Q4 2026

Goodman

LATEST OPPORTUNITIES



CONTENTS



03 GOODMAN IN THE UK

04 STRATEGIC LOCATIONS

05 AVAILABLE NOW

20 PRE-LET AND BUILD-TO-SUIT OPPORTUNITIES

40 CONTACT US







GOODMAN IN THE UK

Our strategy is built around our customers' need for efficiency, faster speed to market and resilient supply chains.

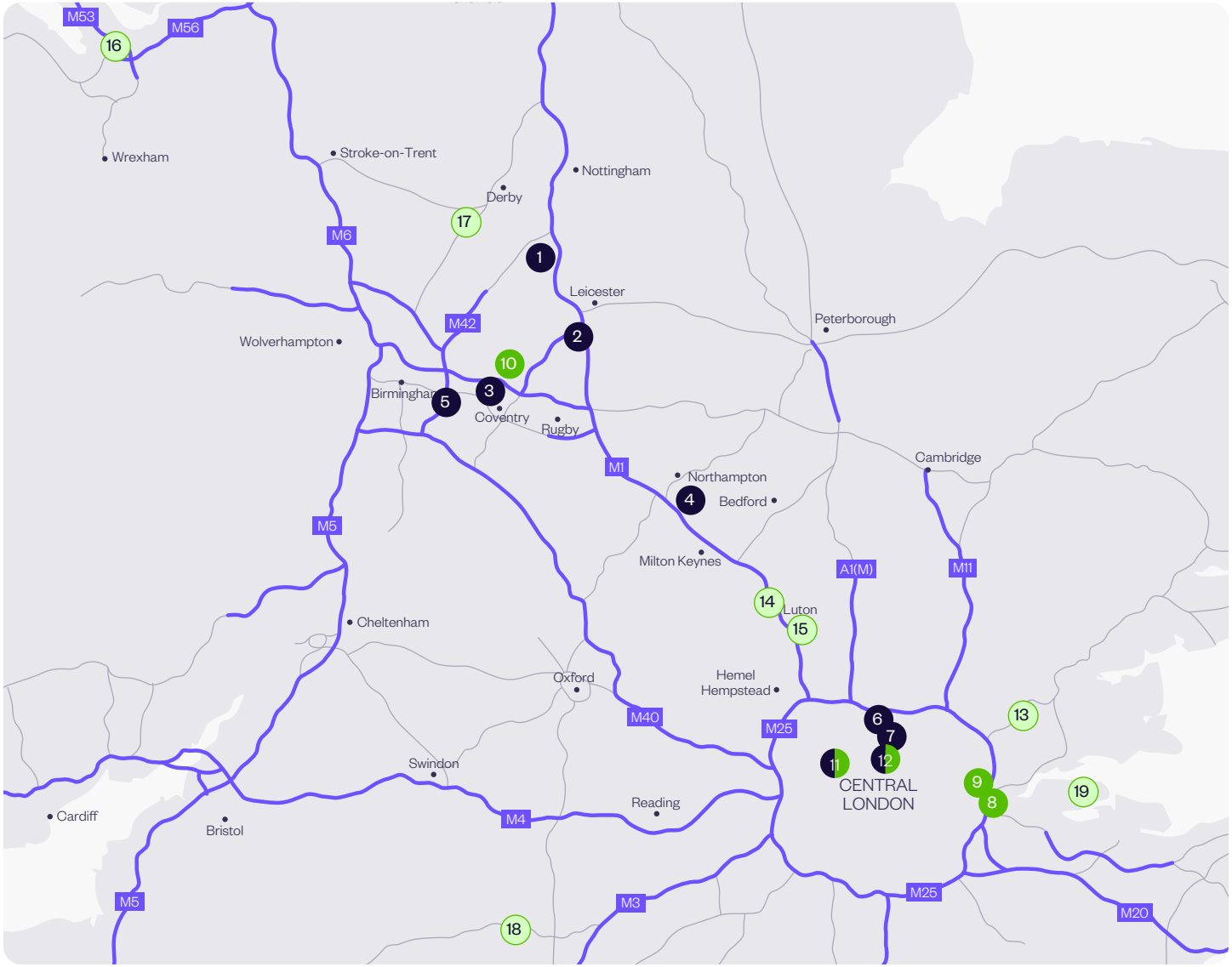
In the UK, our high-quality properties are close to consumers and key local and regional infrastructure in Greater London, the South East and the M1/M6 Midlands regions.

While we work closely with businesses across a wide range of industries, we have specialist knowledge and experience in the e-commerce, contract logistics, retail, food, automotive and manufacturing sectors.

amazon
FARSOUND
tremco illbruck
ALBION FINE FOODS
JLR
Expeditors
Mission
GXO
4PX EXPRESS
EVCARGO
OMLOG
location collective

STRATEGIC LOCATIONS

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



KEY:

Stabilised portfolio

1. Interlink Bardon
2. Leicester Commercial Park
3. Lyons Park, Coventry
4. Northampton Commercial Park
5. Bickenhill Lane
6. Solar Way, Enfield
7. Martinbridge Trade Park

Build-to-suit opportunities

13. London Brentwood Commercial Park
14. Goodman London Luton
15. Goodman Luton Gateway
16. Gateway Deeside
17. East Midlands Intermodal Park
18. Andover Business Park
19. London Medway Business Park

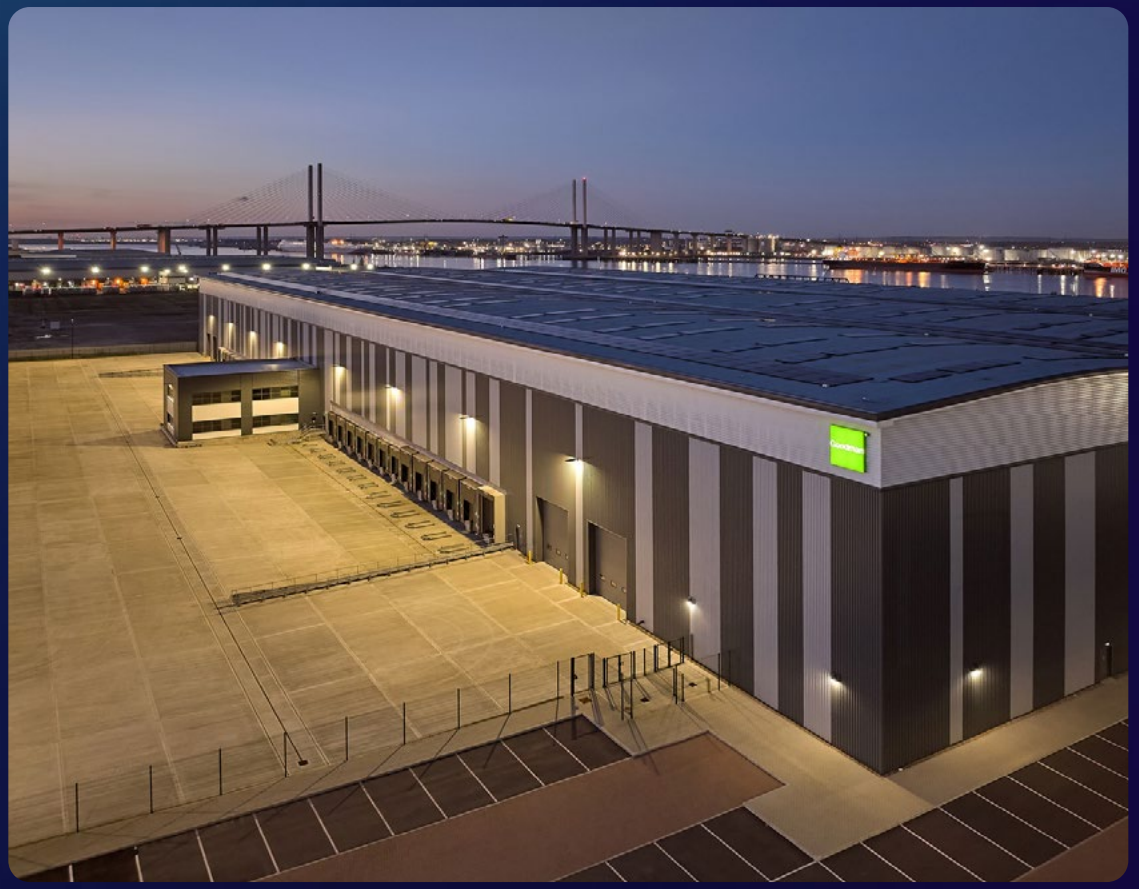
Available to lease / under construction

8. Crossways Commercial Park
9. Purfleet Commercial Park
10. Bermuda Park, Nuneaton
11. Staples Corner Business Park
12. Tottenham Commerial Park

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:

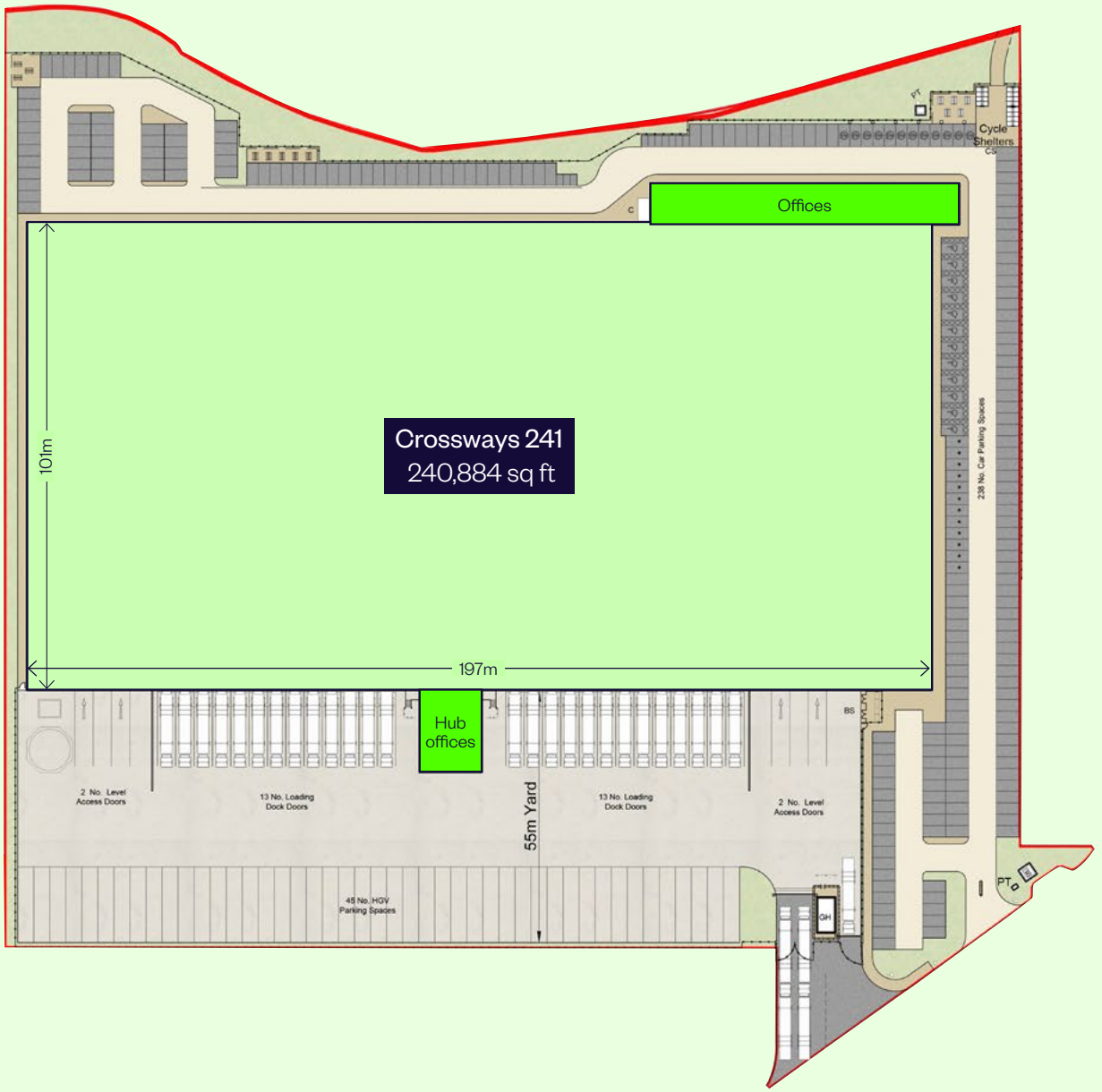
+ BREEAM 'Excellent' specification and A+ EPC, providing energy and cost savings
+ Established business park setting with excellent on-site amenities and public transport links
+ Fast access to Central London (22 miles) and the national motorway network.

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

View microsite
Click here →

View 360 virtual tour
Click here →

Chris Beamer
Associate Director, Development
chris.beamer@goodman.com
07500 779249

PURFLEET COMMERCIAL PARK







Purfleet 343

M25 (J31), RM19 1NS

AVAILABLE NOW

As one of the largest new build warehouses 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

View microsite
Click here →

View 360 virtual tour
Click here →

Chris Beamer
Associate Director, Development
chris.beamer@goodman.com
07500 779249

BERMUDA PARK INDUSTRIAL ESTATE







Nuneaton 230

St George's Way, Nuneaton, CV10 7JS

UNDER OFFER

Nuneaton 230 provides 230,384 sq ft of high-quality warehouse space, benefitting from a market-leading 2.4MVA and access to a large available workforce.

Key highlights:

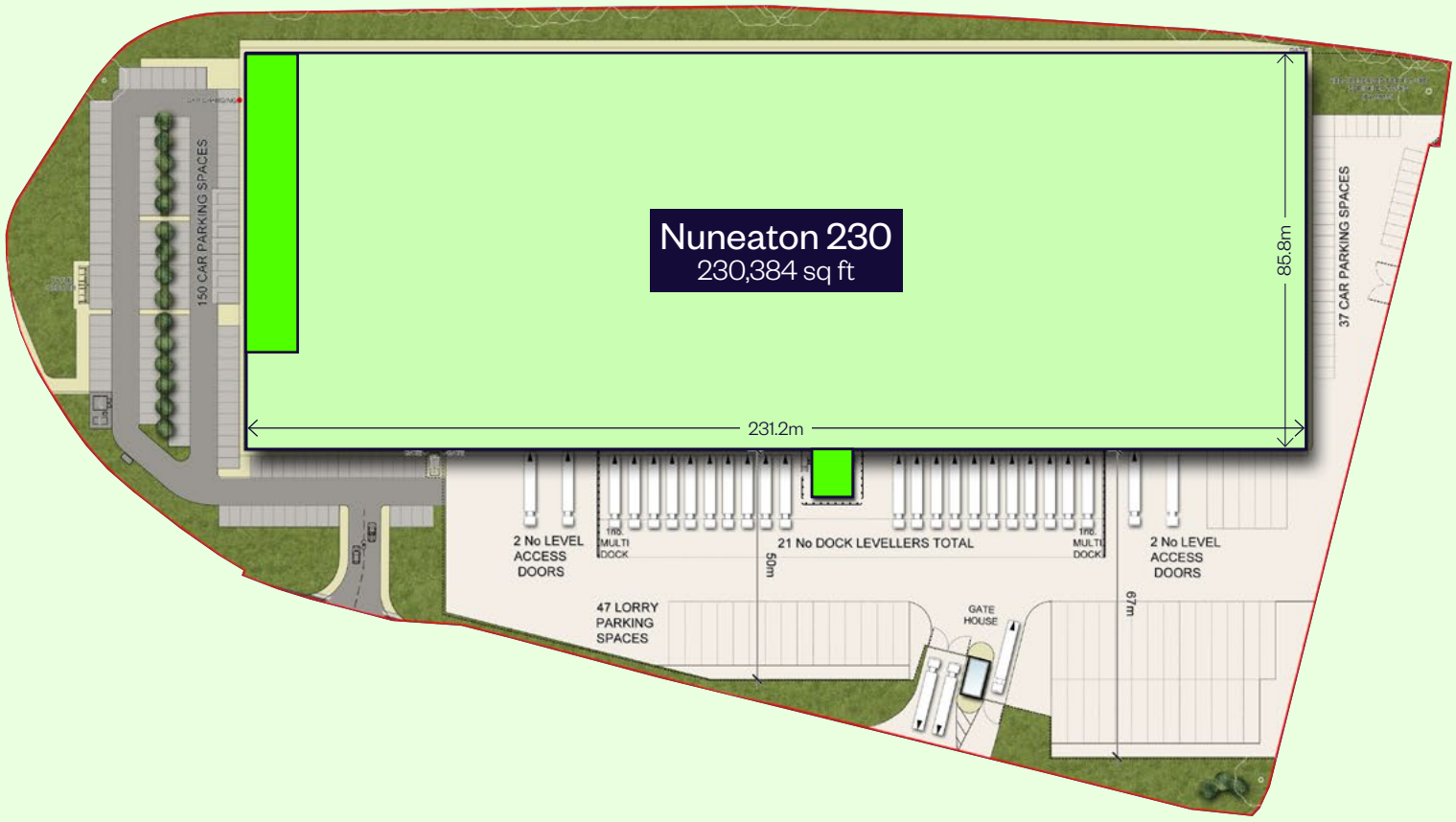
+ Located two miles from the M6 (J3) and with easy access to the M1 via the A444 and M69
+ Excellent national reach, placing 24.7 million consumers within a two-hour HGV drivetime
+ Directly opposite Bermuda Park train station, providing providing direct trains to Nuneaton, Bedworth, Coventry, Kenilworth and Leamington Spa.

230,384 SQ FT

- 15m clear internal height
- 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

View web page
Click here →

Nigel Dolan
Development Director
nigel.dolan@goodman.com
07793 709629

STAPLES CORNER BUSINESS PARK







Unit 2

North Circular Road, London, NW2 6LU

FULLY REFURBISHED

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:

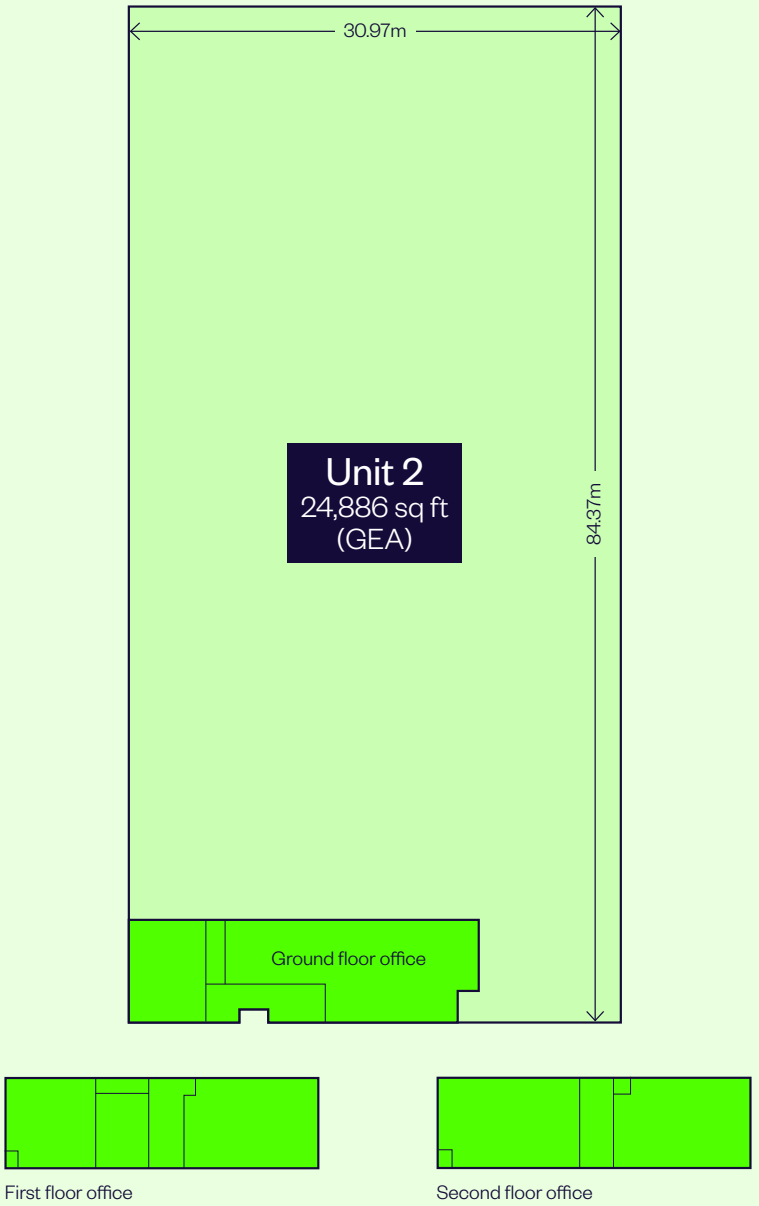
+ Benefit from excellent transport links and the ability to serve London on a last-mile basis
+ Reach 11.3m people within a 60-minute drivetime
+ Join customers including Howdens, Travis Perkins, Screwfix and Jaguar Land Rover.

24,886 SQ FT

- 7.7m clear internal height
- One electric level access door
- Three-storey offices
- 3-phase power
- EPC B (46)

SITE PLAN

Unit 2 (GEA)	sq ft	sq m
Warehouse and ground floor office	21,782	2,023.6
First floor office	1,552	144.2
Second floor office	1,552	144.2
TOTAL	24,886	2,312



Warehouse space

Office space

View web page
Click here →

Paul Barber
Director, Property & Asset Management
paul.barber@goodman.com
07795 331988

STAPLES CORNER BUSINESS PARK







Unit 10

North Circular Road, London, NW2 6LU

SUBJECT TO REFURBISHMENT

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:

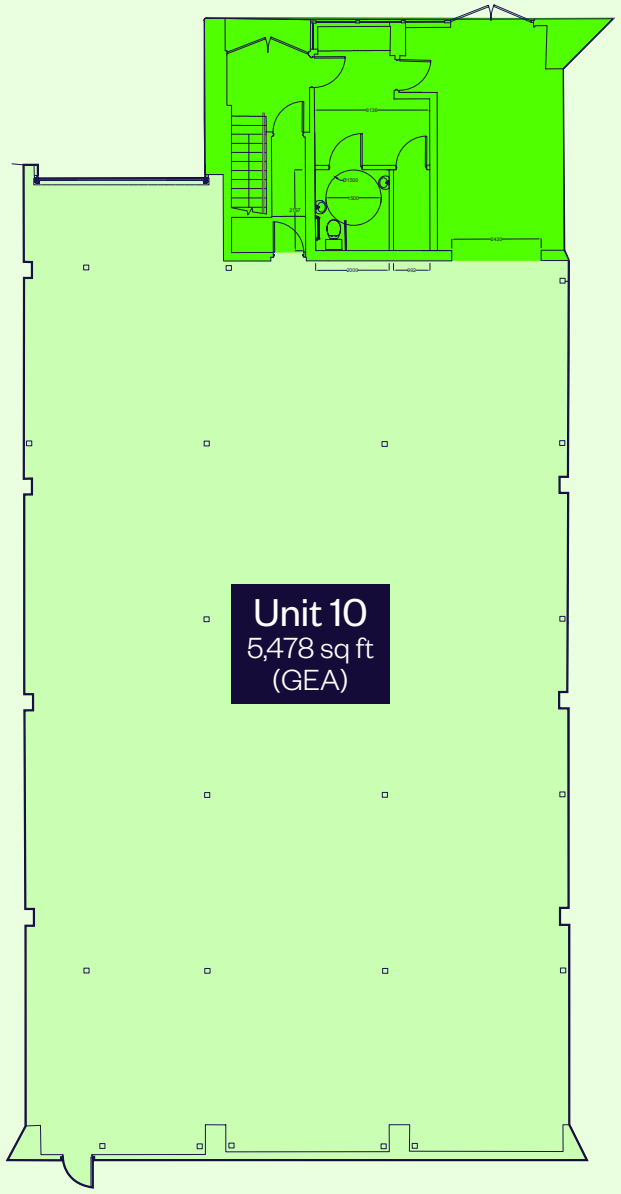
+ Benefit from excellent transport links and the ability to serve London on a last-mile basis
+ Reach 11.3m people within a 60-minute drivetime
+ Join customers including Howdens, Travis Perkins, Screwfix and Jaguar Land Rover.

5,478 SQ FT

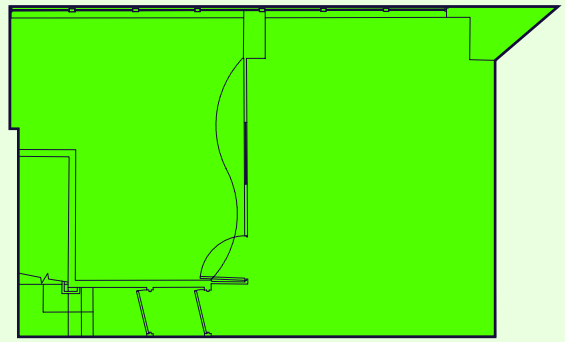
- 6m clear internal height
- One electric level access door
- Two-storey offices
- 3-phase power
- EPC B

SITE PLAN

Unit 10 (GEA)	sq ft	sq m
Warehouse and ground floor office	4,773	443.4
First floor office	705	65.5
TOTAL	5,478	508.9



Ground floor plan



First floor office

Warehouse space

Office space

Paul Barber
Director, Property & Asset Management
paul.barber@goodman.com
07795 331988

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:

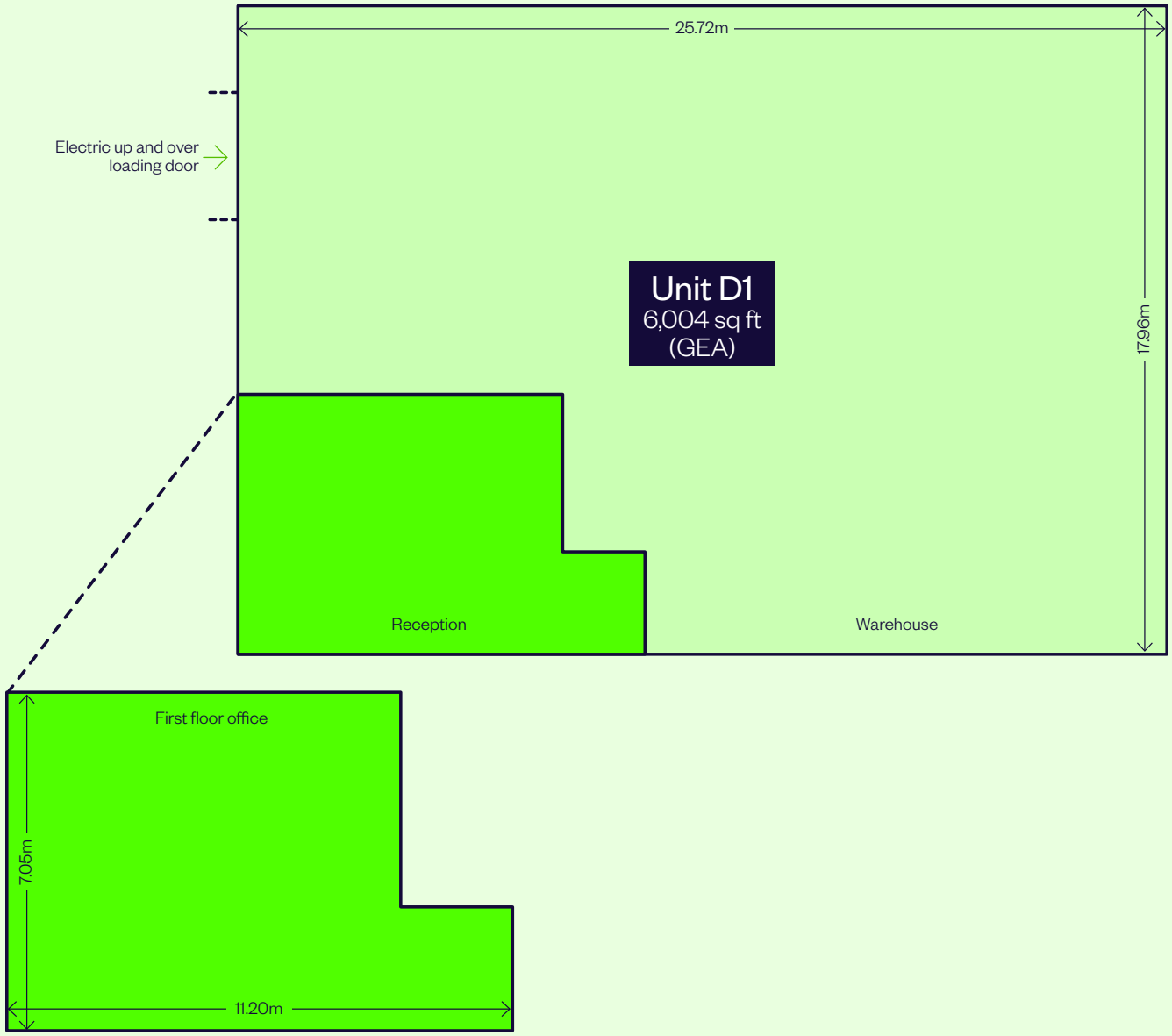
+ 17 high specification units from 4,484 sq ft to 34,274 sq ft
+ Excellent access to the A406 (North Circular) and the M25 (J25)
+ Located in Zone 3 of the London Underground network, providing fast and convenient access to Central London
+ Ideally-placed for urban logistics and last-mile delivery.

6,004 SQ FT

- 6.52m 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 (GEA)	sq m	sq ft
Warehouse	409.6	4,409
Ground floor reception / office	73.7	793
First floor office	74.5	802
TOTAL	557.8	6,004



Warehouse space

Office space

Paul Barber
Director, Property & Asset Management
paul.barber@goodman.com
07795 331988

TOTTENHAM COMMERCIAL PARK







Unit F

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:

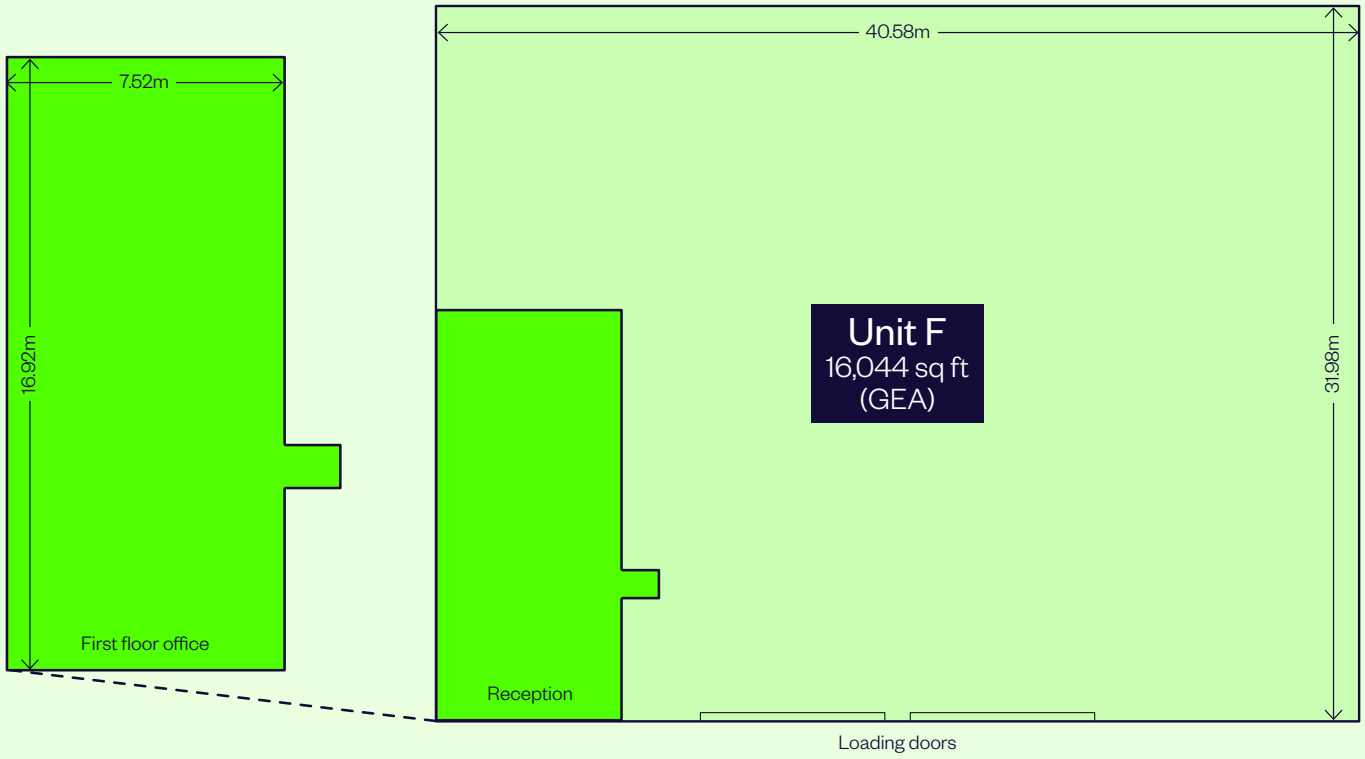
+ 17 high specification units from 4,484 sq ft to 34,274 sq ft
+ Excellent access to the A406 (North Circular) and the M25 (J25)
+ Located in Zone 3 of the London Underground network, providing fast and convenient access to Central London
+ Ideally-placed for urban logistics and last-mile delivery.

16,044 SQ FT

- 8m clear internal height
- Two electric up and over loading doors
- Secure self-contained yard
- LED lighting throughout
- EPC 'A' rating

SITE PLAN

Unit F (GEA)	sq m	sq ft
Warehouse	1,198.4	12,899
Ground floor	145.9	1,570
First floor office	146.3	1,575
TOTAL	1,490.6	16,044



Warehouse space

Office space

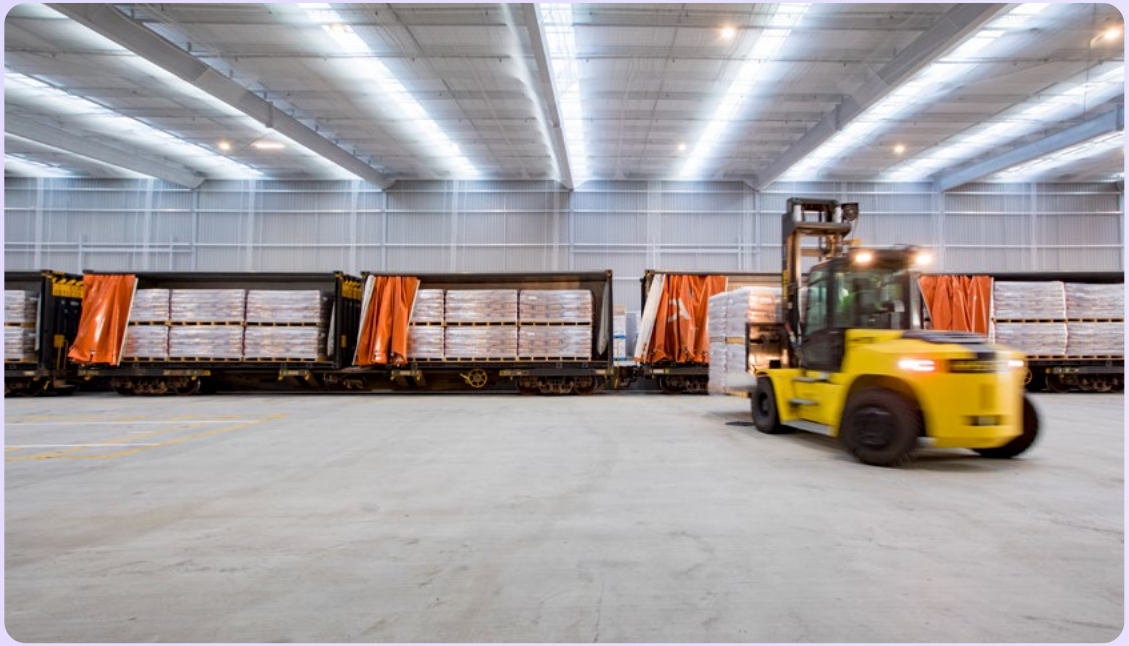
Paul Barber
Director, Property & Asset Management
paul.barber@goodman.com
07795 331988

PRE-LET AND BUILD-TO-SUIT OPPORTUNITIES



EAST MIDLANDS INTERMODAL PARK





A38/A50, Derby, DE65 6GX

SUBJECT TO PLANNING

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

Nigel Dolan
Development Director
nigel.dolan@goodman.com
07793 709629

CROSSWAYS COMMERCIAL PARK





Unit 5

Dartford, DA2 6QS

AVAILABLE Q4 2026

Now on site, Phase 2 will provide high-quality industrial and warehouse space designed to Goodman's market-leading specification.

Key highlights:

+ 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.

68,558 SQ FT

12m clear internal height

50m yard depth

5 docks and 4 level access doors

Targeting BREEAM 'Excellent' and A+ EPC

SITE PLAN

Unit 5	sq ft	sq m
Warehouse	56,994	5,295
Undercroft	2,864	266
First floor and second floor offices	7,986	742
Plant deck	700	65
TOTAL	68,558	6,368



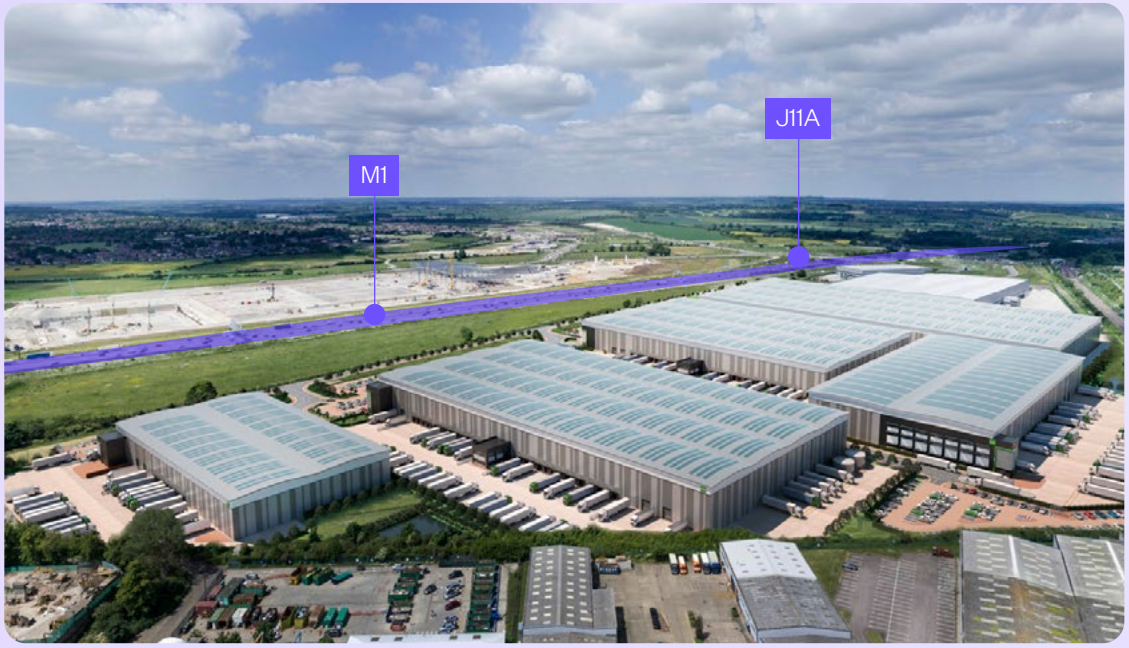
View microsite
Click here →

View 360 virtual tour
Click here →

Chris Beamer
Associate Director, Development
chris.beamer@goodman.com
07500 779249

GOODMAN LONDON LUTON





M1 (J11a), Luton, LU4 9TT

PRE-LETS AVAILABLE

Previously home to Vauxhall's aftersales warehouse, the 60-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



View microsite
Click here →

View development video
Click here →

Nigel Dolan
Development Director
nigel.dolan@goodman.com
07793 709629

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

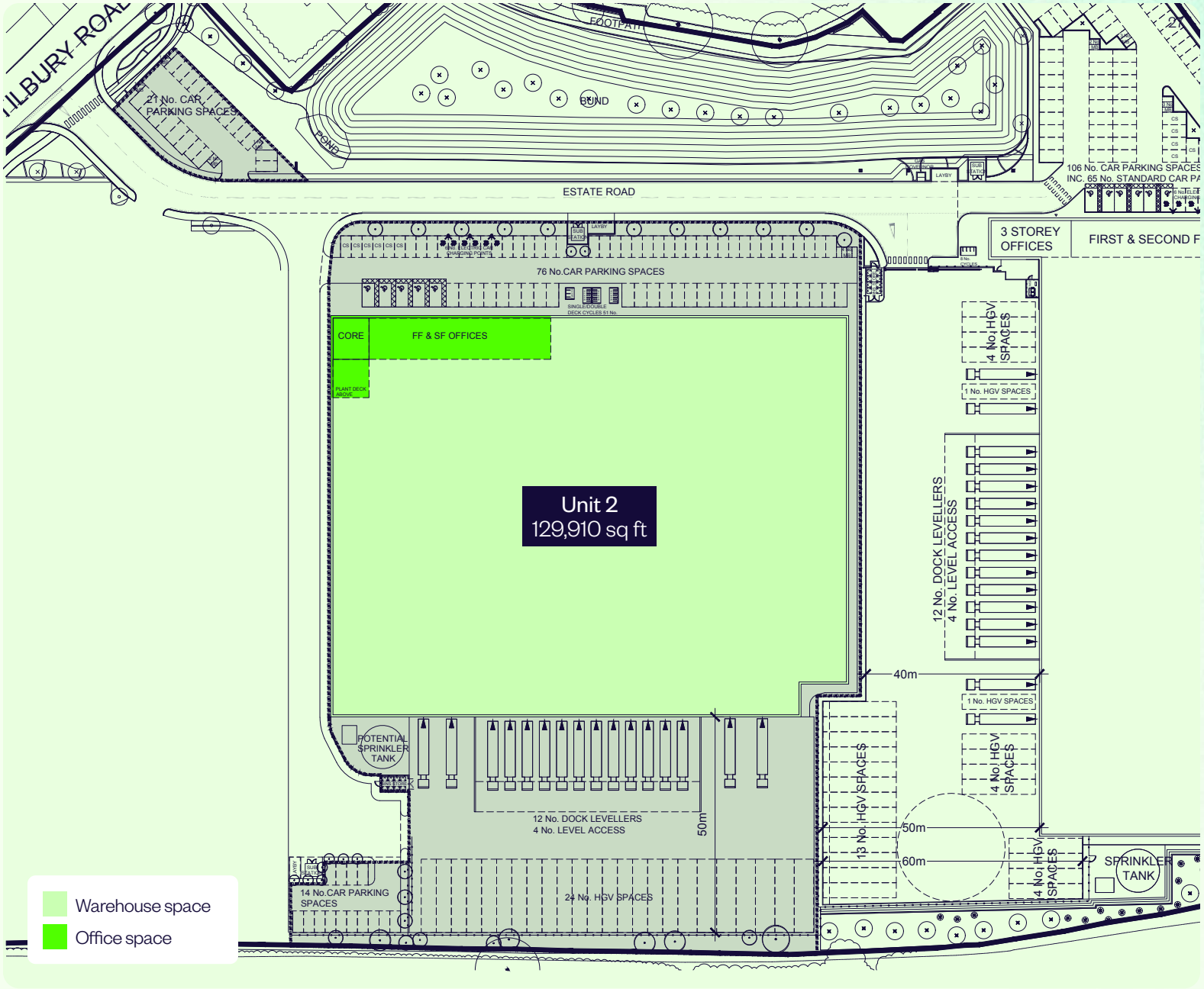
- 12m clear internal height
- 50m yard depth
- 1MVA
- 12 docks and 4 level access doors
- 24 HGV spaces

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

The site can accommodate an alternative layout option, providing 80,880 sq ft of warehouse space and two units of 22,120 sq ft.

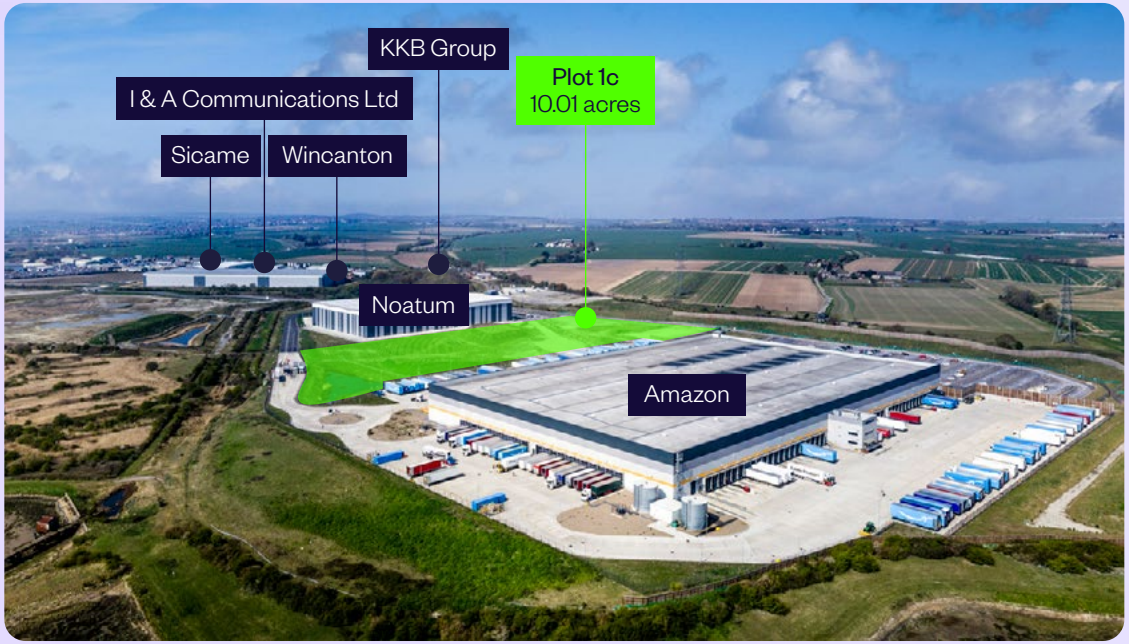


View microsite
Click here →

Chris Beamer
Associate Director, Development
chris.beamer@goodman.com
07500 779249

LONDON MEDWAY COMMERCIAL PARK





Plot 1C

Medway, Kent, ME3 9ND

PRE-LET AVAILABLE / 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

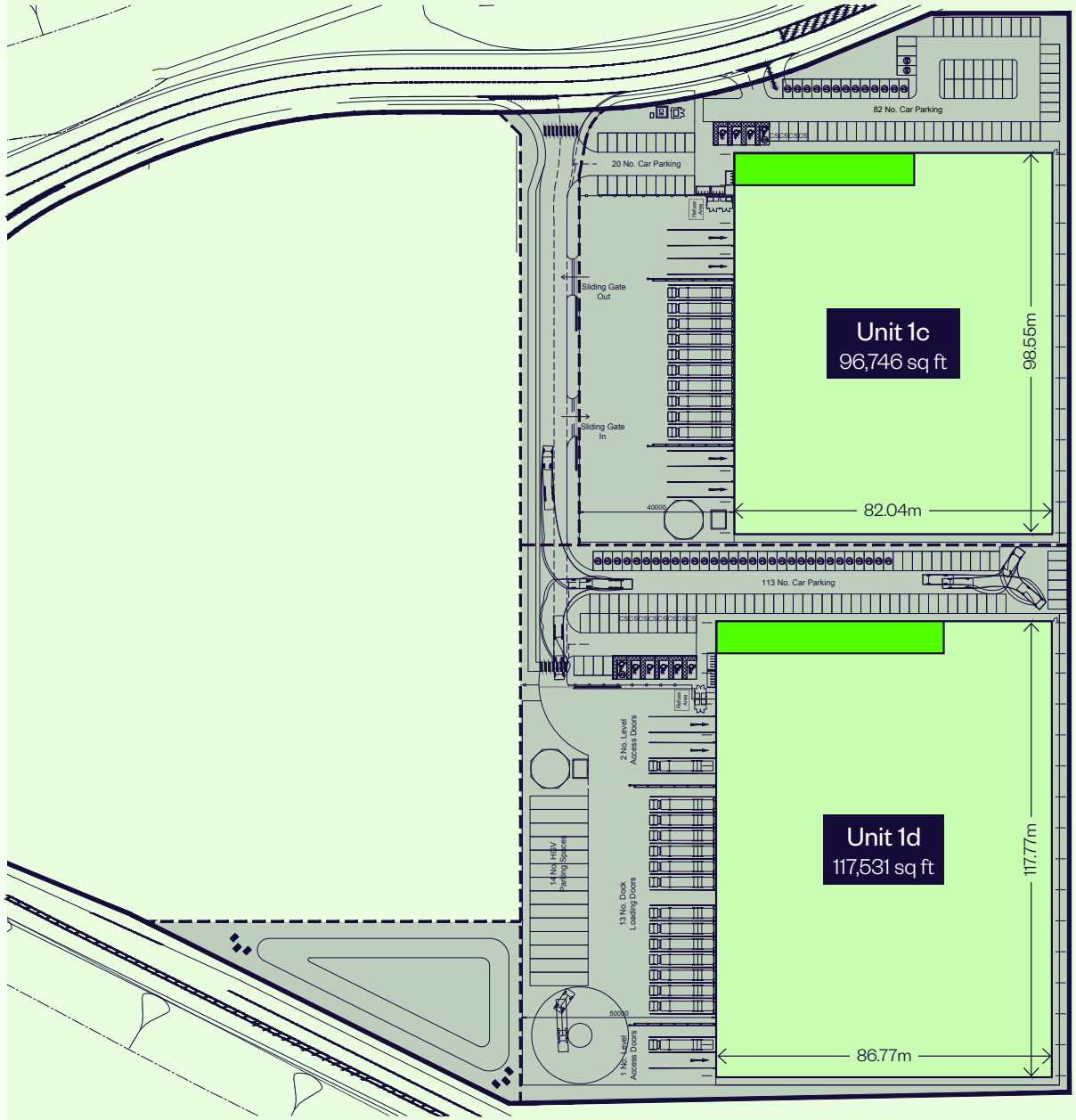
- 18m clear internal height
- 50m yard depth
- 2MVA
- 24 docks and 6 level access doors
- 58 HGV spaces

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

Consented scheme



Warehouse space

Office space

View microsite
Click here →

Chris Beamer
Associate Director, Development
chris.beamer@goodman.com
07500 779249

LONDON MEDWAY COMMERCIAL PARK





Plot 2

Medway, Kent, ME3 9ND

PRE-LET AVAILABLE / 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

View microsite
Click here →

Chris Beamer
Associate Director, Development
chris.beamer@goodman.com
07500 779249

LONDON MEDWAY COMMERCIAL PARK





Plot 8

Medway, Kent, ME3 9ND

PRE-LET AVAILABLE / 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

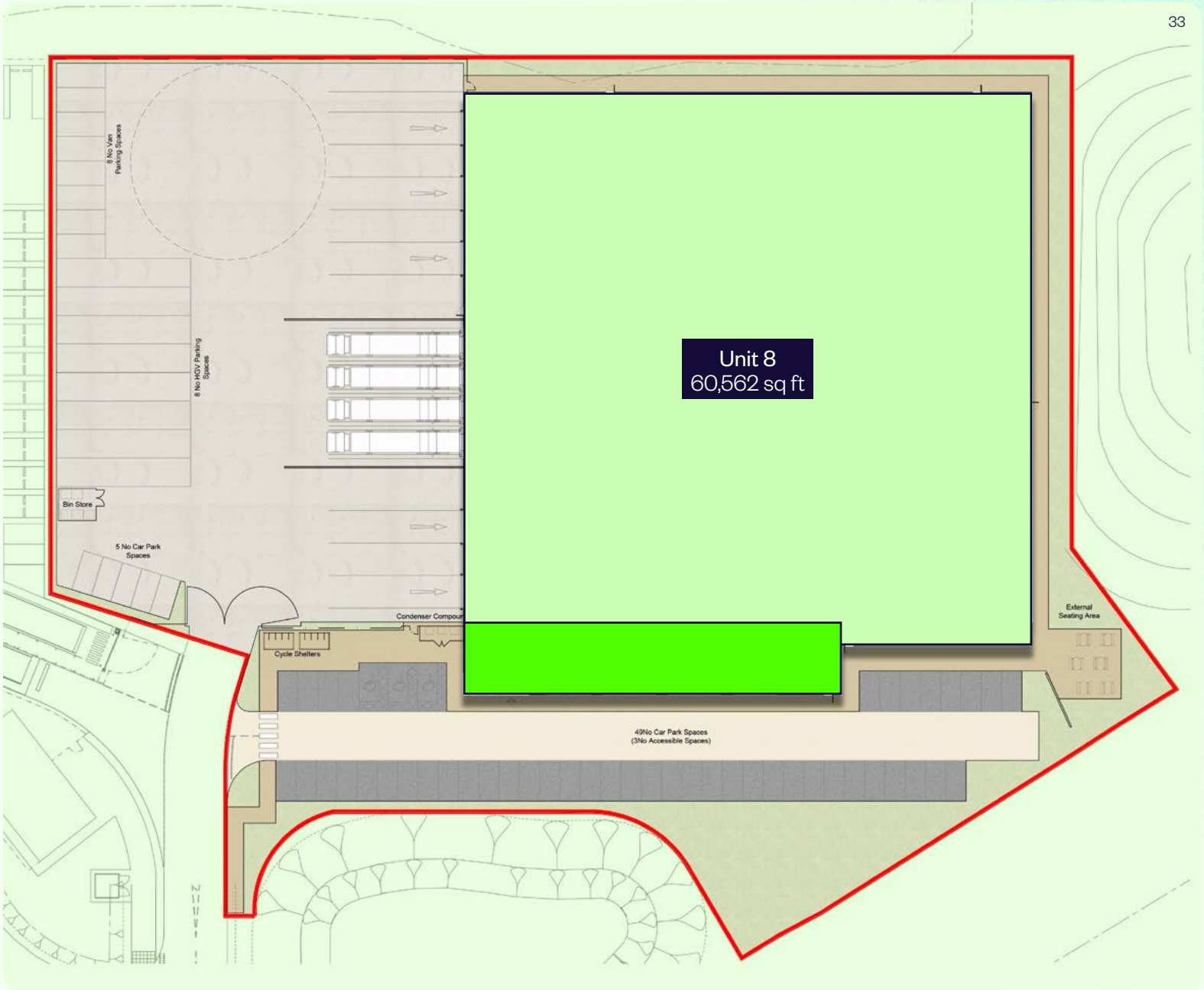
4 docks and 5 level access doors

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

Consented scheme



Warehouse space

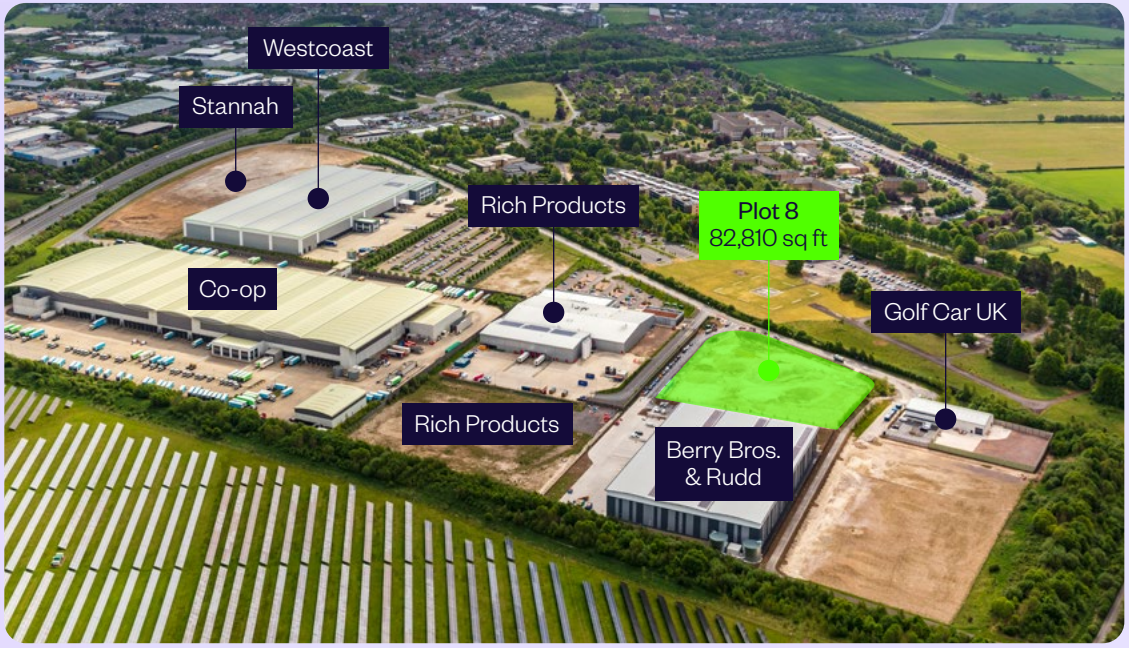
Office space

View microsite
Click here →

Chris Beamer
Associate Director, Development
chris.beamer@goodman.com
07500 779249

ANDOVER BUSINESS PARK





Plot 8

Monxton Road, Andover, SP11 8HT

PRE-LET AVAILABLE / 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

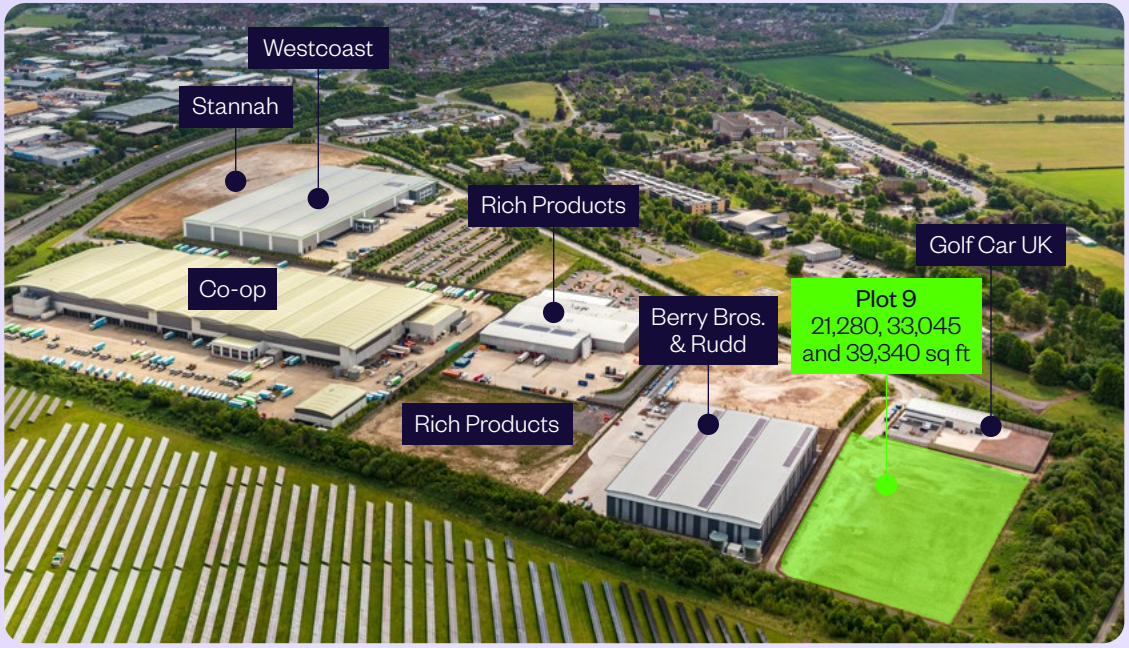
Office space

View microsite
Click here →

Chris Beamer
Associate Director, Development
chris.beamer@goodman.com
07500 779249

ANDOVER BUSINESS PARK





Plot 9

Monxton Road, Andover, SP11 8HT

PRE-LET AVAILABLE / 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 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

View microsite
Click here →

Chris Beamer
Associate Director, Development
chris.beamer@goodman.com
07500 779249

GATEWAY DEESIDE





Deeside, CH5 2RA

PRE-LET AVAILABLE / FOR SALE

Gateway Deeside provides 57-acres of employment land located five miles from the M56 (J16) and only six miles north west of Chester City Centre. Offering immediate delivery of consented high quality industrial and distribution space or bespoke build-to-suit units on either a freehold or leasehold basis.

Key highlights:

+ Suitable for B1, B2 and B8 uses
+ Investment Zone status, providing rates relief and capital allowance eligibility
+ Next Generation Broadband, providing high internet speeds and business services
+ Local occupiers include Amazon, ICT, 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 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

View web page
Click here →

Nigel Dolan
Development Director
nigel.dolan@goodman.com
07793 709629

CONTACT US

Nigel Dolan
Development Director
07793 709629
nigel.dolan@goodman.com

Chris Beamer
Development Director
07500 779249
chris.beamer@goodman.com

6 Warwick Street
London
W1B 5LU
0203 426 0800

This document has been prepared by Goodman Logistics Developments (UK) Limited (registered in England with company number 3921188) ("Goodman") for general information purposes only. Whilst every care has been taken in relation to its accuracy, no warranty of accuracy is given or implied. Images used in this document have been included for the purposes of enabling you to visualise the development concepts. Further, you should obtain your own independent advice before making any decisions about any of the properties referred to in this document. These particulars are believed to be correct at publication date (Q4 2026), but their accuracy is in no way guaranteed neither do they form part of any contract. All areas, distances and travel times are approximate.