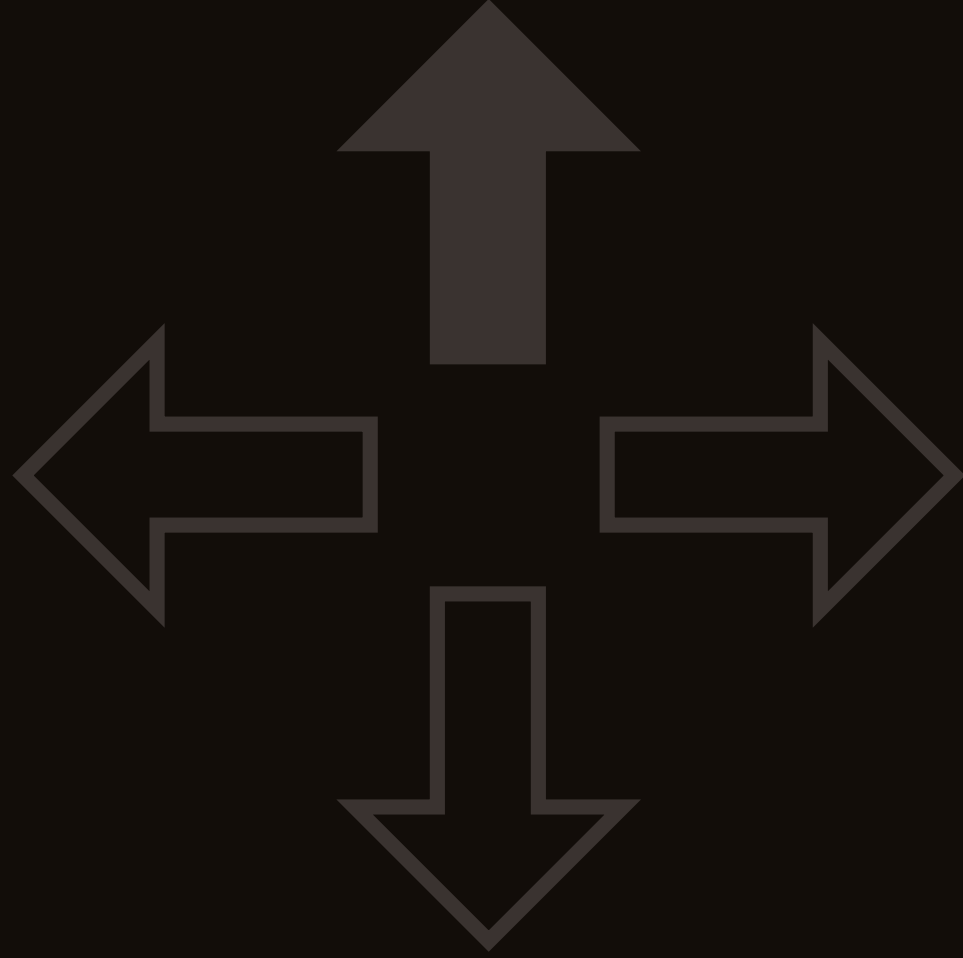
YEAR OF COMPLETION 2014

- Mixed mode heating and ventilation.
- Building management system that balances requirements for heating, cooling and ventilation.





FURTHER INFORMATION
KEY CONTACTS + OUR
CAPABILITY PORTFOLIOS





KEY CONTACTS



JAMES NICHOLLS

BA(Hons) Dip Arch Dip AP RIBA
MANAGING PARTNER

PERSONAL PROFILE

Having worked predominantly in the commercial sector for several well-known UK practices, James joined Stephen George + Partners in 1998. He established our Solihull office in 2002 and became a Partner in 2010.

A dedicated strategist, James has designed and delivered many complex industrial, commercial and retail schemes. From this, he has developed an expertise in the logistics and distribution sector and is a regular contributor to the national debate on the future of logistics in influential industry magazines and conferences.

His understanding of **clients'** commercial requirements and ability to build strong relationships has generated new opportunities for SGP in the UK and overseas.

James chairs our Business Development Group, a key forum in developing our strategy for growth.



Connect with James



MARCUS MADDEN-SMITH

BA(Hons) Dip Arch Dip AP RIBA
PARTNER

PERSONAL PROFILE

Marcus joined Stephen George + Partners in 1997 as an architectural assistant and has progressed through the business becoming a Partner in 2016.

Marcus leads a dedicated team of architects and technologists that has a proven track record in the design and delivery of high-quality commercial developments. Coordinating sites typically with challenging physical, ecological and legal constraints to provide robust innovative solutions promoting social **value** and sustainability. He has over twenty years' experience working in most commercial sectors, with expertise in the industrial sector and masterplanning.

Marcus is responsible for managing the Stephen George + Partners Building Information Modelling and IT strategy and is a member of The Chartered Institute of Logistics and Transport.



Connect with Marcus



RICHARD SMYTH

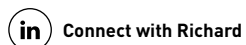
BA(Hons) Dip Arch Dip AP RIBA
PARTNER

PERSONAL PROFILE

In 2014, Richard returned to Stephen George + Partners following 10 years leading multi-disciplinary design teams on developments specialising in complex industrial facility design, manufacturing and infrastructure.

Working from the Solihull office, Richard takes responsibility for maintaining key **client** relationships, providing technical leadership to all project teams and directorship from inception to completion.

Richard also has extensive experience in the delivery of BIM projects and is a member of Stephen George + Partners' BIM Steering Group. In addition, Richard is head of both the Design & Delivery Groups for the practice ensuring project efficiency, consistency and the delivery of projects are of a high quality and standardised approach.



JAY SILVA

BA(Hons) MArch PGDip Arch ARB RIBA
PRINCIPAL ARCHITECT

PERSONAL PROFILE

Jay joined Stephen George + Partners after graduating from her Masters at Leicester School of Architecture in 2020. She is an enthusiastic Architect with experience in Residential, Logistics, Masterplanning and Commercial projects. Her academic success led to her final design thesis being shortlisted for the RIBA East Midlands Student Award 2020.

Jay brings technical know-how in masterplanning and placemaking. Having worked on several large unit schemes across multiple sectors. She has a passion for urban studies and space-making in general.

She believes in educating young Architecture students and helps students during all stages of their career with a particular interest in training to become a Chartered Architect.

She is a member of the ARB and RIBA. While also being involved in SGP's Better Building Programme who aim to get awareness of embodied carbon to primary school children. She is also championing SGPeople, a social media initiative about the staff at SGP.





OUR PORTFOLIOS

Our portfolios are available, conveying our areas of expertise in many sectors.

Visit our website and download an electronic version from the relevant section www.stephengeorge.co.uk

Or email us at:

enquiries@stephengeorge.co.uk

Should you be interested in receiving hard copies of one or more of these, please contact any of our offices.

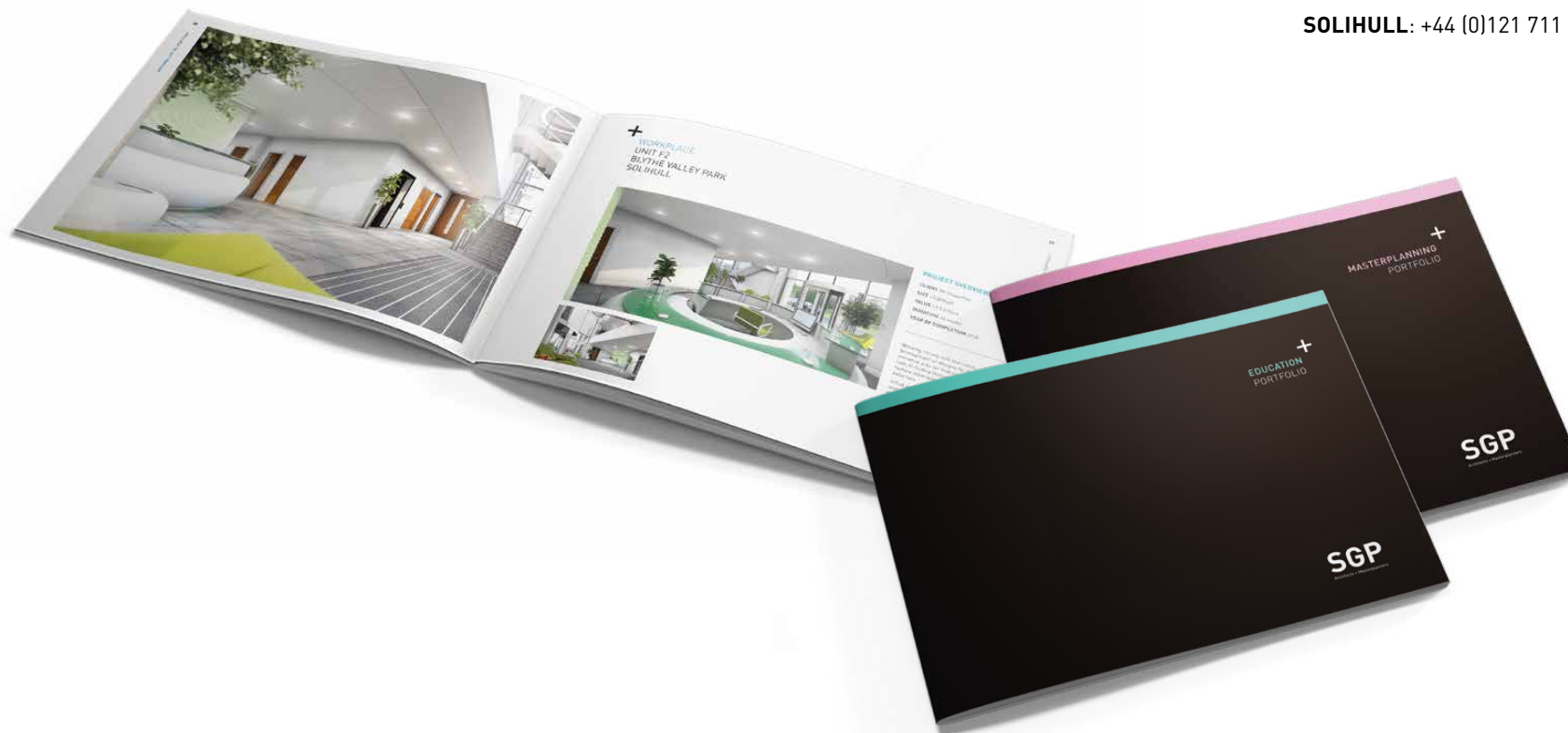
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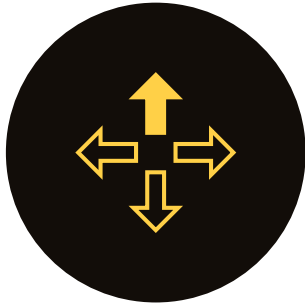
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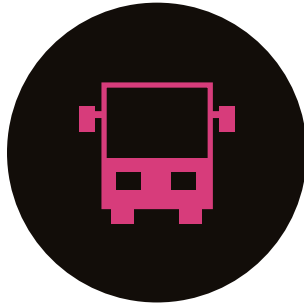


OUR SECTIONS

INDUSTRIAL



TRANSPORT



SCIENCE + INNOVATION



RETAIL + MIXED USE



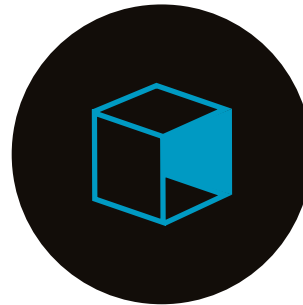
EDUCATION



HEALTHCARE



INTERIORS



MASTERPLANNING



OFFICE



RESIDENTIAL

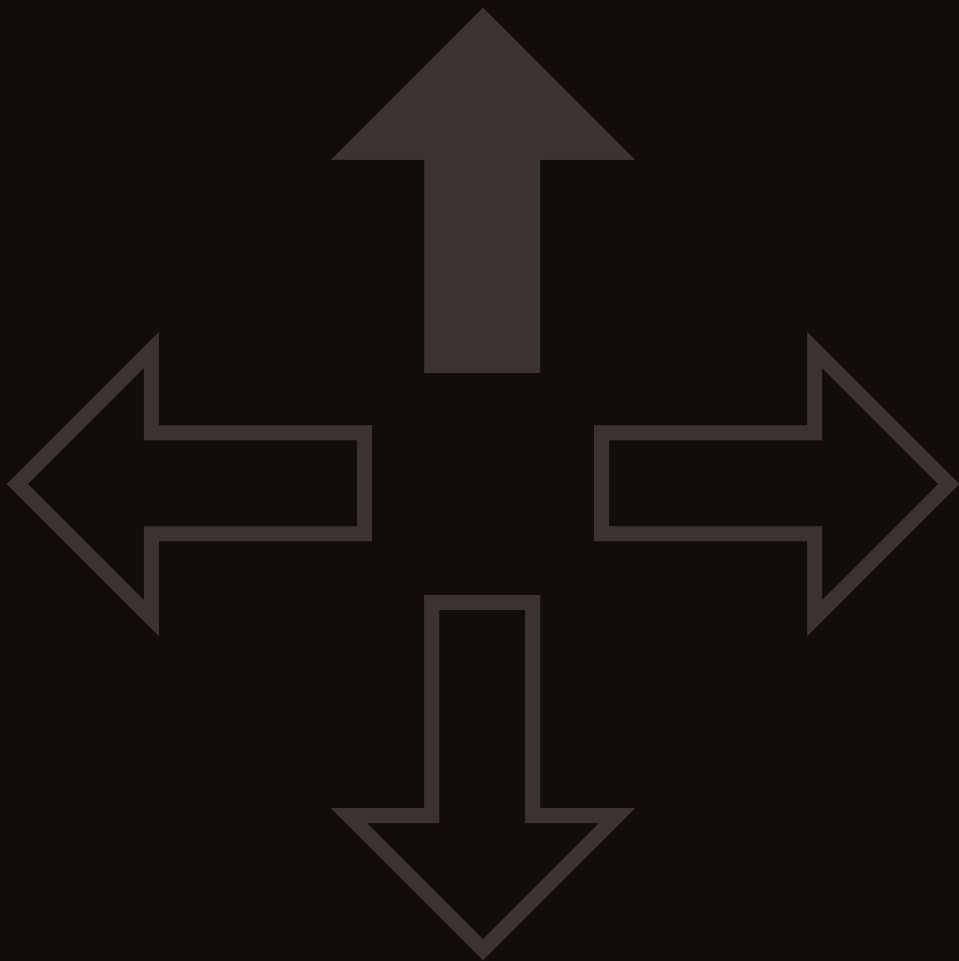


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SGP

Architects + Masterplanners