

# TRACK RECORD

October 2023



# ABOUT BERICOTE



Dartford - London

**Bericote is a niche commercial developer, specialising in occupier led development and the promotion and development of large, strategic sites around the UK. Working with the best in the industry to transform brownfield and infill sites to accommodate state-of-the-art logistic facilities.**

We are one of the most proactive developers of large-scale distribution space in the UK. We have undertaken substantial projects for a variety of blue-chip occupiers including Amazon, IKEA, Kellogg, ASDA, Tesco, Sainsbury's, Ocado, DHL, Geodis and Rolls Royce Motor Cars.

The Group has no external borrowings and has significant cash reserves. It is the Group's policy to use its own balance sheet to fund the early stages of development. Group turnover for 2021 was £126 million.

We are leaders in sustainable development, always putting our environmental initiatives at the forefront of planning, design and construction, through to operation. We have achieved and now always deliver BREEAM Outstanding. We are proud to work alongside local communities, charities, and local interest groups, and are keen to give back to the communities we operate in through providing or enhancing local environmental and amenity provisions.

**We are proud and fiercely protective of our reputation for being a quick, open and reliable developer. Our 100% track record of always securing negotiated consents and completing on contracts we win speaks volumes about how we conduct business.**



525 Haydock - St Helens



School Site Visits



# LEADERSHIP TEAM

## DIRECTOR

Richard Saint



### Let's work together

and my focus will be on ensuring every part of our business is on track to deliver on all our promises to you. Securing planning permission, sustainability, program and returns.

### Creating a legacy we can be proud of

driving sustainability of the building and its operations beyond today's best practice.

## DIRECTOR

Lee Pettit



### Let's work together

and we can collaboratively tailor the delivery team and supply chain for your specific project, ensuring a perfect fit both in experience and flexibility.

### Create a legacy we can be proud of

low maintenance buildings that provide for your operational needs, with excellent back-up support

## DIRECTOR

Simon Spencer



### Let's work together

and I will work openly with you to complete legals, secure planning permission and financial modelling of a project from start to finish.

### Creating a legacy we can be proud of

where each aspect of the project has been carefully managed and every sum accounted for, giving you complete peace of mind.

## CONSTRUCTION DIRECTOR

Piers Ridout



### Let's work together

and I will take responsibility for managing our teams to maintain our track record of always delivering on time and on budget, with minimal fuss for our occupiers and investors.

### Creating a legacy we can be proud of

by improving all our construction activities to create wider benefits for both the development and surrounding community.

## COMMUNITY LIAISON LEAD

Rebecca Noonan



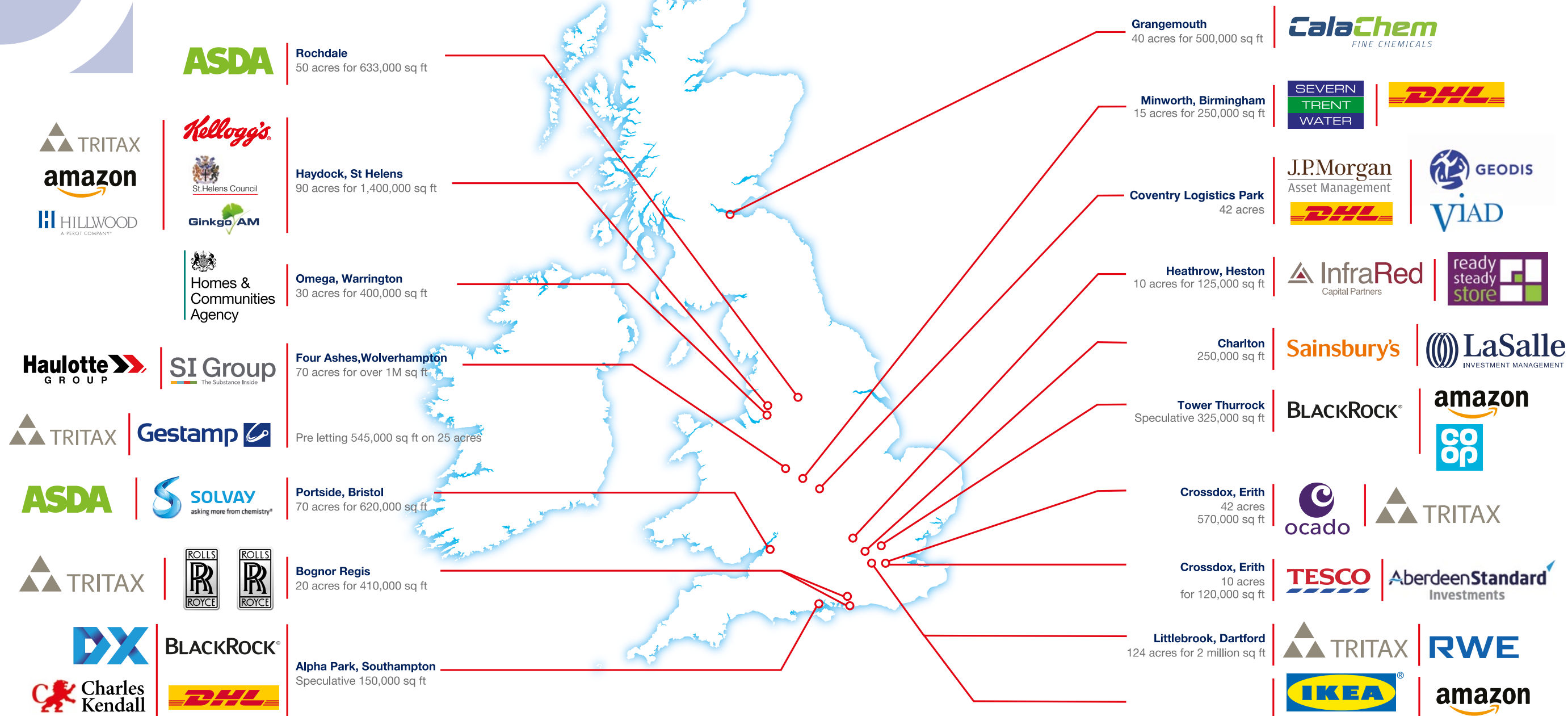
### Let's work together

where I can lead the team to deliver wider social value on every project: using the opportunity to do the most I can to make a real difference.

### Creating a legacy we can be proud of

actively transforming lives in local communities, becoming personally involved and forming lasting partnerships with the charities we adopt.

# TRACK RECORD





# CURRENT PROJECTS

## DARTFORD

- Former oil and coal fired Power Station purchased 2017
- 124 acre prime strategic site turned into state-of-the-art facilities
- £25 million demolition and infrastructure phase
- 99.9% of materials recycled
- Joint venture with TRITAX Big Box REIT
- Introduction of 1 million bees
- Over 500 school children site visits
- Sponsorship of community owned football club, Dartford FC.
- Sponsorship of local YMCA community cafe
- Hosted yearly Christmas parties for local kids.

- Free employee cycle scheme
- 30% of site set aside for permanent open space and biodiversity
- Phase 1 let to IKEA 2021
- Phase 2 let to Amazon 2021
- Phase 3 ready to occupy 2023



2017



2023

“ Bericote have been absolutely wonderful in investing in the community, it's been an enlightened bit of capitalism ”

Jeremy Kite, leader of Dartford Borough Council.



- Let to IKEA on a 15 year lease
- 450,000 sq ft cross docked building
- 21m clear internal height
- Speculative development
- BREEAM Excellent
- PV ready roof
- Operated by 100% renewable energy
- By 2025, 100% of IKEA customer orders in London will also be delivered by electric vehicles
- 28 rapid HGV chargers and 60 overnight chargers to be installed
- [www.thepowerhouse.london](http://www.thepowerhouse.london)



“ A leader in logistics development, Bericote’s team is hugely knowledgeable, attentive and sensitive in their approach, prepare thoroughly and have consistently outperformed for us. ”

Colin Godfrey, Tritax Big Box Reit Plc.



- Pre-let to Amazon on 20 year lease
- 2.3 million sq ft over 31 acres
- Four-storey warehouse
- First warehouse to have no fossil fuel heating.
- 3.5MW roof solar panel system, electric heating system, low water use and 40 electric car-charging vehicle spaces
- BREEAM 'Excellent'
- Cross docked building
- £250m scheme

• [www.thepowerhouse.london](http://www.thepowerhouse.london)



“ During the pandemic, our relationship with Bericote developed hugely and their support of our work has been incredible. From supporting food hampers through to delivering a Christmas party for vulnerable families, their dedication and commitment to our community has been phenomenal! ”

Dave Ball, CEO at YMCA Thames Gateway Group .



- Spec build of 304,196 sq ft
- 46 Car-charging vehicle spaces
- 21m clear internal height, 55m yard depth and up to 3MVA power supply
- BREEAM 'Excellent' rating
- Roof ready for solar panel installation
- Complete and ready to occupy
- [www.thepowerhouse.london](http://www.thepowerhouse.london)





## RECENT PROJECTS

## COVENTRY LOGISTICS PARK

- Former 'Toys'R'Us unit
- Purchased from the Receiver within 10 days from receipt of sales contract
- 3 Speculative built units totalling 844,000 sq ft over 42 acres
- Planning consent secured in under 13 weeks
- Joint Venture with JP Morgan Asset Management
- BREEAM Outstanding 91.7%
- Pre let to DHL / Geodis / Viad ahead of PC
- £2.5 million spend on local supply chain
- £50,700 in sponsorship of 3 homes for Ukrainian families.
- 150 school children site visits
- Free employee cycle scheme



“ With proven success on repeat delivery for DHL, Bericote were the obvious choice for our latest unit. Their hands-on approach ensures no detail is missed for our operational needs ”

Warren Cobb, Global Head of Construction at DHL.





### amazon

- 360,000 sq ft turnkey unit for Amazon
- 90 acres close to J23 of the M6
- £40m sortation centre commenced on site with infrastructure works in September 2018 and completed in July 2019 with a shared design and construction team
- In partnership with St Helens Council and Funded by Tritax Big Box
- 7 acre woodland created for community and estate amenity
- Building completed July 2019





## RECENT PROJECTS

## KELLOGG'S - ST HELENS

*Kellogg's*

- Speculatively built state of the art 525,600 sq ft cross docked distribution facility
- North West's largest speculatively built development
- 290kWp Solar PV system installed PV panels are installed on the roof
- 7 acre woodland created for community and estate amenity
- New major highways access completed August 2019
- Within 6 months of PC, the building was let to Kellogg's as a warehouse for their Pringles and cereal brands
- Bericote were further appointed to undertake Kellogg's £5m fit-out
- Funded in partnership with Hillwood
- Investment sold to Ginkgo Asset Management





## RECENT PROJECTS

## ALPHA PARK, SOUTHAMPTON

- Alpha Park is a new industrial and distribution development scheme on School Lane, Chandlers Ford
- Bericote have speculatively developed 3 units totalling 150,000 sq ft
- Junctions 13 and 12 M3 are close by and the site is situated in an established commercial and distribution location
- The development has been built in partnership with BlackRock
- Unit 1 prelet to DX Services on behalf of Ikea
- Unit 2 let to Charles Kendal Freight
- Unit 3 let to DHL





## RECENT PROJECTS

## TOWER THURROCK - LONDON

- Tower Thurrock is a new industrial and distribution development scheme fronting Oliver Road (A126).
- Junctions 31 and 30 M25 are close by and the site is situated in an established commercial and distribution location.
- Occupiers already established on Oliver Road include CO-OP, Royal Mail and Thurrock Trade Park is opposite.
- Bericote have speculatively developed 300,000 sq ft in 3 units.
- The scheme is now fully let to EBB, Amazon and CO-OP.





## RECENT PROJECTS

## FOUR ASHES, WOLVERHAMPTON

- 70 acres with detailed planning consent 1,100,000 sq ft.
- 545,000 sq ft pre letting to global automotive components supplier, Gestamp
- 37,900 sq ft let to Haulotte
- 450,000 sq ft storage and distribution for Ceva - Amazon contract.
- Sponsorship of two homes to house up to 6 homeless/ vulnerable people with Hope Into Action



“ Our partnership with Bericote has been one of our most successful; friendly, open and committed; they made things happen fast. ”

John Flynn, Staffordshire County Council.

“ We asked them to Sponsor a home; instead they redecorated one, and sponsored two, allowing us to house up to 6 homeless/vulnerable people. ”

Matt Lambert, Hope into Action, Black Country.



## RECENT PROJECTS

## ROLLS ROYCE - BOGNOR REGIS

- 410,000 sq ft distribution facility to serve car manufacturing at HQ in Goodwood
- Phase 1 handed over on 1st September 2015 Phase 2 handed over on 1st February 2016
- 110,000 sq ft extension completed October 2017
- Secured project through a competitive tender with six other developers
- Funded by TRITAX Big Box





## RECENT PROJECTS

## OCADO - ERITH

- 570,000 sq ft chilled home delivery facility for Ocado
- On site April 2015 - Completion April 2016
- Creating 3,500 jobs
- Sold to TRITAX Big Box



“ Bericote delivered a complicated, ever changing project on time to budget; we hope to work with them again ”

Duncan Tatton-Brown, CFO at Ocado.



### Sainsbury's

- 250,000 sq ft food distribution centre for Sainsbury's
- Involved the renegotiation of existing long lease terms to enable the redevelopment
- £30m project





### ASDA

- Working in partnership with ASDA, we acquired 15 acres in a prime Birmingham location, where ASDA only required 8 acres.
- Bericote committed to purchase the whole site unconditionally to allow the ASDA development to proceed.
- Bericote funded and secured detailed planning consent prior to exchange of contracts.
- ASDA's internet fulfilment centre was completed in December 2015.



- Bericote retained the remainder of the site and have speculatively developed and pre let a 103,000 sq ft unit to DHL Express Parcel Delivery.





## RECENT PROJECTS

### ASDA

- 410,000 sq ft fully automated distribution centre on 30 acres
- Worked closely with Warrington Borough Council and HCA to secure planning consent
- £100m project

## ASDA - OMEGA WARRINGTON





## RECENT PROJECTS

## ASDA - BRISTOL

### ASDA

- 620,000 sq ft chilled distribution and service centre
- Former Solvay Works, Avonmouth, Bristol
- Project Cost: £75 million
- BREEAM Excellent



◀ BEFORE

▲ AFTER



## RECENT PROJECTS

## HEATHROW - LONDON

### ASDA

- Bericote recently acquired 10 acres in sought after Heathrow. The high value purchase was exchanged in 4 weeks
- We delivered a new 120,000 sq ft Dot Com facility for ASDA with an end value of £25 million





### ASDA

- 633,000 sq ft chilled distribution centre on 44 acres
- Acquired site, secured planning consent and procured build
- £72m project





[www.bericoteproperties.com](http://www.bericoteproperties.com)

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