

slough trading estate

100 YEARS OF THE INDUSTRIOUS

# DECISION MAKING DRIVEN BY DATA

BECOME MORE OPERATIONALLY EFFICIENT, IMPROVE WORKING CONDITIONS AND  
BECOME MORE SUSTAINABLE WITH SMART BUILDING TECHNOLOGY

**445**

**MALTON  
AVENUE  
SL1 4QU**



## SEGRO has teamed up with Enertiv, a PropTech specialist, to deliver smart building capabilities to our customer at 445 Malton Avenue.

This is a unique opportunity to benefit from cutting-edge technology shaping the future of industrial real estate. 445 Malton Avenue has been fitted with 72 smart building sensors that will:

- Improve operational efficiency via space utilisation data
- Improve working environment and employee wellbeing
- Reduce maintenance and energy expenses

## HOW IT WORKS

1. Real-time data is captured via smart building sensors
2. Data is stored indefinitely and accessible via any web-connected device on the Enertiv online platform
3. Actionable insights are delivered to improve the building's performance

## SMART SENSORS CAN MEASURE

- |  |  |
|--|--|
|  Temperature   |  VOCs (compounds that become vapours and gases) |
|  Sound   |  Loading door activity                          |
|  Pressure   |  Parking space occupancy                       |
|  Leak detection                                      |  Lighting performance                         |
|  Energy usage (gas & electricity)                    |  EV charging                                  |
|  Water usage   |  Solar PVs                                    |
|  Air quality (carbon dioxide, carbon monoxide, etc.) |  Plug load                                    |
|  Particulate matter                                  |  Space utilisation                            |



## FREQUENTLY ASKED QUESTIONS

### Q. What are the costs of this technology? Are there any additional capital costs?

A. SEGRO has selected Enertiv because of their affordable platform. There is an annual subscription, which can be expected to be offset by operating efficiencies. There are no additional capital costs.

### Q. Is the platform extendible after occupancy?

A. Yes the platform is entirely flexible and can accommodate new sensor types, or simply more sensors of an existing type for higher granularity.

This can also cover any business-related equipment that is brought in post-occupancy. This would require capital investments, but can be fully coordinated and installed by Enertiv's team.

### Q. Do I own the data?

A. Yes, the data is yours. Enertiv keeps the right to use that data for analysis purposes. Whenever used, the data is anonymised and cannot in any case be tied back to your site.

### Q. How much of a reduction in operating expenses can I expect?

A. Operating reductions depend on the building's layout and use and cannot be forecast before occupancy. That being said, "savings" implies that something is already being operated inefficiently. Enertiv helps ensure that those inefficiencies don't occur in the first place.

### Q. Who "turns the wrenches?"

A. You will still be responsible for performing work on site. To get the most out of the system, you will have to actively follow the insight and recommendations.

That being said, in addition to the software, Enertiv's Client Success team is available via chat, email and phone to discuss implementations, changes and understand the data.

## LEARN MORE

Read Enertiv's White Paper "[No Building Left Behind Series: Industrial Warehouse](#)"

