

Q1 2025

LATEST OPPORTUNITIES





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BUILD-TO-SUIT OPPORTUNITIES

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ABOUT GOODMAN

As a specialist global industrial property group, Goodman owns, develops and manages industrial real estate in strategic locations across 14 countries.

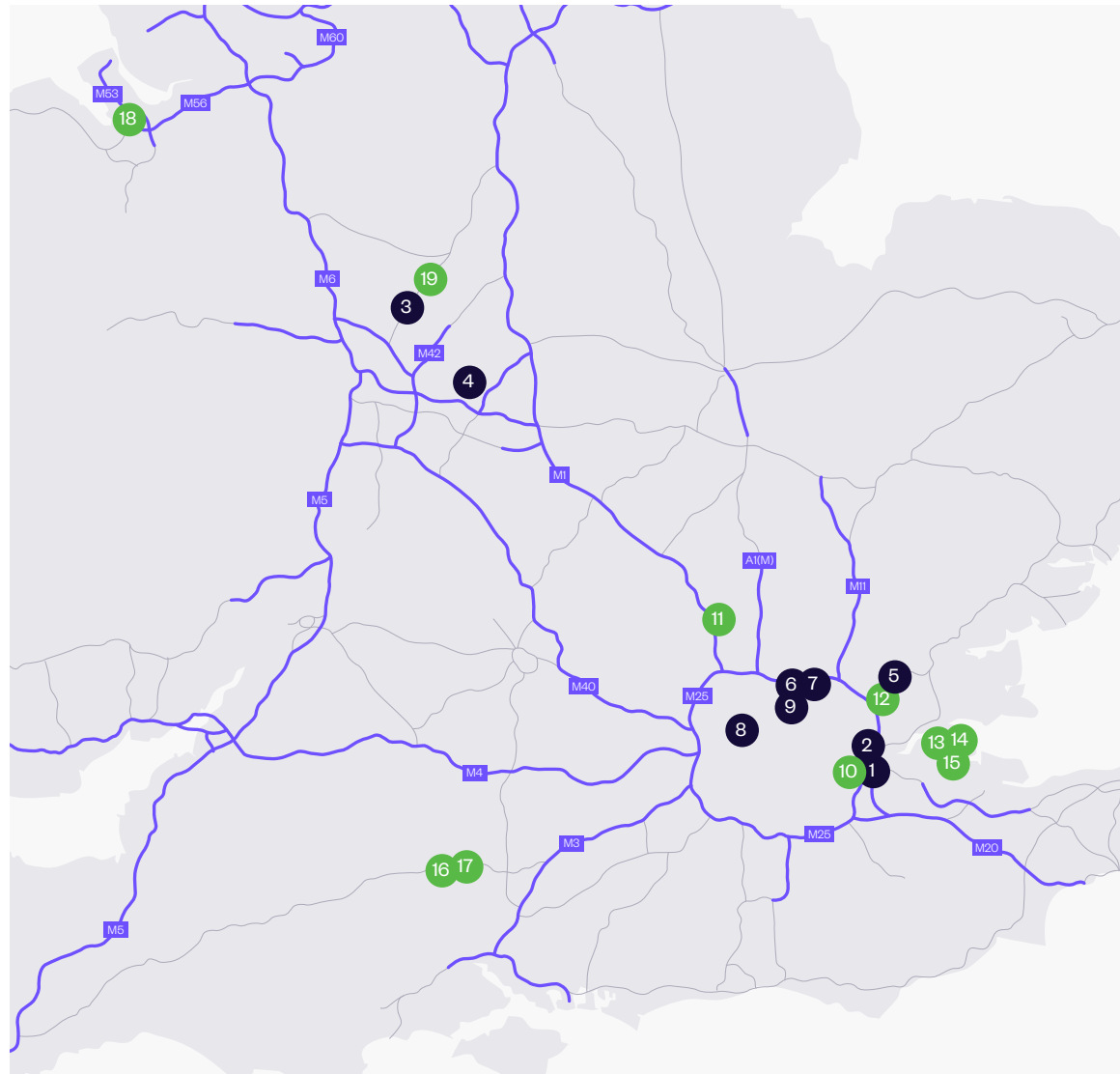
Founded more than 30 years ago, we focus on developing and managing high quality properties in key locations to benefit our customers now, and in the future, and to deliver sustainable returns for investors.

At the heart of this is our Own, Develop, Manage model - an integrated customer service offering that underpins our business and helps our customers and partners to grow and succeed.



STRATEGIC LOCATIONS

Our strategically-located employment sites offer excellent access to key transport infrastructure, including motorway interchanges, airports and ports.



AVAILABLE NOW

- 1 Crossways 241**
Crossways Commercial Park, Dartford
- 2 Purfleet 343**
Purfleet Commercial Park, Thurrock
- 3 Centrum 93**
Centrum Logistics Park, Burton upon Trent
- 4 Nuneaton 230**
Bermuda Park Industrial Estate, Nuneaton
- 5 Unit 3B**
London Brentwood Commercial Park, East Horndon – **Under offer**
- 6 Unit 2A/2B**
Martinbridge Trade Park, Enfield
- 7 Unit 2C**
Martinbridge Trade Park, Enfield – **Under offer**
- 8 Unit 13**
Staples Corner Business Park, London – **Under offer**
- 9 Unit D1**
Tottenham Commercial Park, London

PRE-LET AND BUILD-TO-SUIT OPPORTUNITIES

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Luton
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London Medway Commercial Park, Kent
- 14 Plot 2**
London Medway Commercial Park, Kent
- 15 Plot 8**
London Medway Commercial Park, Kent
- 16 Plot 8**
Andover Business Park, Hampshire
- 17 Plot 9**
Andover Business Park, Hampshire
- 18 Gateway Deeside**
Flintshire
- 19 East Midlands Intermodal Park**
Derby

AVAILABLE
NOW



CROSSWAYS COMMERCIAL PARK



Crossways 241

Dartford, DA2 6QS

AVAILABLE NOW

Join global avocado distributor Mission Produce and premium ingredients supplier Albion Fine Foods at this highly sustainable logistics development adjacent to J1a of the M25.

Key highlights:

- + BREEAM 'Excellent' specification and A+ EPC, providing energy and cost savings
- + Established business park setting with excellent on-site amenities and public transport links
- + Fast access to Central London (22 miles) and the national motorway network.

240,884 SQ FT



18m clear
internal height



55m yard
depth



2.5MVA



26 docks and 4
level access doors



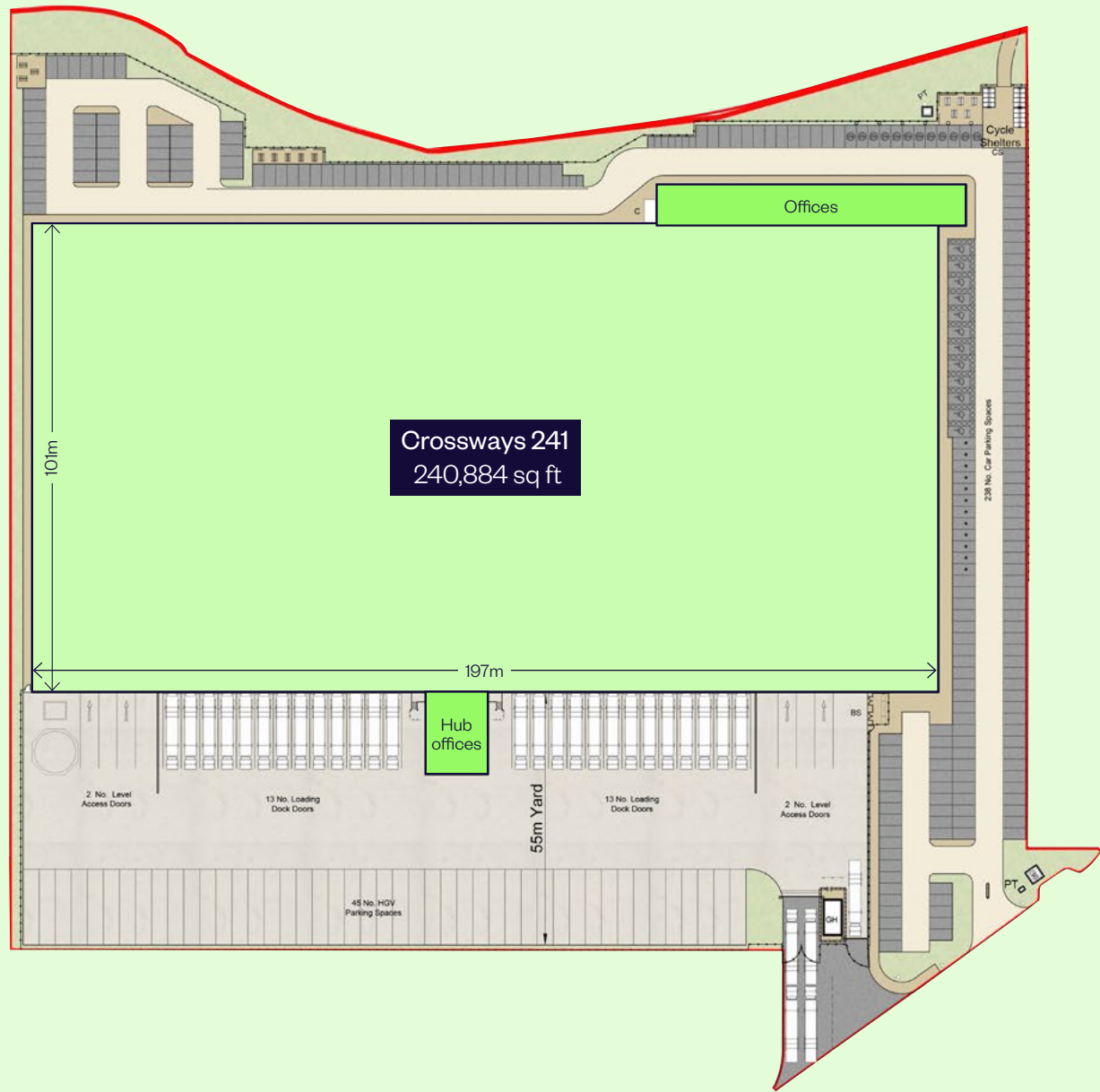
Solar PV system
of 1,030kWp



'Chill store ready'
building envelope

SITE PLAN

Crossways 241	sq ft	sq m
Warehouse	219,571	20,398
Undercroft	5,435	505
GF, 1F and 2F offices	13,402	1,245
Two storey hub office	5,090	472
Plant room / store	2,512	233
Gatehouse	309	28
TOTAL	240,884	22,378



Warehouse space
Office space



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PURFLEET COMMERCIAL PARK



Purfleet 343

M25 (J31), RM19 1NS

AVAILABLE NOW

As the largest warehouse available within the M25, Purfleet 343 provides strategically located logistics space with unrivalled road connections, excellent freight links and proximity to the UK's east coast ports.

Key highlights:

- + BREEAM 'Excellent' specification and A+ EPC, providing energy and cost savings
- + Strategic M25 location - 16 miles from Central London
- + Reach 21 million consumers within a two-hour drivetime.



343,281 SQ FT



18m clear
internal height



55m yard
depth



4MVA



32 docks and 4
level access doors



Solar PV system
of 995kWp



'Chill store ready'
building envelope

SITE PLAN

Purfleet 343	sq ft	sq m
Warehouse	309,937	28,794.1
Undercroft	5,497	510.7
Ground floor core	2,871	266.8
Two storey office	16,217	1,506.6
Two storey transport office	5,179	481.1
Gatehouse	342	31.8
Plant	3,238	300.8
TOTAL	343,281	31,891.9



Warehouse space
Office space



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CENTRUM LOGISTICS PARK



Centrum 93

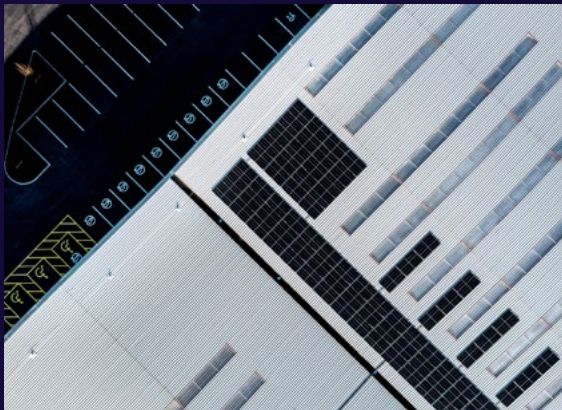
A38, Burton upon Trent, DE14 2SY

AVAILABLE NOW

Fronting the A38, Centrum 93 offers customers excellent brand visibility and good connectivity, with easy access to the A50 and national motorway network.

Key highlights:

- + Part of the established Centrum One Hundred development
- + Join customers including Palletforce, Clipper Logistics, DHL and Unipart
- + Competitive wage costs compared to the national average.



92,632 SQ FT



10m clear
internal height



45m yard
depth



1MVA



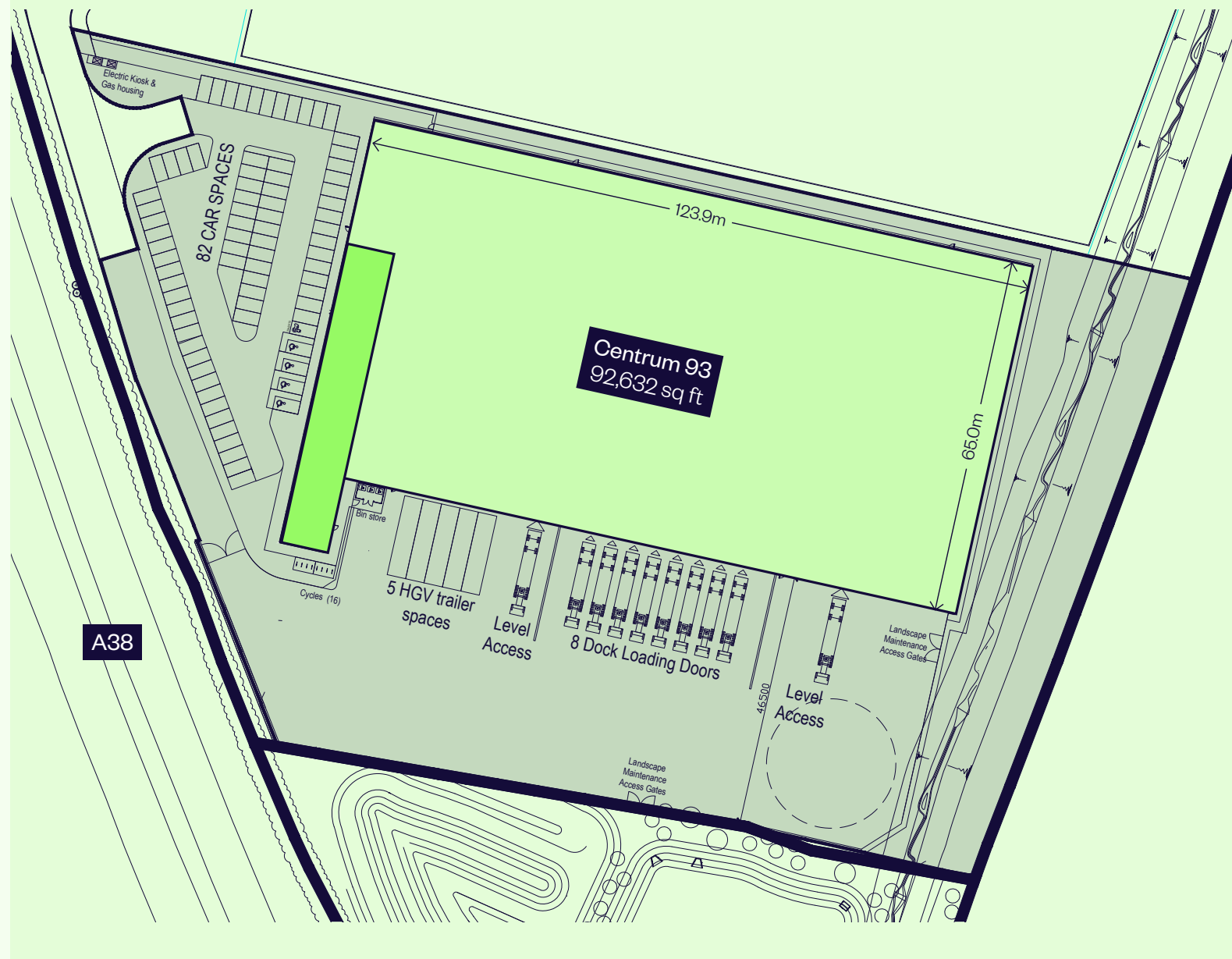
8 docks and 3
level access doors



Solar PV system
of 100kWp

SITE PLAN

Centrum 93	sq ft	sq m
Warehouse	87,379	8,118
First floor offices	4,660	433
Ground floor reception	593	55
TOTAL	92,632	8,606



Warehouse space
Office space



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BERMUDA PARK INDUSTRIAL ESTATE



Nuneaton 230

St George's Way, Nuneaton, CV10 7JS

AVAILABLE JULY '25

Nuneaton 230 provides a rare opportunity to lease a modern, fully fitted temperature-controlled facility offering 230,384 sq ft of high-quality warehouse space.

Key highlights:

- + Dedicated ambient, chilled and frozen areas, ideally suited to food production, temperature-controlled distribution or pharmaceutical use
- + Located two miles from the M6 (J3) and with easy access to the M1 via the A444 and M69
- + Excellent national reach, placing 24.7 million consumers within a two-hour HGV drivetime.

230,384 SQ FT



15m clear internal height
(excluding fit out)



67m yard
depth (max)



2.4MVA



21 docks and 4
level access doors



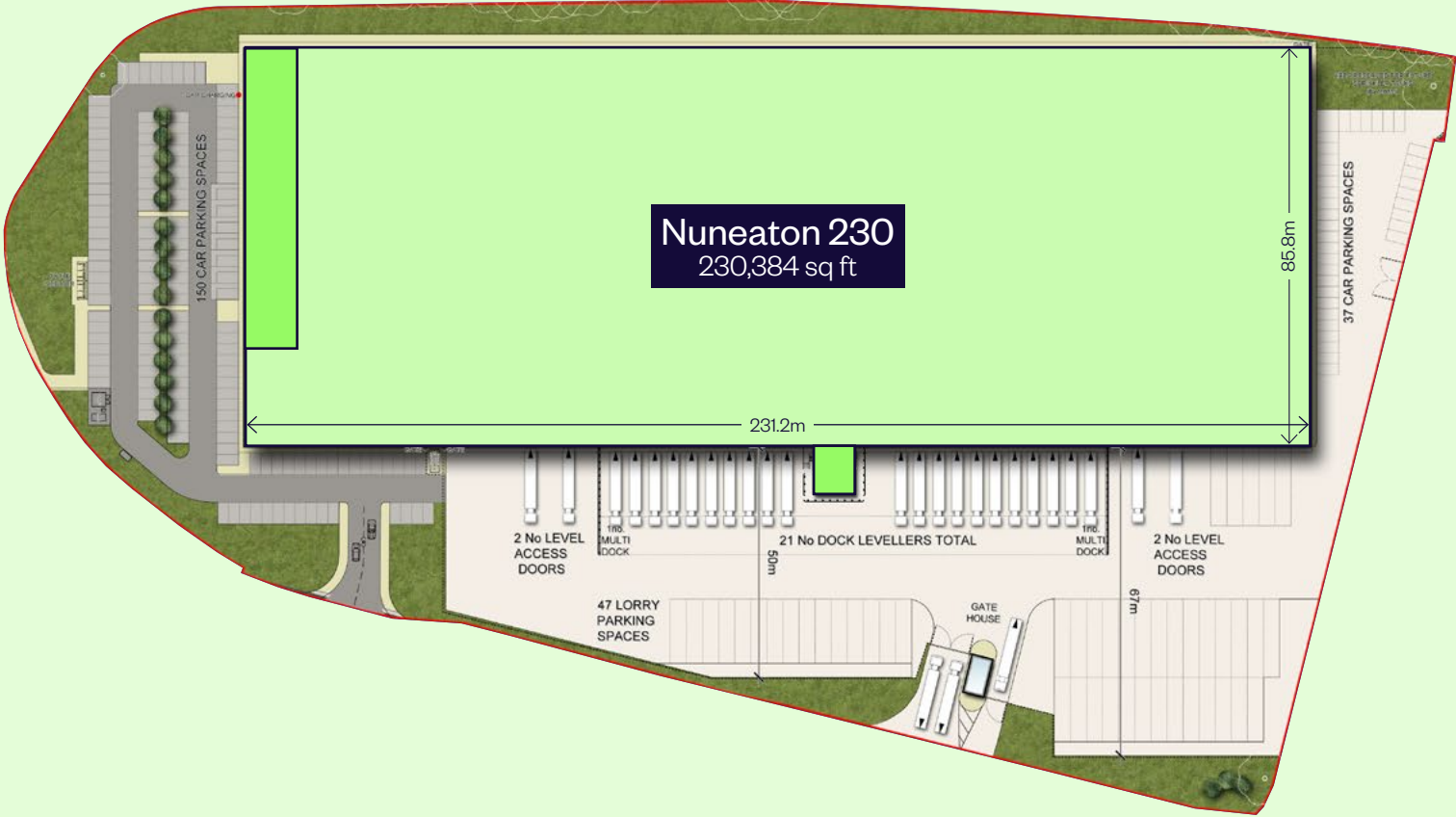
Solar PV system
of 606kWp



BREEAM 'Excellent'
and EPC 'A'

SITE PLAN

Nuneaton 230	sq ft	sq m
Warehouse	212,433	19,736
GF reception	970	90
First floor offices	7,469	694
Second floor offices	7,469	694
Hub offices	1,817	169
Gatehouse	226	21
TOTAL	230,384	21,404



- Warehouse space
- Office space



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LONDON BRENTWOOD COMMERCIAL PARK



Unit 3B

East Horndon, CM13 3LS

UNDER OFFER

Fronting the junction of the A128/A127 at East Horndon, London Brentwood Commercial Park offers highly accessible industrial and logistics space just three miles from the M25.

Key highlights:

- + With Phase 1 now complete, join global third-party logistics provider, Omlog, and aviation supply chain specialist, Farsound, at this high-quality commercial park environment
- + Fast links to the M25, just three miles from Junction 29
- + 6.7MVA available across the park
- + Units targeting BREEAM 'Excellent' and A EPC.

22,090 SQ FT



10m clear
internal height



32m yard
depth



250kVA



2 level
access doors



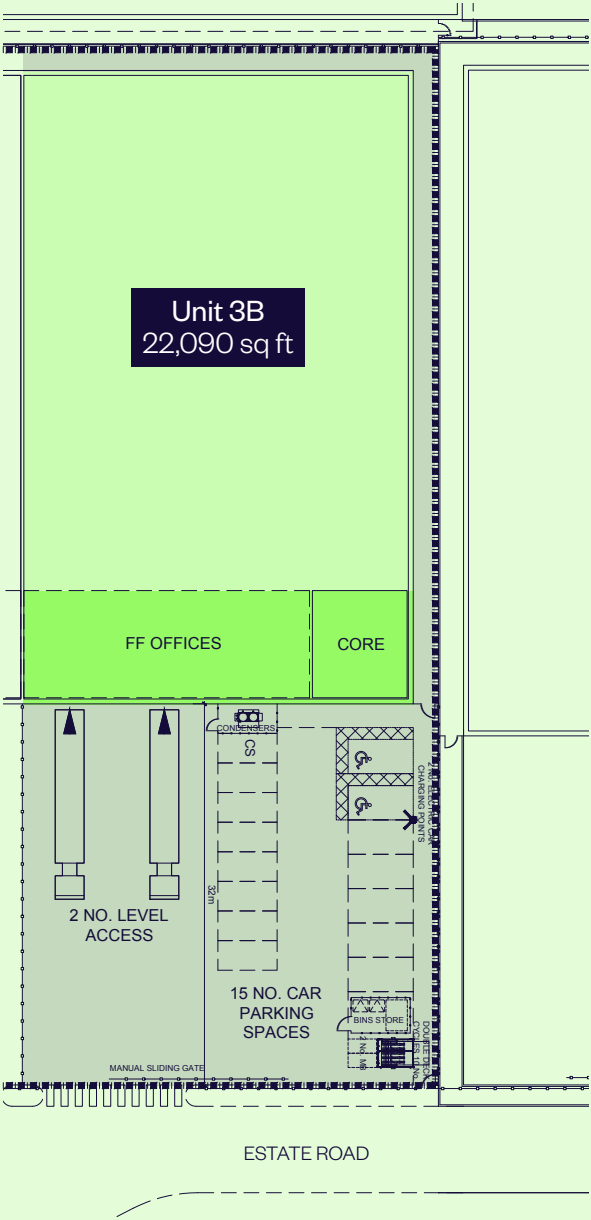
Solar PV system
of 94kWp



1Gbps
diverse fibre

SITE PLAN

Unit 3B	sq ft	sq m
Warehouse	17,850	1,660
Ground floor core	890	83
First floor offices	3,350	312
TOTAL	22,090	2,055



- Warehouse space
- Office space



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MARTINBRIDGE TRADE PARK



Unit 2A/2B

Lincoln Road, Enfield, EN1 1SP

AVAILABLE NOW

Enjoying an exceptional location, Martinbridge Trade Park offers customers direct access to the A10 (0.2 miles) and M25 (3 miles), and fast links to the M1, A1(M), M11 and Central London.

Key highlights:

- + Well-served by exceptional public transport links
- + Just 11 miles from Central London
- + Join BMW and Big & Red Storage.



19,216 SQ FT



6.2m clear
internal height



Dedicated
yard area



1 loading
bay

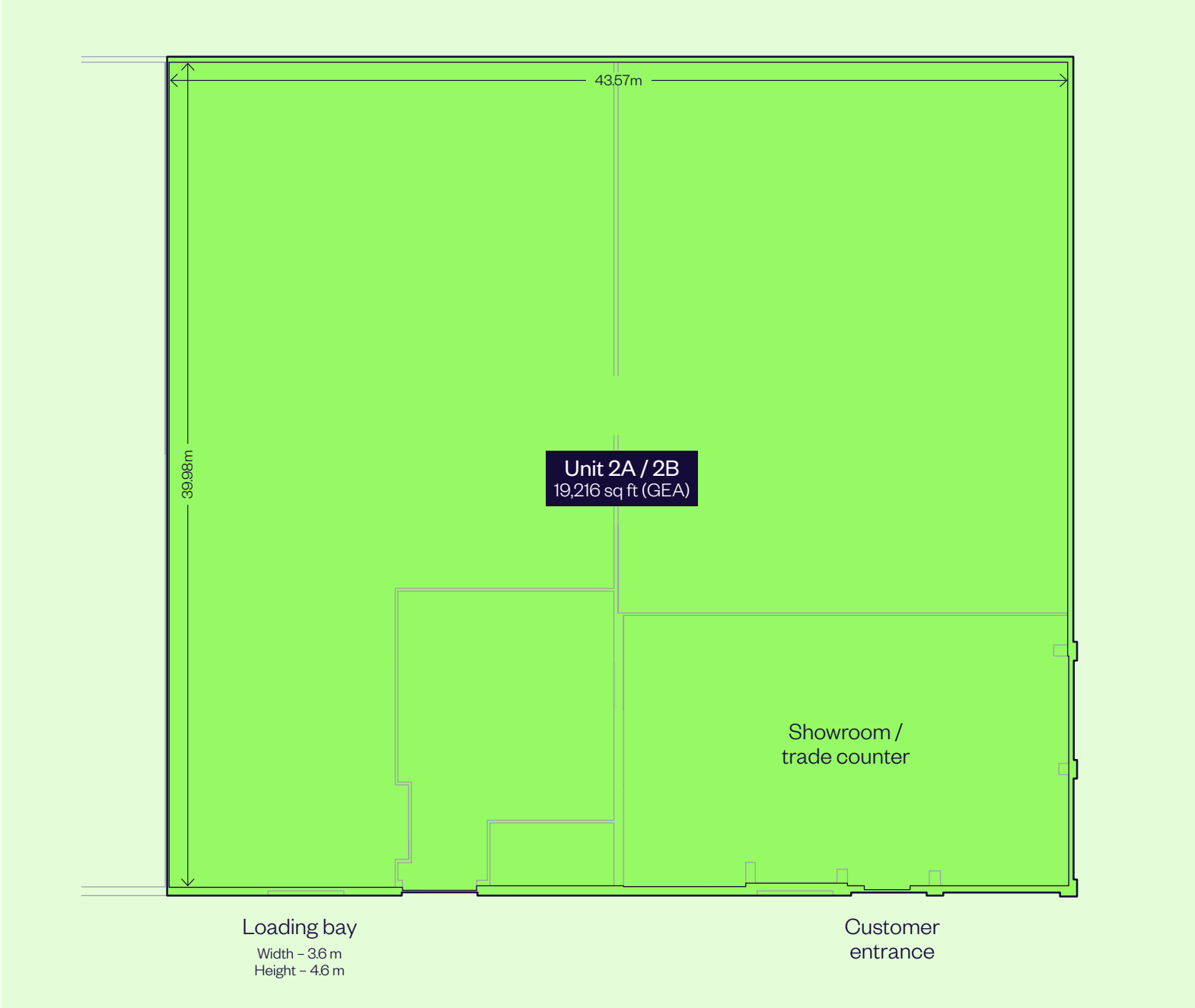


24-hour
access



3-phase power

SITE PLAN



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MARTINBRIDGE TRADE PARK



Unit 2C

Lincoln Road, Enfield, EN1 1SP

UNDER OFFER

Enjoying an exceptional location, Martinbridge Trade Park offers customers direct access to the A10 (0.2 miles) and M25 (3 miles), and fast links to the M1, A1(M), M11 and Central London.

Key highlights:

- + Well-served by exceptional public transport links
- + Just 11 miles from Central London
- + Join BMW and Big & Red Storage.



9,544 SQ FT



6.2m clear
internal height



Dedicated
yard area



2 loading
bays



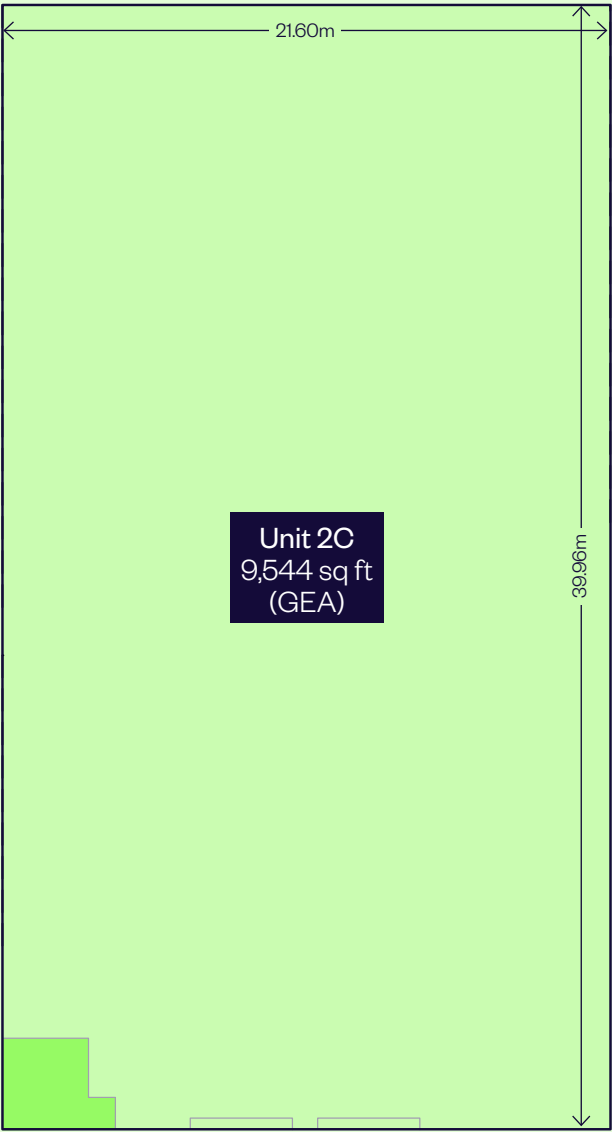
24-hour
access



3-phase power

SITE PLAN

- Warehouse space
- Office space

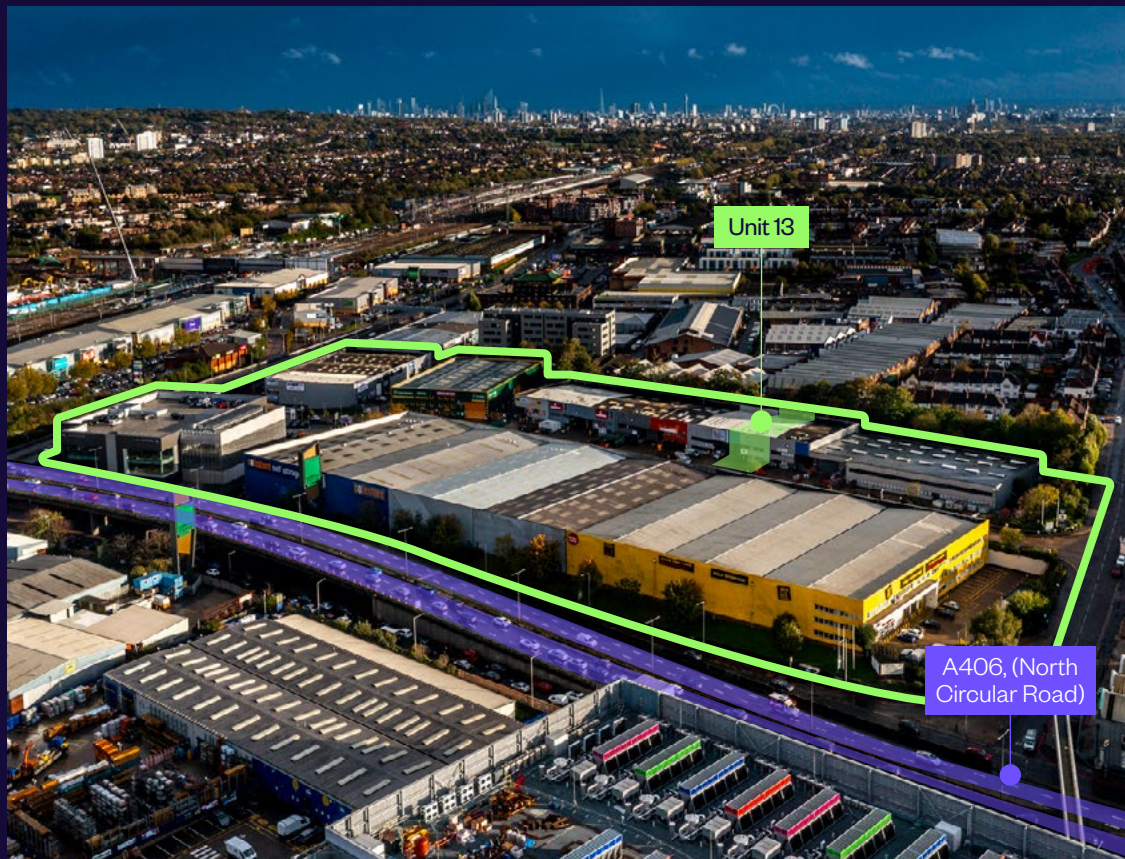


2 loading doors
Width – 3.6 m
Height – 4.6 m



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STAPLES CORNER BUSINESS PARK



Unit 13

North Circular Road, London, NW2 6LU

UNDER OFFER

Join one of the most prominent trade park locations in North London, providing highly accessible industrial and warehouse space fronting the A406 (North Circular) and A5 (Edgware Road).

Key highlights:

- + Benefit from excellent transport links and the ability to serve London on a last-mile basis
- + Reach 12m people within a 60-minute drivetime
- + Join customers including Howdens, Travis Perkins, Screwfix and Jaguar Land Rover.



5,509 SQ FT



6m clear
internal height



One roller
shutter door



Ground floor and first
floor office space



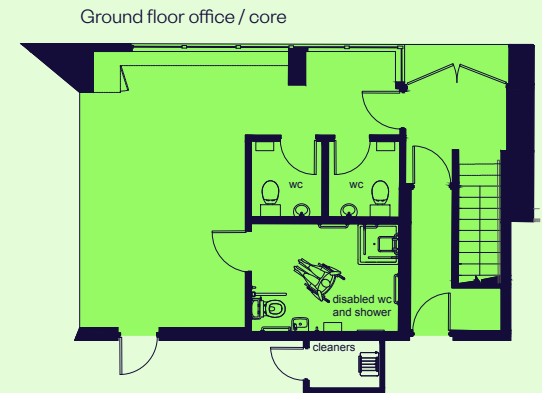
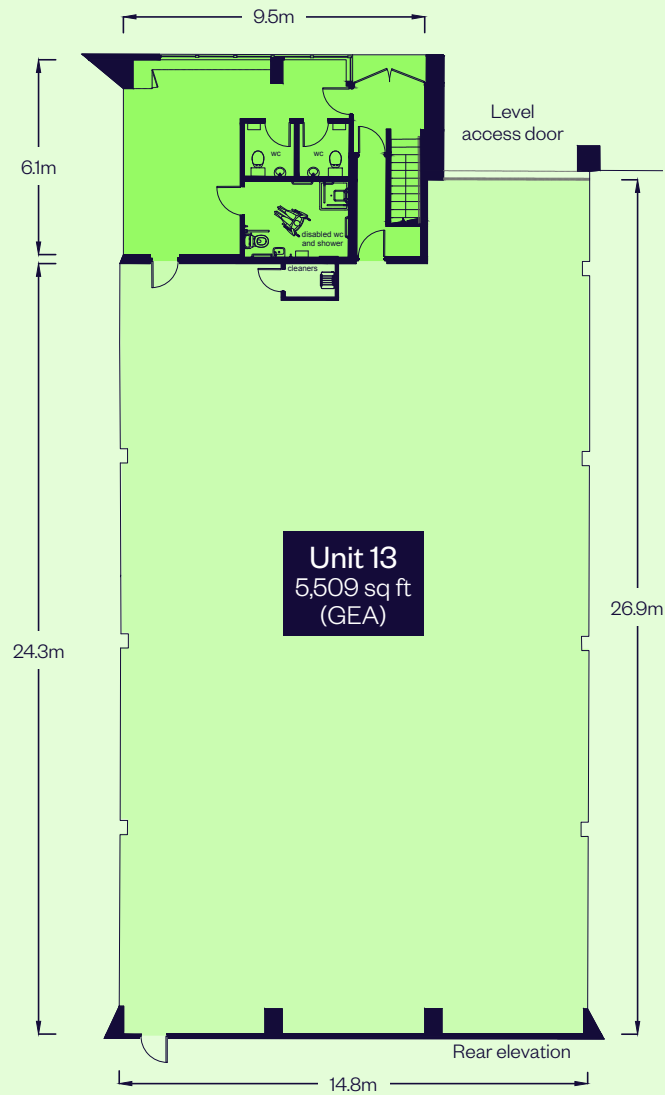
Dedicated forecourt /
parking area



3-phase power

SITE PLAN

Unit 13	sq ft	sq m
Ground floor office / core	717	66.6
Ground floor warehouse	4,075	378.6
First floor office	717	66.6
TOTAL	5,509	511.8



- Warehouse space
- Office space



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TOTTENHAM COMMERCIAL PARK



Unit D1

Leeside Road, London, N17 0QJ

AVAILABLE NOW

The fully-refurbished estate provides modern industrial accommodation within easy reach of the M25, and is home to companies across the automotive, media, e-commerce and logistics sectors.

Key highlights:

- + 17 high specification units from 4,484 sq ft to 34,274 sq ft
- + Excellent access to the A406 (North Circular) and the M25 (J25)
- + Located in Zone 3 of the London Underground network, providing fast and convenient access to Central London
- + Ideally-placed for urban logistics and last-mile delivery.



6,265 SQ FT



6.5m clear
internal height



50 kN/m²
floor loading



3.6m (w) x 4.5m (h) electric
up and over loading door



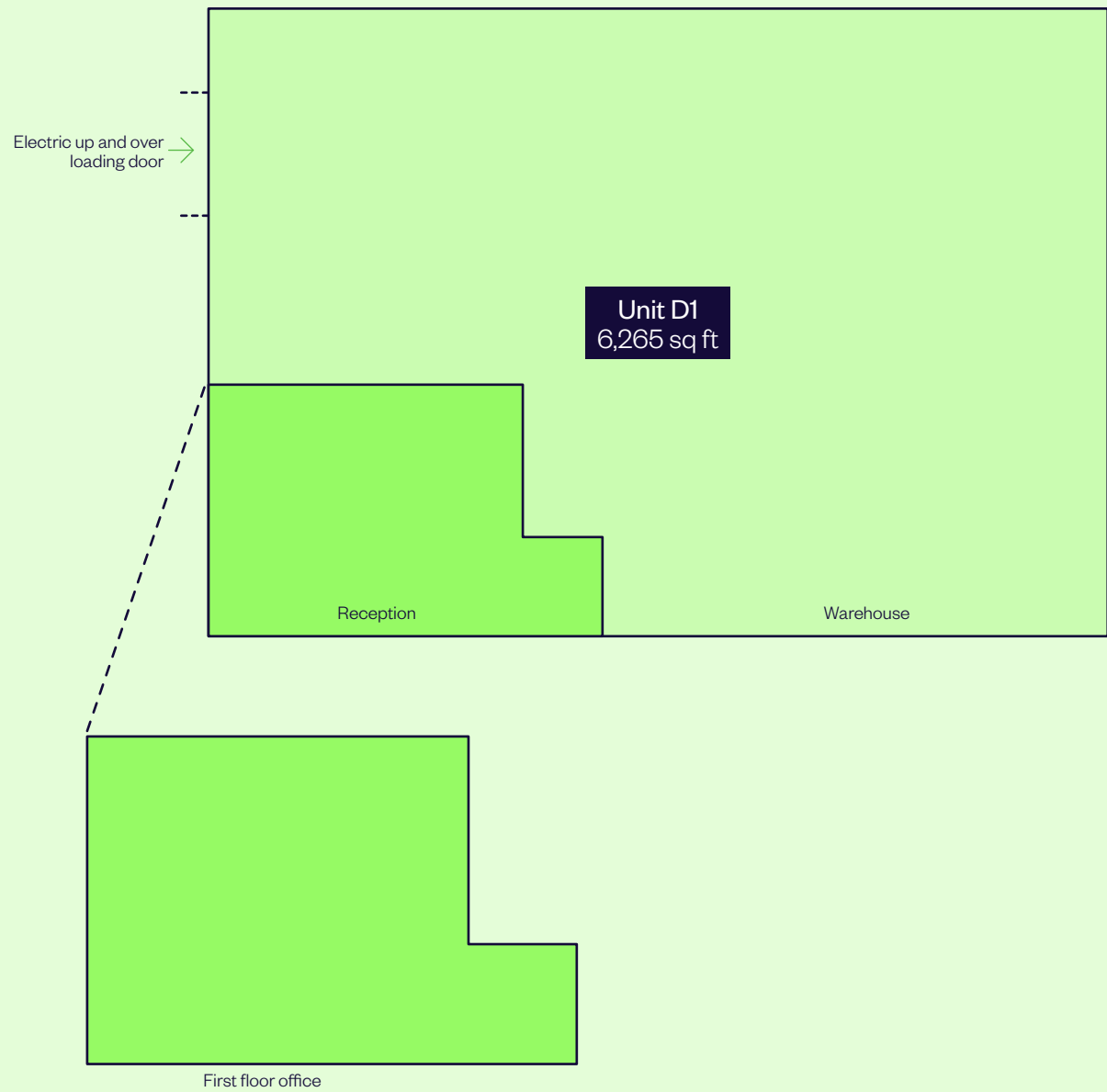
Secure self-
contained yard



15% roof lights

SITE PLAN

Unit D1	sq ft
Ground floor warehouse	4,579
Ground floor reception/office	843
Firsr floor office	843
TOTAL	6,265



- Warehouse space
- Office space



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PRE-LET AND BUILD-TO-SUIT OPPORTUNITIES





It's not always easy finding the right space in your ideal location. So if we don't have the right property in our existing portfolio, we'll work with you to create something entirely new.

We have an established track record of working closely with our customers to deliver sustainable developments. And we have the in-house capabilities to deliver on all aspects of the development process – from managing complex infrastructure requirements and planning expertise, to procurement and construction management.



CROSSWAYS COMMERCIAL PARK



Phase 2

Dartford, DA2 6QS

PRE-LETS AVAILABLE

Offering pre-lets from 60,000 sq ft up to 220,000 sq ft, Phase 2 at Dartford's Crossways Commercial Park offers market-leading industrial and logistics space just minutes from the M25.

Key highlights:

- + Three potential units of 126,217 sq ft, 68,558 sq ft and 128,390 sq ft have detailed consent, with the added flexibility to deliver bespoke build-to-suit options.
- + A high quality business park environment
- + All units targeting a BREEAM 'Excellent' and EPC A+ rating
- + Sustainable features including full rooftops of solar PV, solar thermal hot water, solar heating for office areas, electric vehicle (EV) charging points, infrastructure for EV fleets, rainwater harvesting and smart metering.

60,000 SQ FT - 220,000 SQ FT



Detailed
planning secured



Market-leading
specification



Targeting BREEAM
'Excellent' and A+ EPC

SITE PLAN

	sq ft	sq m
Unit 4	126,217	11,726
Unit 5	68,558	6,368
Unit 6	128,390	11,928

Unit 4

- + 15m clear internal height
- + 50m yard depth
- + 11 loading doors
- + 5 level access doors

Unit 5

- + 12m clear internal height
- + 50m yard depth
- + 5 loading doors
- + 4 level access doors

Unit 6

- + 15m clear internal height
- + 50m yard depth
- + 14 loading docks
- + 6 level access doors

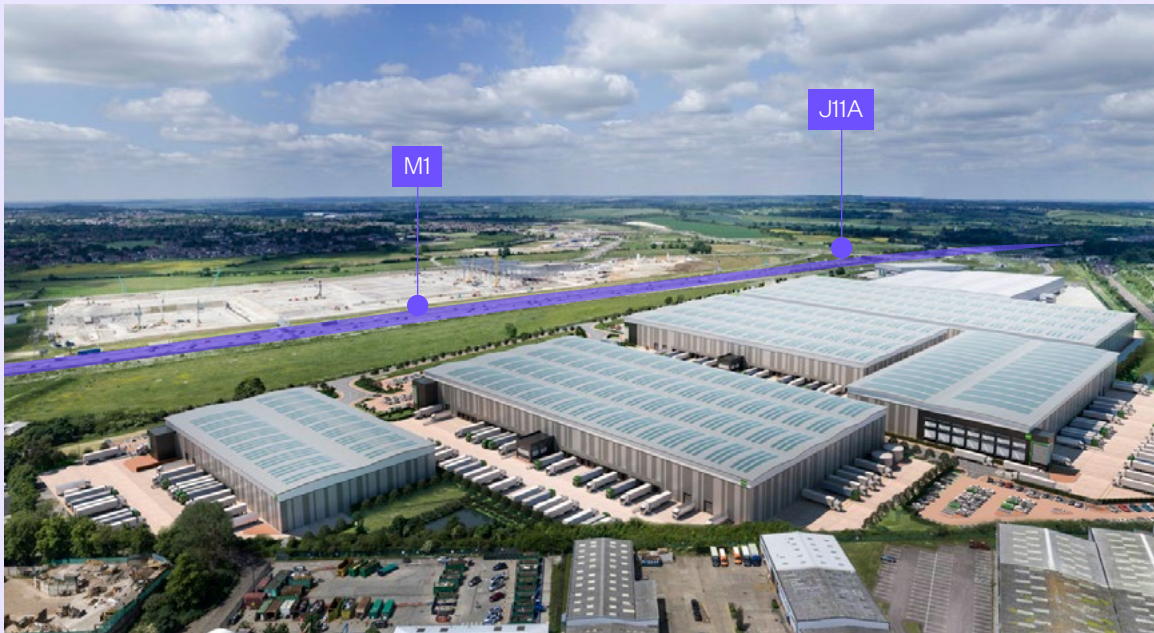


The site can accommodate an alternative layout option, providing two units of 133,450 sq ft and 351,825 sq ft.



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GOODMAN LONDON LUTON



M1 (J11a), Luton, LU4 9TT

PRE-LETS AVAILABLE

Previously home to Vauxhall's aftersales warehouse, the 57.9-acre site will be redeveloped to provide high quality industrial and logistics accommodation in a strategic M1 location.

Key highlights:

- + Adjacent to J11a of the M1
- + Ability to serve London on a same-day basis
- + Well-established employment area
- + Pre-lets available from 200,000 sq ft up to 1.2m sq ft.

200,000 SQ FT - 1.2M SQ FT



Outline
planning secured



7MVA



Market-leading
specification



Targeting BREEAM
'Excellent' and A+ EPC

SITE PLAN

Unit 1	sq ft	sq m
Warehouse	384,480	35,719
Offices	20,360	1,891
Transport office	5,000	465
TOTAL	409,840	38,075

Unit 2	sq ft	sq m
Warehouse	256,990	23,875
Offices	12,925	1,200
Transport office	5,000	465
TOTAL	274,915	25,540

Unit 3	sq ft	sq m
Warehouse	164,320	15,265
Offices	10,290	956
TOTAL	174,610	16,221

Unit 4	sq ft	sq m
Warehouse	269,640	25,050
Offices	16,110	1,496
Transport office	5,000	465
TOTAL	290,750	27,011

Unit 5	sq ft	sq m
Warehouse	89,750	8,338
Offices	8,750	813
TOTAL	98,500	9,151



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LONDON BRENTWOOD COMMERCIAL PARK



Unit 2

East Horndon, CM13 3LS

PRE-LET AVAILABLE

Fronting the junction of the A128/A127 at East Horndon, London Brentwood Commercial Park offers highly accessible industrial and logistics space just three miles from the M25.

Key highlights:

- + With Phase 1 now complete, join global third-party logistics provider, Omlog, and aviation supply chain specialist, Farsound, at this high-quality commercial park environment.
- + Fast links to the M25, just three miles from Junction 29
- + 6.7MVA available across the park
- + Detailed consent.



129,910 SQ FT



12m clear
internal height



50m yard
depth



1MVA



12 docks and 4
level access doors



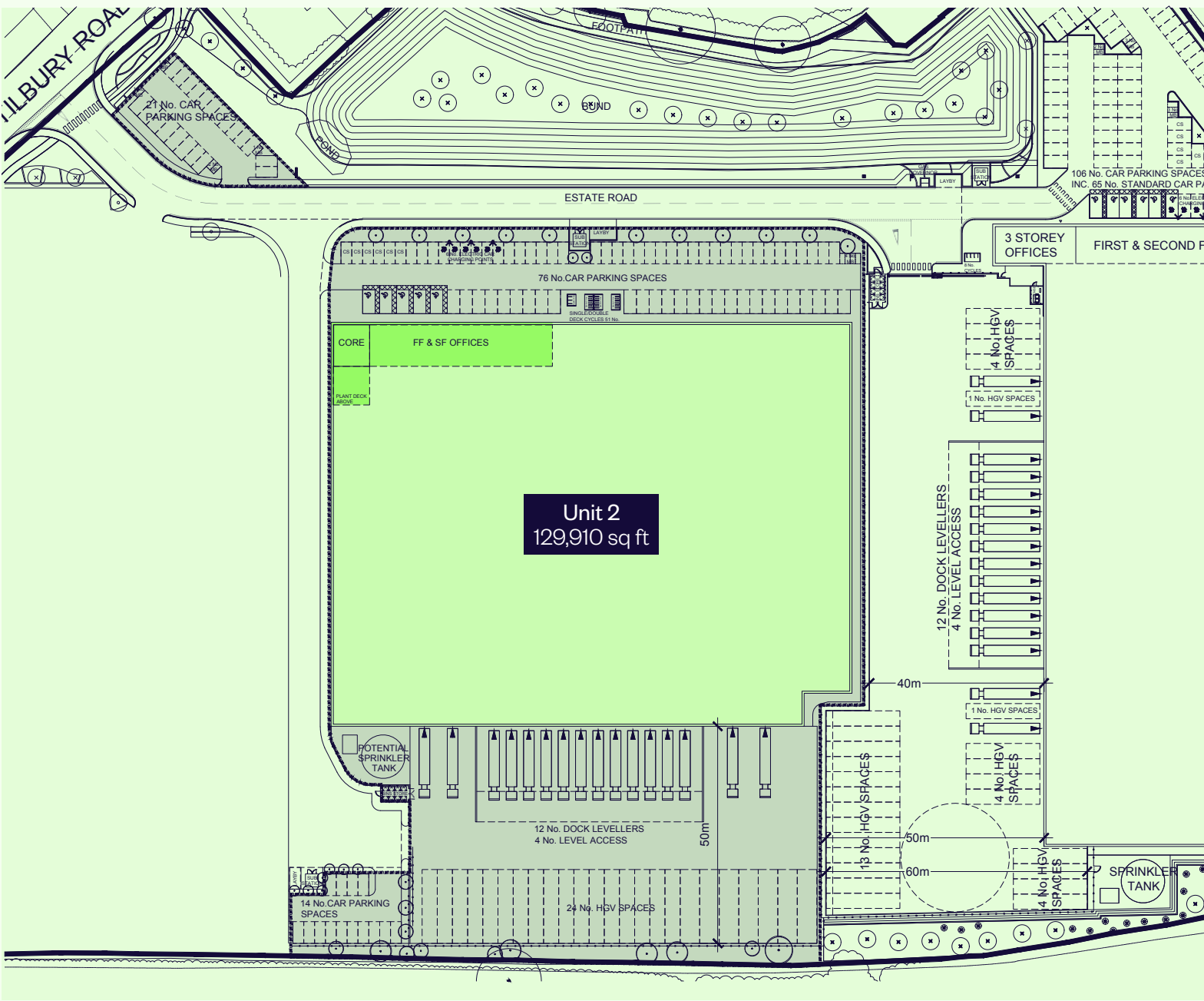
24 HGV spaces

SITE PLAN

Unit 2	sq ft	sq m
Warehouse	113,000	10,498
Undercroft	4,430	412
Ground floor core	930	87
First floor offices	5,370	499
Second floor offices	5,370	499
Second floor plant deck	810	76
TOTAL	129,910	12,071



Consented scheme



Warehouse space

Office space



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LONDON MEDWAY COMMERCIAL PARK



Plot 1C

Medway, Kent, ME3 9ND

TO LET / FOR SALE

Located off the A228 dual carriageway in Medway and only six miles from Junction 1 of the M2, London Medway Commercial Park offers flexible industrial and distribution space – complete with detailed planning consents.

Key highlights:

- + Join customers including Amazon, Wincanton, Sicame and Noatum Logistics
- + Readily available skilled workforce
- + Ideally-placed to serve London and the South East
- + Detailed consent.



UP TO
200,000 SQ FT



18m clear
internal height



50m yard
depth



2MVA



24 docks and 6
level access doors



58 HGV spaces

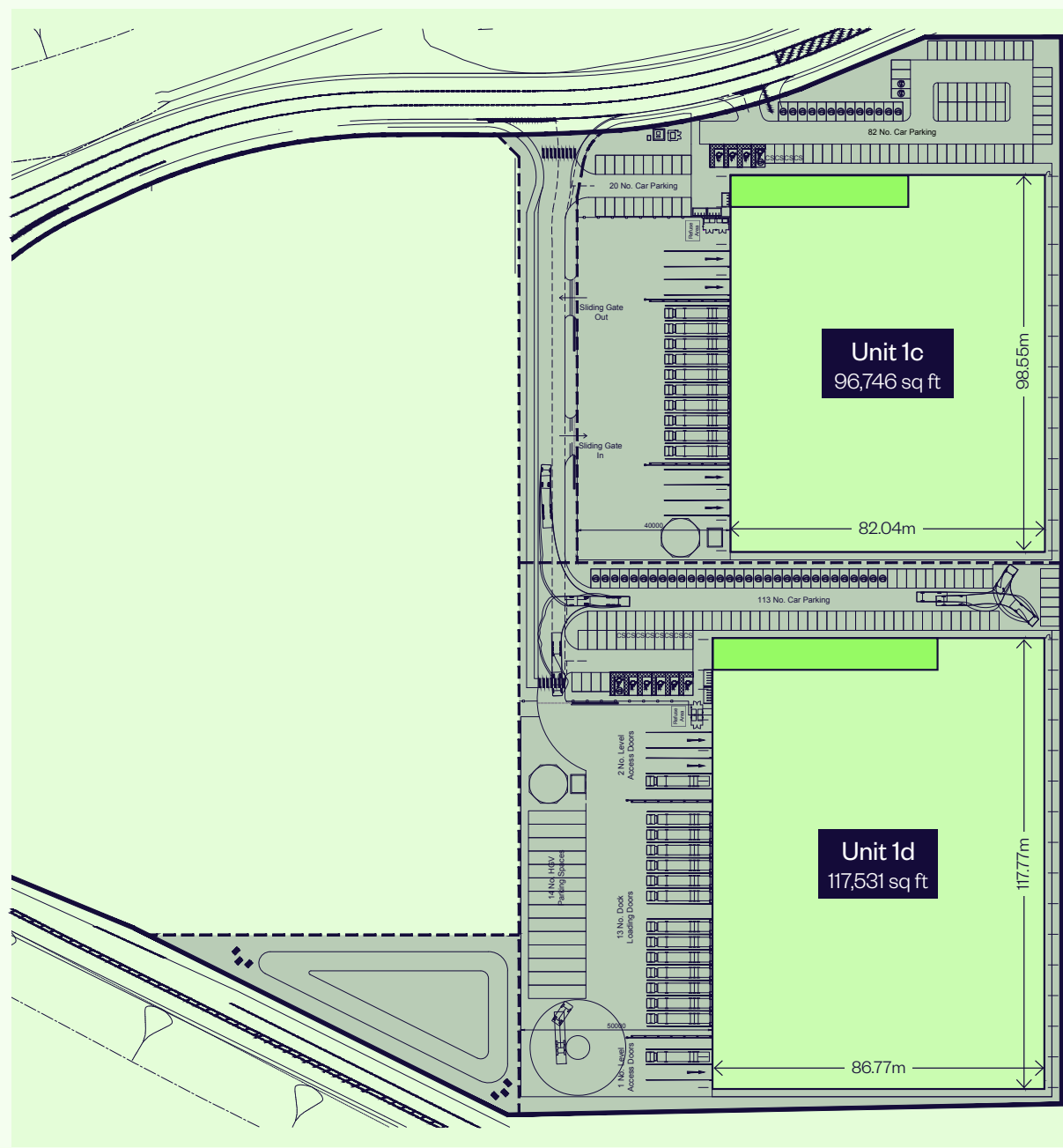
SITE PLAN

Unit 1C	sq ft	sq m
Warehouse	81,106	7,535
Offices including ground floor core	8,460	786
Undercroft	3,239	301
Plant deck	3,939	366
TOTAL	96,746	8,988

Unit 1D	sq ft	sq m
Warehouse	102,676	9,539
Offices including ground floor core	10,527	978
Undercroft	4,327	402
TOTAL	117,531	10,919



- Warehouse space
- Office space



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LONDON MEDWAY COMMERCIAL PARK



Plot 2

Medway, Kent, ME3 9ND

TO LET / FOR SALE

Located off the A228 dual carriageway in Medway and only six miles from Junction 1 of the M2, London Medway Commercial Park offers flexible industrial and distribution space - complete with detailed planning consents.

Key highlights:

- + Join customers including Amazon, Wincanton, Sicame and Noatum Logistics
- + Readily available skilled workforce
- + Ideally-placed to serve London and the South East
- + Detailed consent.



UP TO
450,000 SQ FT



21m clear
internal height



70m yard
depth



4.5MVA



40 docks and 4
level access doors



118 HGV spaces

SITE PLAN

Unit 2	sq ft	sq m
Warehouse	403,800	67,515
Four-storey office	25,800	2,397
Plant deck	1,200	111
Two-storey ops office	5,000	464
Gatehouse	300	28
TOTAL	436,100	40,515



Consented scheme



Warehouse space

Office space



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LONDON MEDWAY COMMERCIAL PARK



Plot 8

Medway, Kent, ME3 9ND

TO LET / FOR SALE

Located off the A228 dual carriageway in Medway and only six miles from Junction 1 of the M2, London Medway Commercial Park offers flexible industrial and distribution space - complete with detailed planning consents.

Key highlights:

- + Join customers including Amazon, Wincanton, Sicame and Noatum Logistics
- + Readily available skilled workforce
- + Ideally-placed to serve London and the South East
- + Detailed consent.



60,562 SQ FT



10m clear
internal height



50m yard
depth



600kVA



4 docks and 5
level access doors



8 HGV spaces

SITE PLAN

Unit 8	sq ft	sq m
Warehouse	48,657	4,520
Undercroft	3,144	292
Offices	8,761	814
TOTAL	60,562	5,626



Warehouse space
Office space



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ANDOVER BUSINESS PARK



Plot 8

Monxton Road, Andover, SP11 8HT

TO LET / FOR SALE

One of just two development plots now remaining, the fully-serviced site is ideally positioned to serve the south east and west of the UK, benefitting from direct access to the A303 and fast links to the A34, M3 and wider national motorway network.

Key highlights:

- + Join the Co-operative Group, Rich Products UK, Westcoast and Berry Bros. & Rudd
- + 24-hour security and dedicated Park Management office
- + On-site amenities include a coffee shop, pub/restaurant, hotel and gym
- + Available to let / for sale on a freehold basis
- + Detailed consent.

82,810 SQ FT



12.5m clear
internal height



40m yard
depth



400kVA secured




8 docks and 4
level access doors





85 car
parking spaces

SITE PLAN

Unit 8	sq ft	sq m
Warehouse	72,600	6,744
Three storey office	9,600	891
Plant deck	550	51
TOTAL	82,810	7,692

 Consented scheme

 Warehouse space
 Office space



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ANDOVER BUSINESS PARK



Plot 9

Monxton Road, Andover, SP11 8HT

TO LET / FOR SALE

One of just two development plots now remaining, the fully-serviced site is ideally positioned to serve the south east and west of the UK, benefitting from direct access to the A303 and fast links to the A34, M3 and wider national motorway network.

Key highlights:

- + Join the Co-operative Group, Rich Products UK, Westcoast and Berry Bros. & Rudd
- + 24-hour security and dedicated Park Management office
- + On-site amenities include a coffee shop, pub/restaurant, hotel and gym
- + Available to let / for sale on a freehold basis
- + Detailed consent.

21,280, 33,045 & 39,340 SQ FT



10m clear
internal height



Up to 38m
yard depth



Up to 2 docks and 4
level access doors




Up to 40 car
parking spaces



SITE PLAN

Unit 9a	sq ft	sq m
Warehouse	26,393	2,452
Ground floor core	775	72
Undercroft	1,227	114
First floor offices	3,832	356
Plant deck	818	76
TOTAL	33,045	3,070

Unit 9b	sq ft	sq m
Warehouse	17,201	1,598
Ground floor cores	753	70
First floor mezzanine office	2,928	272
Plant deck	398	37
TOTAL	21,280	1,977

Unit 9c	sq ft	sq m
Warehouse	31,205	2,899
First floor mezzanine office	3,790	352
Ground floor cores and undercroft	3,980	370
Plant deck	365	34
TOTAL	39,340	3,655

 Consented scheme

 Warehouse space
 Office space



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GATEWAY DEESIDE



Deeside, CH5 2RA

Gateway Deeside is a strategic development site located five miles from the M56 (J16) and only six miles north west of Chester City Centre. Offering 57-acres of employment land, it can deliver up to 1.125 million sq ft of high quality industrial and distribution space, available on a freehold or leasehold basis.

Key highlights:

- + Suitable for B1, B2 and B8 uses
- + Next Generation Broadband, providing high internet speeds and business services
- + Local occupiers include Amazon, IOT, Tata Steel, Toyota, Iceland, Great Bear Distribution and Morrisons
- + Deeside has the highest concentration of manufacturing jobs in the UK and local innovation means it is home to highly skilled advanced manufacturing.

37,000 SQ FT - 500,000 SQ FT



Excellent
eaves height



50m yard depths on
100,000 sq ft+ units



Primary substation
to feed the park



Dock level and level
access loading



Targeting EPC A rating

SITE PLAN

Unit	sq ft	sq m
1	36,031	387,826
2A	5,256	56,575
2B	10,512	113,145
3	3,440	37,000
4	45,639	491,247
TOTAL	100,878	1,085,793



- Warehouse space
- Office space



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EAST MIDLANDS INTERMODAL PARK



A38/A50, Derby, DE65 6GX

East Midlands Intermodal Park is a new proposed strategic Rail Freight Interchange with the capacity to deliver up to 5.2 million sq ft of state-of-the-art manufacturing and distribution space.

Key highlights:

- + Designated tax site for the East Midlands Freeport – a special economic zone with the potential to increase jobs, growth and innovation
- + Strategically located between the M1 and the M6
- + Positioned on the main Stoke-on-Trent to Derby railway line, forming part of the Strategic Freight Network.



UP TO
5.2M SQ FT



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