

Development that Differentiates – UK

ENERGY-EFFICIENT DISTRIBUTION CENTER TO SERVE STORES THROUGHOUT UK



Customer: Marks & Spencer

A leading retailer offering fashion, food and home products through more than 600 retail stores across the UK plus an expanding international business

Park Name: Prologis Park Bradford, Zone B
Location: Bradford, England
Building Type: Distribution facility—build-to-suit
Size: 1 million square feet

Customer Needs

- Massive, state-of-the-art facility to serve as Marks & Spencer's largest distribution center, serving stores throughout the UK
- Location with excellent motorway access and a ready labor supply
- Green construction in line with Marks & Spencer's five-year sustainability initiative

Key Features

- Building according to BREEAM "Excellent" standards; application for certification will be submitted at completion
- Optimal orientation of the building to reduce effects of solar gain and prevailing winds
- Airtight construction; insulation levels in excess of standard building regulations
- Large stormwater retention system
- Low-energy light fixtures, extensive rooflighting, daylight linking and motion sensors

The Solution

With more than 20 million square feet of industrial space owned and managed in the UK and a successful track record of building large-scale green projects in the United States and abroad, Prologis was the natural choice as a developer for Marks & Spencer.

Prologis was able to offer Marks & Spencer an ideally positioned site at Prologis Park Bradford, a 90-acre business park in Yorkshire, northern England. Situated right on the M606 motorway and three miles north of the M62, a major east-west motorway, the site offers access to northern England's largest population centers and ports.

Since 2008, Prologis has been designing each of its UK buildings to achieve both a BREEAM "Excellent" standard and a high Energy Performance Certificate (EPC) rating. Marks & Spencer's Plan A initiative targets sustainability improvements throughout the retailer's product sourcing and operations, including goals to become carbon neutral and send no waste to the landfill by 2012.

Prologis and Marks & Spencer entered into a 50-50 joint partnership to develop the facility itself, which they are building to achieve carbon neutral certification; any emissions produced through the construction process are measured, reduced and offset through a process of independent monitoring and assessment.

Over a 30-year lifespan the combined embodied and regulated operational CO2 emissions of the development will be up to 64 percent lower than other building-regulation compliant new builds.

In addition to warehouse and office space, the building includes training rooms, a cafeteria and staff facilities. The facility is planned to open in late 2010.