

Verdion Park E6 Gothenburg

Grade A logistics space to lease
Units from 7,500-18,000 sqm
BREEAM Excellent

Available from Q3 2024
www.verdion-E6Gothenburg.com



Well-connected new warehousing

Verdion Park E6 Gothenburg offers 18,000 sqm of new, high quality distribution space available to lease from Q3 2024.

Located in the prime submarket of Bäckebo, within Sweden's top city for logistics, this site offers retailers and distribution specialists a new opportunity close to customers and within easy reach of the area's workforce and transport connections.

In addition to being designed with efficient operations in mind, this new facility is being constructed to high standards of energy efficiency and sustainability, targeting BREEAM Excellent on completion. The building can be let as a whole or subdivided into two separate units of 10,169 and 7,529 sqm respectively.





Sweden's logistics capital

- 70% of Scandinavia's population and industry is within 500 km of Gothenburg
- Gothenburg is Scandinavia's largest port handling 53% of Sweden's container traffic and 30% of the country's foreign trade
- It offers direct shipping services to and from destinations in Asia, the Middle East, North Africa, and North America and has strong rail links throughout Sweden and Norway
- Its airport handles heavy cargo and has one of the fastest air cargo turnarounds in Europe
- The city also boasts advanced logistics education programmes and research, with two universities – Chalmers University of Technology and the University of Gothenburg – both very strong in logistics with close ties to industry.

Multimodal transport links

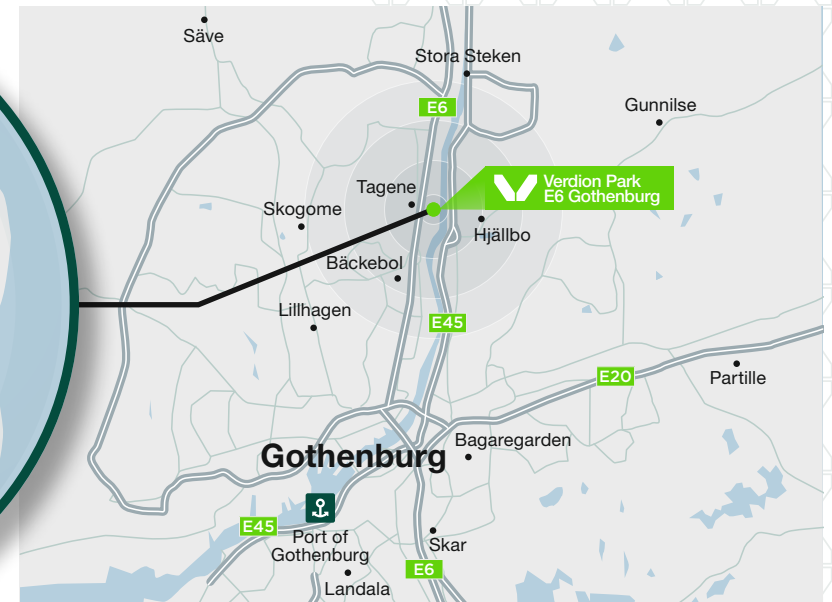
Verdion Park E6 Gothenburg benefits from outstanding road, rail and air connections for incoming goods as well as a local catchment of around 700,000 people living within a 30-minute drive.

City	Distance (km)	Travel Time (minutes)
Gothenburg city	9.4	13
Port of Gothenburg	10.7	12
Landvetter airport	30.6	23
Jönköping	152	1h 45
Helsingborg	221	2h 20
Växjö	235	2h 51
Malmö	278	2h 53
Oslo	285	3h 11
Norrköping	318	3h 24
Copenhagen	322	3h 27
Örebro	285	3h 27
Stockholm	473	5h 8

Sources: Google Maps

Navigation address:

Transportgatan 22, 422 46 Gothenburg





Prime submarket location

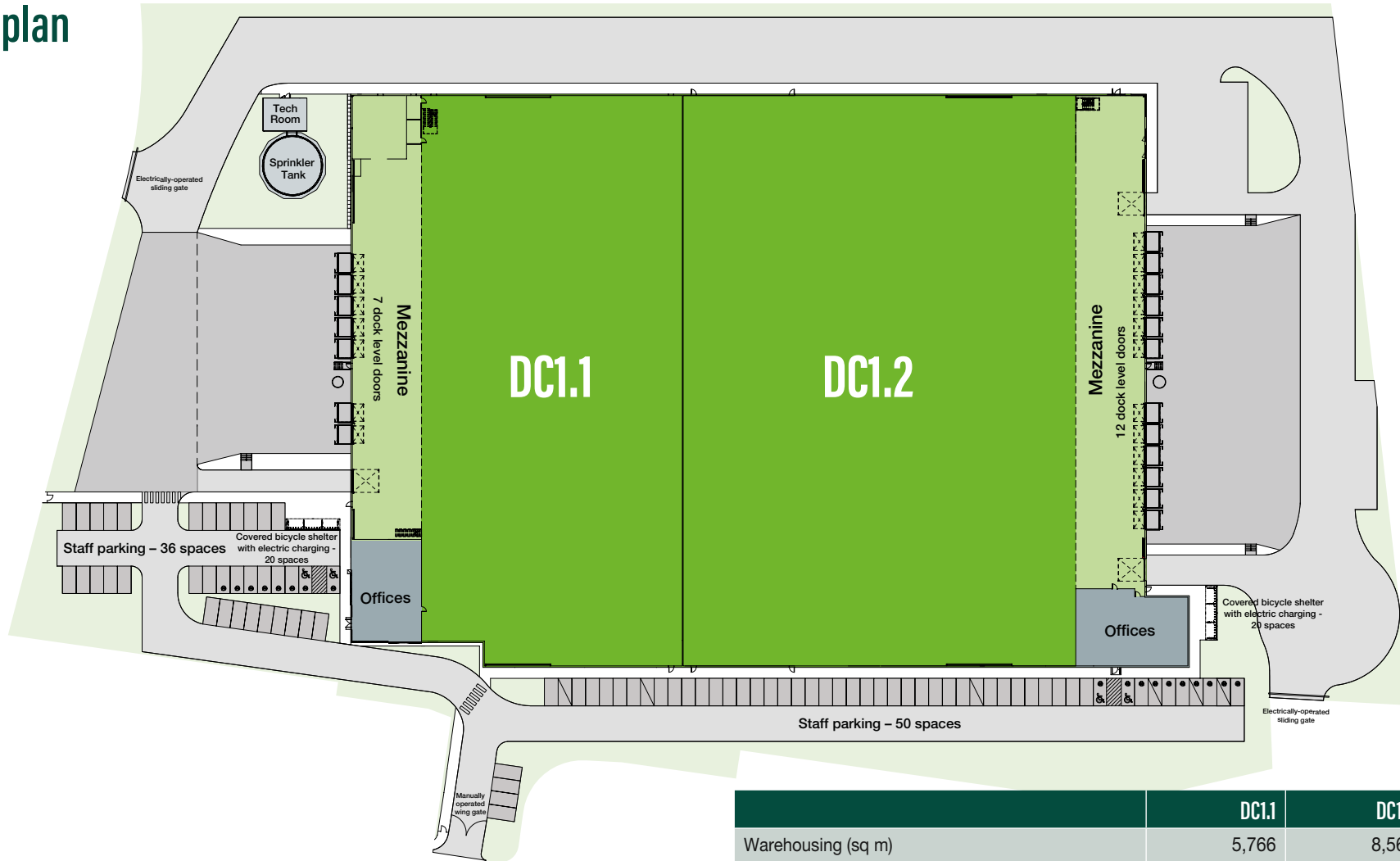
Bäckebol is one of Gothenburg's prime submarkets when it comes to retail and logistics, with established names already located in the area and direct connections through the E6 motorway as well as the E45 and E20 nearby.

IKEA **DB SCHENKER**

PHL **ELGIGANTEN**

BAUHAUS

Masterplan



- Warehousing
- Mezzanine
- Offices
- Technical Rooms

Masterplan not to scale. For indicative purposes only.

	DC1.1	DC1.2	Total
Warehousing (sq m)	5,766	8,565	14,331
Mezzanine (sq m)	1,113	1,271	2,384
Offices (sq m)	395	272	667
Technical areas (sq m)	255	61	316
Total (sq m)	7,529	10,169	17,698
Loading bays	7	12	19
Level access doors	1	2	3
Car parking including accessible and EV spaces	36	50	86

Specification

- 10m internal clear height
- 38m-deep yard (28m in concrete)
- FM-approved ESFR sprinkler system
- 50 kN/sqm floor loading, 90 kN per leg footplate
- 2.4m concrete plinth around the building exterior
- Floor flatness in accordance with DIN 18202 Table 3 Line 4
- 1,000A power supply
- 300 lux LED lighting in warehouse, storage and handling areas and 500 lux lighting in offices
- Heating to 17°C in warehouse, 21°C in offices
- Fitted offices and social areas provided with climate control
- PV panel-ready
- Highly energy efficient building design

All buildings are located in a landscaped setting with trees, planting, outside shelters and seating. Bicycle parking with electric charging is designed into both facilities.

Sustainability and energy efficiency

- Highly insulated roof and façade ($U = 0.2 \text{ W/m}^2\text{K}$)
- Roofing prepared for photovoltaic energy generation
- Electric vehicle charging points for all units
- Targeting BREEAM Excellent sustainability rating

High-quality building management support

Verdion will manage the building following completion and be occupiers' main point of contact.

Our team will handle all commercial and insurance requirements and work closely with the facilities manager to ensure that the space meets occupiers' needs.



About Verdion

Verdion is a real estate investor, developer, asset and investment manager specialising in the industrial and logistics sector and operating across Europe.

From central London headquarters and offices in Düsseldorf, Frankfurt, Copenhagen, Stockholm and Gothenburg, we develop high specification facilities for major retail,

manufacturing and third-party logistics clients and acquire strategic development land as well as existing built assets with potential for added value through technical innovation and development expertise.

Our excellent relationships with major e-tailers, retailers, 3PLs and manufacturers is strengthened by a deep understanding of their requirements and a track record of delivery.

Verdion's ability to execute is underpinned by market-leading technical expertise, meaning that our team can deliver the most complex projects and most demanding requirements.

Since 2013 Verdion has created a €2.5* billion pan-European investment portfolio, most of which we continue to manage on behalf of our investor partners following completion, thereby

maintaining our customer relationships for the long-term.

Verdion's core values are founded on sustainable business practices, working with professionalism and respect for the environment and the needs of our occupiers, local communities and our investor partners.

*July 2023



Verdion track record

E20 Park, Copenhagen

E20 Park Copenhagen is a major new logistics park for the Danish market – one of the largest of its kind in the country – being developed by Verdion.

This 38-ha strategic site has been designed to accommodate up to 150,000 sqm of logistics space in a range of sizes and configurations. Warehouse and distribution facilities are available from 2,500 sqm upwards, with capacity for much larger buildings and flexibility within the overall masterplan to meet companies' exact requirements.

The park occupies a prominent location directly on the main highway connecting Denmark with Germany and Sweden for easy international access, while its proximity to the town of Solrød means good local transport links from trains and buses as well as new footpaths and cyclepaths linking into the park.

A programme of phased speculative development is now underway tapping into strong local demand, and all buildings are being developed to high standards of sustainability and energy efficiency.

DHL, Copenhagen

Verdion has developed two Grade A logistics facilities near Copenhagen for DHL.

The first was completed in 2014 – over 15,000 sqm on a 4-ha strategic site in Greve, south of the city.

In 2018 we completed this second facility, the first building to be developed at Verdion iPark Copenhagen. The 12,000 sqm state-of-the-art building was developed specifically to support DHL's storage and distribution contract with one of the world's largest healthcare companies.



BMW, Malmö

In its first Swedish project, Verdion developed a new 27,000 sqm Grade A logistics facility for BMW at Verdion Logistics Park Malmö.

The €20 million new built-to-suit, Grade A logistics facility on an 8-ha site is used to store and distribute car and motorcycle parts.

Verdion Logistics Park Malmö is located just outside Malmö city on the edge of the town of Staffanstorp. Positioned at a junction of Highway 11, the site has a direct connection to Malmö and Copenhagen, as well as other European cities.



For all enquiries and commercial terms subject to tenants' requirements please contact:

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