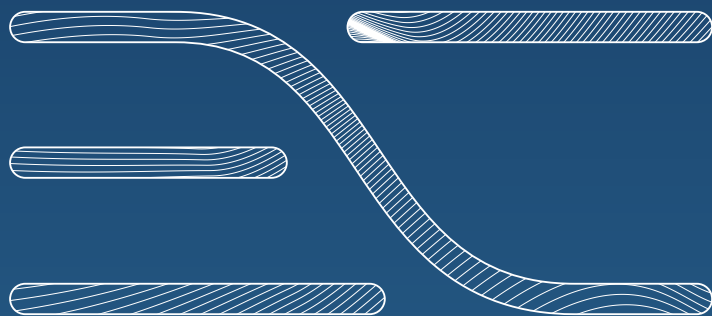


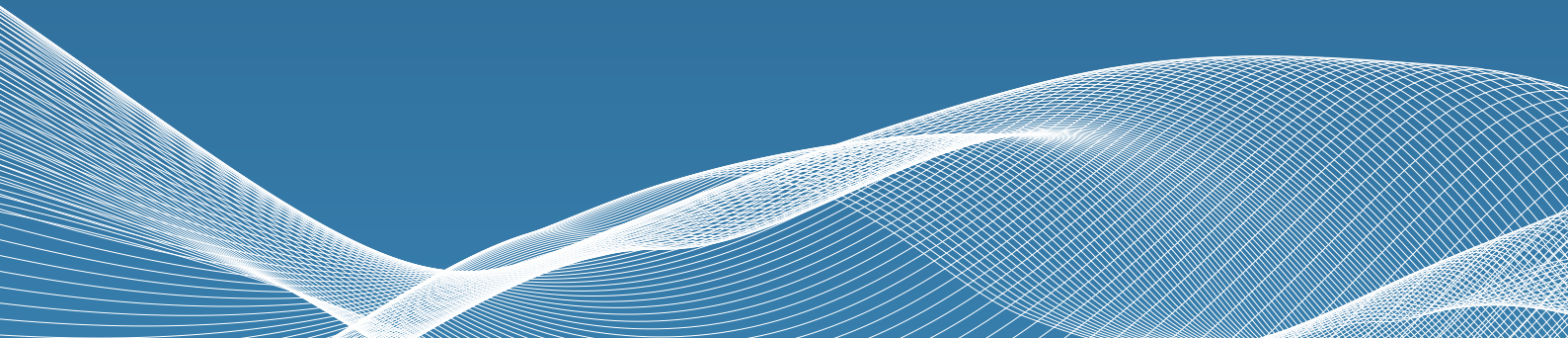
Last-Mile Fleet Charging & Storage Hub

MORSON ROAD | ENFIELD | LONDON | EN3 4NQ

DTRE



BLUE
CURRENT
HUBS





Overview






Blue Current Hubs provide dedicated charging and storage facilities for last-mile fleets.

The hubs are located close-by (within a 10-minute drive) to fleet operating businesses.

The sole purpose of Blue Current Hubs is to enable and accelerate the electrification of fleets.

The hubs allow for bulk charging to take-place during the night (see overleaf), which reduces vehicle downtime during peak working hours and benefits from off-peak grid tariff pricing.

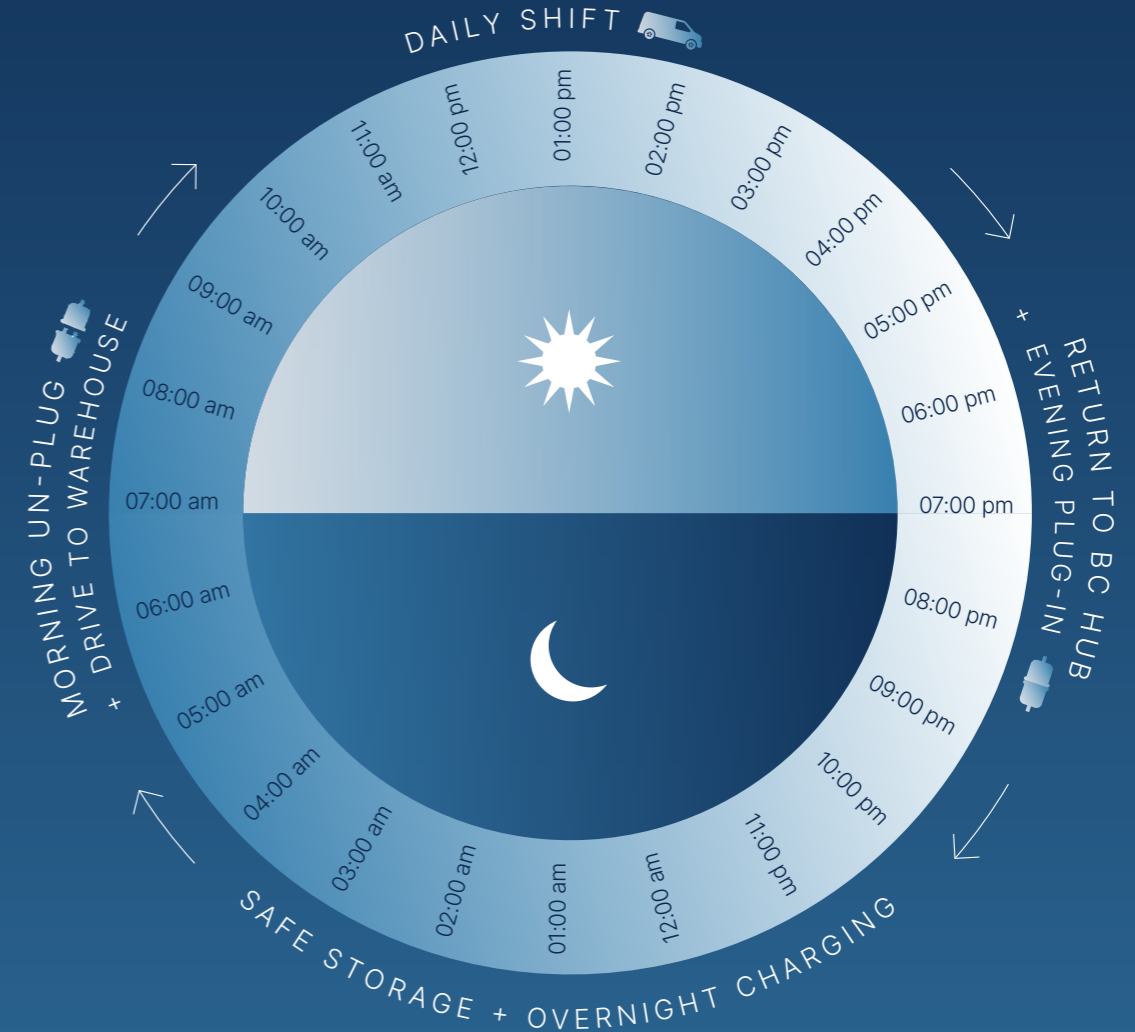
Benefits

-  Fully charge every night removes range anxiety – the bottleneck to fleet transition.
-  Off-site nearby safe secure storage of the fleet.
-  No need to re-fuel during the day or queue for a DC rapid charger.
-  Ability to purchase or lease a van with a smaller battery / shorter range – significant cost saving.
-  Cheaper vehicle insurance, given the van resides in a secure depot over-night.

Project Timeline



A Day In The Life



Situation

Strategically situated at Morson Road, Enfield, the site offers excellent connectivity to North and East London and the wider Greater London area. It gives direct access to the A110 and A1055 and is located in close proximity to the A406 to the south and the M25/A10 to the north.

Situated in the heart of the established employment cluster, within a 10-minute drive the site has the ability to service fleet operating businesses in five key industrial submarkets (see below).



Road Links	Miles	Mins
A406 / North Circular Road	3	8
M25 (Junction 25)	4	10
M11 (Junction 4)	8	15
M1 (Junction 1)	12	25
Locations		
Enfield Town Centre	3	10
Tottenham	4	12
Central London	12	25

Airports	Miles	Mins
City Airport	15	25
Stanstead Airport	28	40
Luton Airport	33	45
Heathrow Airport	43	50
Train Links (to Ponders End Station)		
Kings Cross Station	-	15
Liverpool Street Station	-	17
Stratford Station	-	20

Nearby Occupiers



- | | | | | |
|---------|---------|---------|---------|---------|
| 1.
 | 2.
 | 3.
 | 4.
 | 5.
 |
| 6.
 | 7.
 | 8.
 | 9.
 | 10.
 |
| 11.
 | 12.
 | 13.
 | 14.
 | 15.
 |



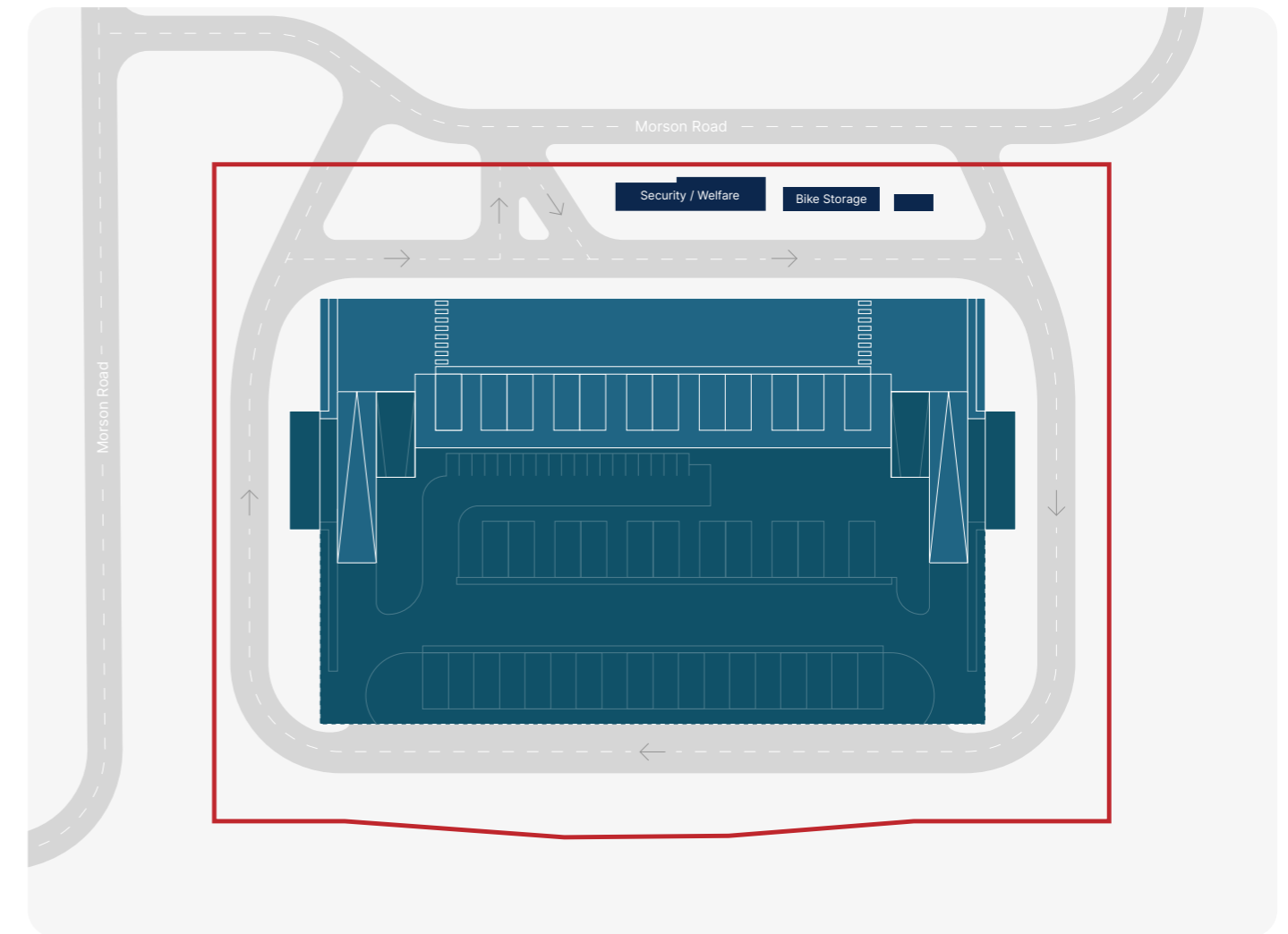
Charging Infrastructure Specification

- 3MVA fixed connection (100% simultaneous charging)
- Dedicated 22kW charger in each bay (Type 2)
- 6no. 150kW rapid chargers (CCS 2)
- Priced at grid cost per kWh with no built-in profit margin – cheapest way to charge
- Benefits from off-peak / night-time tariff pricing, when bulk of charging takes place
- Traceable net-zero electricity supply
- Fleet dashboard with smart charging and scheduling capabilities
- 24/7 chargepoint servicing

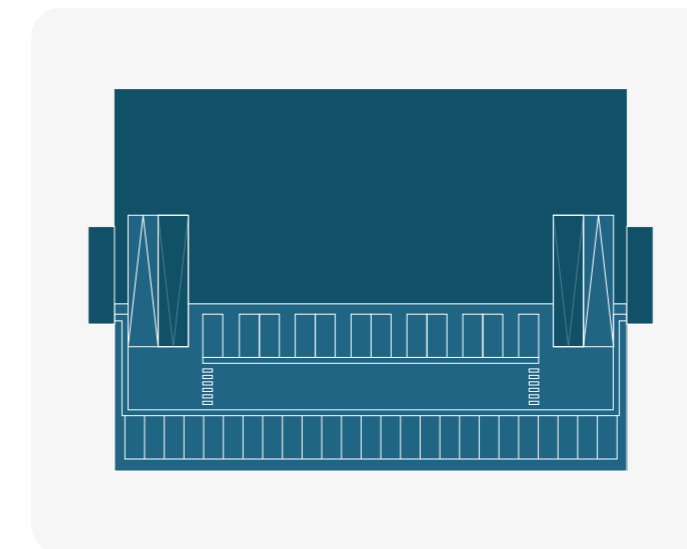
Building Specification

- Secure van charging & storage hub arranged over six storeys
- Designated 6.5m x 3.0m bays capable of storing all 3.5 tonne van models
- 22no. covered motorcycle bays and 54no. bicycle parking spaces
- 4.0m clear floor-to-ceiling height
- Efficiently designed one-way circulation with separate ramps to prevent congestion and collision
- 24/7 manned security gatehouse, CCTV and floodlights
- PV panelled rooftop canopies
- EPC A+ / BREEAM Outstanding

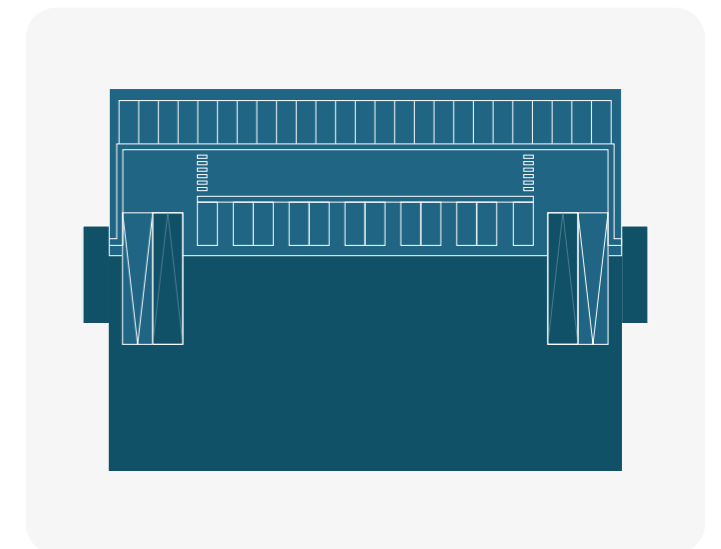
Indicative Floor Plans



Ground Floor



Upper Floor (S)



Upper Floor (N)

The Future of Electric Vehicles



The roll-out of charging infrastructure significantly lags demand - for every 53 new vehicles sold in the UK last year 1 charger was installed



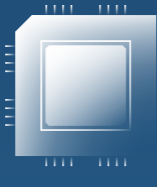
The cost of operating a carbon-emitting van in London is due to increase in the near term, due in part to the ULEZ expansion and forthcoming ZEZ



The sale of new petrol and diesel vans is prohibited in the UK from 2030, with all new vans to be zero-emission / fully electric by 2035



99% of public chargers are designed for cars and are not suitable for vans



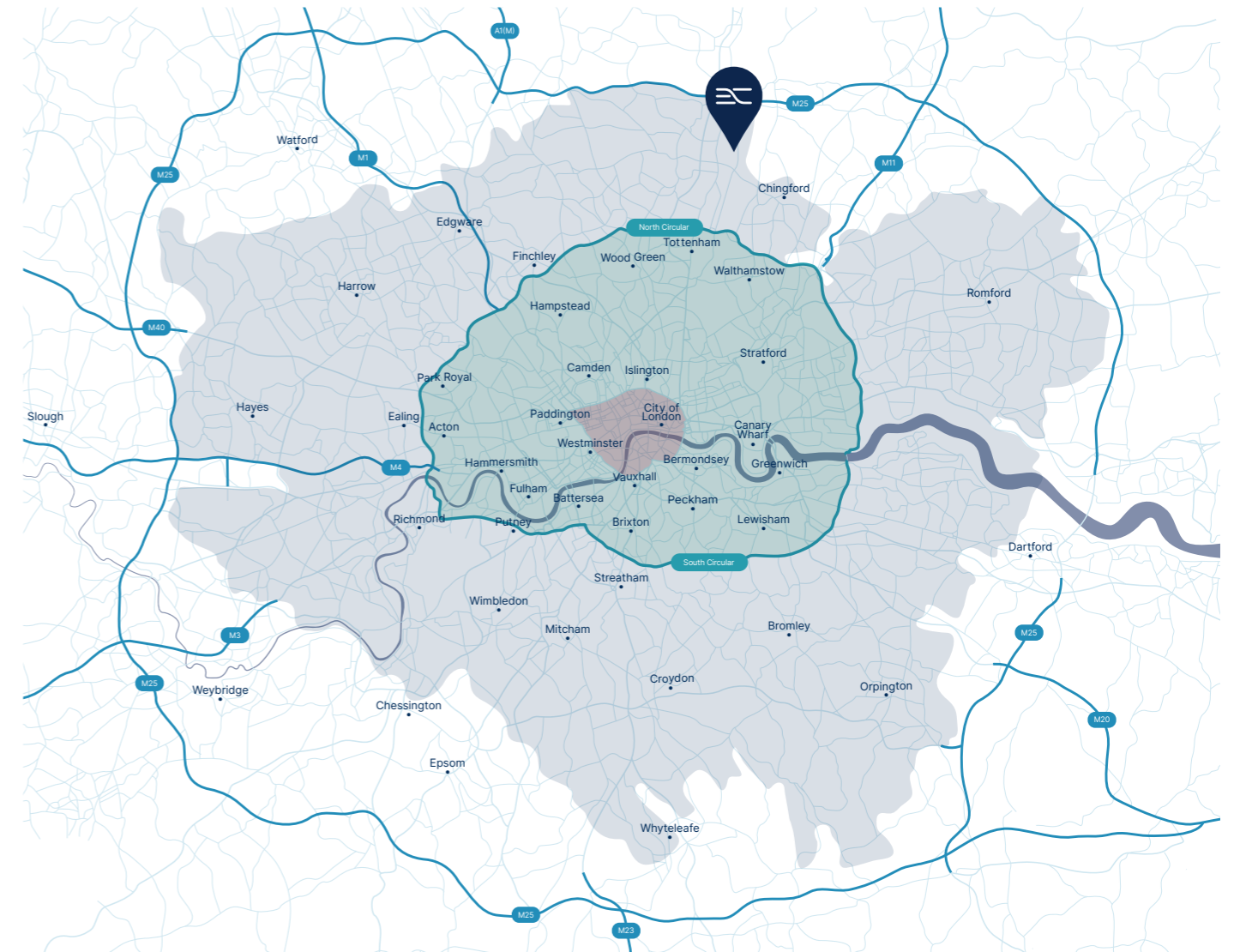
1 in 22 new vans in the UK are now electric with take-up of electric vans expected to increase by 64.5% year-on-year



The GLA is striving for London to have the best air quality of any major world city by 2050

London Clean Air Zones

ULEZ Expansion Original ULEZ Congestion Charge Zone



Ultra Low Emission Zone (ULEZ)

- Operates 24/7.
- Originally in-place inside the North and South Circular Roads, the ULEZ expanded across all London boroughs in August 2023.
- £12.50 per day payable on every vehicle unless it is fully electric or emission-compliant.
- Applies to all cars, motorcycles, vans and specialist vehicles and minibuses.

Congestion Charge Zone

- Operates during peak times across Central London.
- £15 per day payable by every vehicle unless it is zero-emission / fully electric.

For more information please contact:



Nickolas Blackburn

✉ nblackburn@bluecurrent.capital

☎ +44 (0) 7539 273 586

Max Botschen

✉ mbotschen@bluecurrent.capital

☎ +44 (0) 7919 927 272



Jake Huntley

✉ jake.huntley@dtre.com

☎ +44 (0) 7765 154 211

Charlie Wing

✉ charlie.wing@dtre.com

☎ +44 (0) 7483 068 030



James Maskey

✉ james.maskey@knightfrank.com

☎ +44 (0) 7770 013 152

Kevin McQuillan

✉ kevin.mcquillan@knightfrank.com

☎ +44 (0) 7581 028 675

Further information – to include energy performance certificates and data site access is available upon request.

Dowley Turner Real Estate LLP on its behalf and for the Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Dowley Turner Real Estate LLP has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. August 2023.

* Designed by