Make your logistics futureproof

WDP standard warehouse

WDP
WAREHOUSES
WITH BRAINS

A standard WDP building: the perfect basis

Our standard programme serves as the starting point for any WDP development. It includes our standard elements, but is extraordinarily characteristic and distinctive in terms of a WDP building. Sustainable in every way. For the long term. With a view to your and our future.

This brochure provides a complete overview of a standard WDP building, including the materials used. It also offers an insight into the optional elements that can be selected in addition to the standard package, to ensure the building perfectly meets your needs and expectations.

So you know precisely what you can expect from us and the options we offer to enable you to develop your activities in an optimally-designed, energy-efficient building.

About WDP

WDP is a leading real estate specialist focusing on long-term purchasing and leasing of high-quality, sustainable logistics real estate. In addition, WDP develops projects on its own account, entirely tailored to the future user, according to the highest industry standards.

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General information

Surface area of warehouse	In accordance with plan
Office surface area	In accordance with plan
Warehouse column grid	12 m x 22.80 m
Aisle width	3 m 20
Free height	Min. 10.5 m related to maximum internal height under the 12.20 m roof
Floor load	5 ton/m²
Floor flatness	3 mm on the 2 m bar
Mezzanine	12 m deep and max. load of 750 kg/m²
Sprinkler	In the warehouse
Loading docks	1 dock / 1,000 m²
Loading docks height	1.20 m
Ground floor doors	1 door per compartment
Fire doors	1 per firewall
Parking spaces	1 per 50 m² office and 1 per 500 m² warehouse
Energy & sustainability	Building will be developed at least according to BREEAM in use very good *** guidelines
Foundation	On solid ground or on piles. Floor on sand, without piles.

The building is erected in accordance with Belgian legislation, Belgian NBN standards, EPB regulations, prevailing principles of proper workmanship, advice from the fire brigade and taking water, gas and electricity distribution company regulations into account.
The buildings are intended for the stacking and handling of goods in accordance with category II EN 12845 - Annex C, equivalent to Annex C of standard CEA4001.

02. Interior

The warehouse can be a concrete or steel construction. Steel is painted in a standard RAL colour. The roof girders can be made from steel, concrete or laminated wood. The floor is solid, reinforced, polished concrete. The warehouse is designed in such a way that 8 racks can be installed per span with extra wide 3.2 m aisles. The area is used optimally with a free height of 10.5 or 12.2 m, where 5 or 6 pallets can be stored. The warehouse is also fully covered by sprinkler units, heated and lit with continuous-row LED lighting.

The office area is an open space with an unlimited choice of design. An open landscape office space with lowered ceiling, heating, air-conditioning and the required power sockets. There is a kitchen in the cafeteria with access to a wooden terrace where you can enjoy lunch. The showers and changing rooms are fully finished and equipped with sanitary installations.

Standard elements

Warehouse

STRUCTURAL CONSTRUCTION

Construction
- Concrete or steel (painted in a standard RAL colour)
- Roof girders in steel, concrete or laminated wood
- Taking extra roof load from solar panels into account

Walls
- Fire walls: prefabricated cellular concrete or concrete panels with minimum fire resistance of 2 hours with 1 self-closing fire door of 4 x 4.5 m with fire resistance of 1 hour
- Warehouse partition walls: non-insulated concrete panels, concrete masonry blocks or painted profiled steel panels if fire resistance is not required

Floors
- Polished, reinforced concrete floor
- 5 ton/m² useful distributed load
- 80 kN/foot point load on rack feet of 15 x 15 cm
- Floor tolerance of 3 mm under the 2 m bar (Extra flat floor: WTCB)

Doors
- Insulated wicket doors and emergency doors in steel, painted in standard RAL colour
- Emergency exits with anti-panic closing system and signage

Collision Protection
- Collision protection is provided at the drive-through openings (ground floor doors, fire doors) and the electric signs and sprinkler collectors. Bumpers are not provided (concrete wall plinth).

TECHNICAL ELEMENTS:

Electrical system
- Medium-voltage cabinet, low-voltage cabinet with a general low-voltage board and distribution boards, power sockets and light fixtures
- Approved in accordance with the AREI by an authorised body
- Installed so that a PV installation can be connected
- Capacity: 250 kVA transformer per 10,000m²
- Power sockets: 230V, 1 power socket in construction per 2 sectional doors

Lighting
- Average 150 lux at 1 m high in the storage zones and 250 lux in the loading zone
- Industrial continuous-row lighting system with LED lamps, dimming and switched on by movement detection in the racks zone
- Security lighting along the escape routes

Sanitary installation
- The building is connected to the public water network

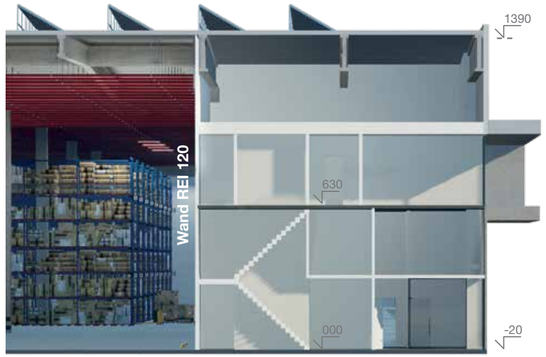
Heating & ventilation
- Gas-free heating will be pursued initially if appropriate for the specific project
- Closed gas-fired aerotherm heaters with fan
- Guaranteed temperature of 8°C when the external temperature is -8°C
- Ventilation according to EPB requirements

Fire safety
- The entire hall, including a battery charging room if needed, is equipped with sprinklers with an ESFR installation in accordance with CEA 4001(05.2003) or NFPA standards. The sprinkler system is suitable for the storage of goods within Category II in accordance with prEN-12845 Annex C (equivalent to annex C of CEA 4001).
- Building-related pictograms are provided according to the prevailing regulations and recommendations of the local authorities and/or local fire brigade
- Smoke and heat extraction
- Fire warning
- Fire alarm system
- Evacuation alarm

COMMUNAL AREAS/OFFICE

Communal areas for warehouse staff are provided in the offices. An occupancy of 20 people per 10,000 m² warehouse was allowed for. The communal areas include the changing rooms, cafeteria, showers, and sanitary equipment in accordance with the ARAB. A male-female ratio of 2:1 is assumed.

All other areas are provided as open landscape office space. The rooms used as an office are calculated to have an occupancy of 1 person per 10 m².



STRUCTURAL CONSTRUCTION:

Walls
- The vertical partition walls between office and warehouse are constructed in cellular concrete or concrete panels with a fire resistance of Rf 2h.

Floors
- The bottom floor slab is constructed as a plate on the open ground. The storey floors consist of cantilevered floor elements in pre-stressed concrete.

Stairs
- Stairs are made from prefabricated concrete or a steel structure, or are cast on site in accordance with the recommendations from the local fire brigade.

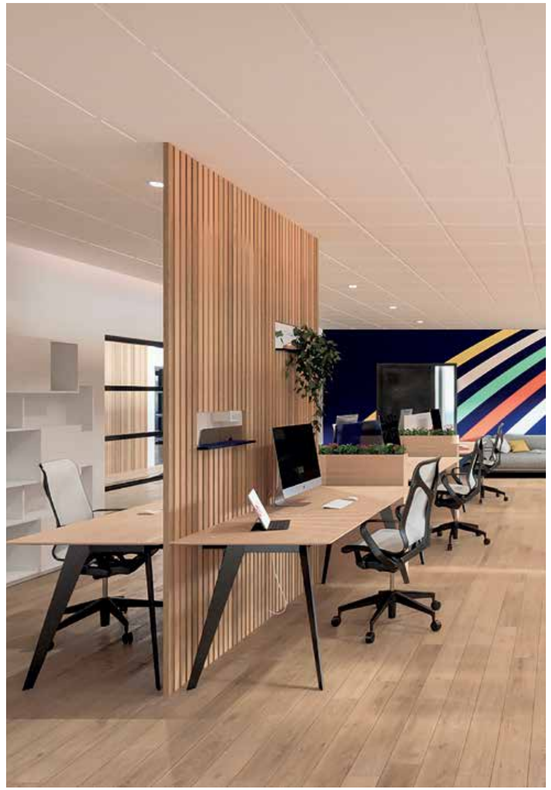
FINISH:

Walls
- Covered with plasterboard and painted with 2 layers of matt latex paint in the open landscape office space and washable paint in the communal areas
- White glazed tiles in the shower areas up to ceiling height and fitted with sanitary equipment on the walls

Ceilings
- The lowered acoustic ceiling system uses 60 x 60 cm modules, which are white in colour and made of mineral fibres.

Floors
- Subfloor: floor insulation and a cement-bound screed floor
- Tile floor:
  - Entrance hall, ground floor aisles and communal areas
  - Ceramic tiles with adapted skirting
- Carpet:
  - Office area
  - Carpet tiles, suitable for wheelchairs and antistatic with adapted skirting

Interior doors and locks
- The interior doors are made of a wooden framework covered on both sides with a layered hardboard panel.
- Self-closing doors with fire resistance of half an hour or one hour are installed in walls that border a compartment.
- All the building's exterior and interior doors are equipped with cylinder locks (excluding escape doors).
- The doors in the sanitary facilities have a vacant/engaged lock.



TECHNICAL ELEMENTS:

Electrical system
- Low-voltage board and distribution boards, cabling and skirting trunking, power sockets, and light fixtures.
- Power sockets are installed in the skirting trunking with 3 power sockets per 15 m² office. The aisles are equipped with 1 power socket per 20 m². The kitchenettes have 2 extra power sockets.

Lighting
- 500 LUX for offices
- 250 LUX for entrance halls, stairways and plant rooms
- 150 LUX for sanitary facilities
- Recessed 60 x 60 cm LED lighting with general on/off switch next to the entrance door
- Downlighters in the aisles
- Security lighting in the escape routes (autonomous devices with built-in battery)

Sanitary installation
- The building is connected to the public water network. The installation is equipped with rainwater recuperation.
- Sanitary facilities are separated for men and women for privacy. The sanitary equipment consist of:
  - Toilet with cistern and paper holder
  - Wall urinal
  - Sink supplied with cold water and a mirror
  - Showers
- A kitchen block ± 1.80 m wide with upper and lower cupboards in white melamine panels. The kitchen block is not equipped with appliances.

Multi-split type:
- Multi-split type:
  - A temperature of 20°C is guaranteed when the external temperature is -8°C
  - Cooling capacity 5°C below the external temperature of 28°C
- An electric hot water boiler supplies hot water

Optional interior elements

Options include:

- Cooling and necessary equipment for computer room
- Partition walls for converting open landscape office areas into individual offices
- Moveable interior walls
- Raised flooring
- Sun blinds
- Battery charging area or charging facilities
- Raised floor loads
- Structure for retractable bridge
- Specific electrical capacity for e.g. a cooling installation
- Collision protection at user-specific equipment
- Data cabling
- Telephone cabling
- Access control and intrusion protection
- Protection in accordance with TAPA
- Underground conduits for camera system, etc.
- Floor surface markings
- Furniture
- Pallet racks

Do you have a specific request?
Please do not hesitate to contact us!

A **Maximum ridge height:**
12.20 m of 13.70 m

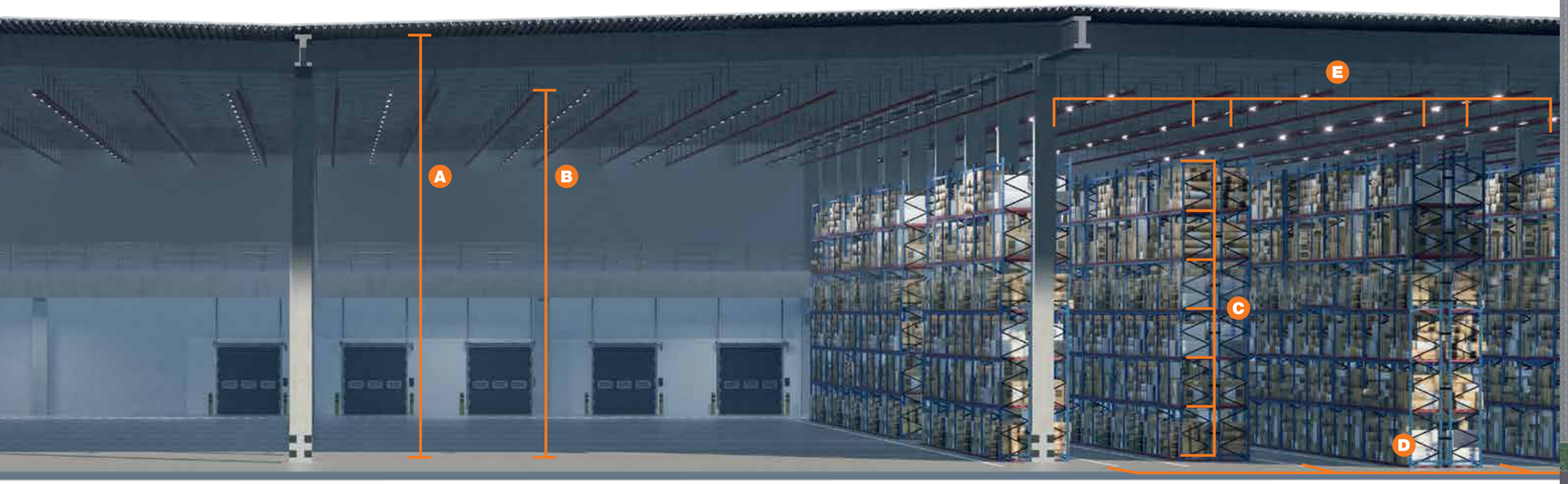
B **Maximum free height:**
10.50 m of 12.20 m

C **Pallet construction:**
6 pallets per rack

D 4 aisles per span
aisle width: 1.50 m to 3.20 m

E 8 aisles per span

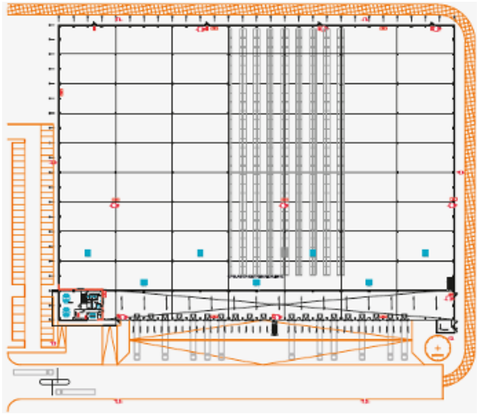
F **Warehouse column grid:**
12.00 m x 22.80 m



03. Exterior

The outer façade of the warehouse is covered with light, vertical sandwich panels interchanged with dark grey panels to accentuate the office block. The protruding white frame stylishly highlights the office zone and also acts as a canopy and terrace.

Sufficient loading docks and one ground floor door are provided per compartment. The exterior landscape with parking, greenery and fencing are also taken care of. The construction and finish of the roof are equipped for the possibility of installing solar panels.



Standard elements

Warehouse

STRUCTURAL CONSTRUCTION:

Facade
- Grey, insulated concrete panels to a height of 2.40 m
- Vertical sandwich panels with 10 cm PIR

Roof
- The construction consists of concrete, wood or steel trusses with profiled steel sheets, PIR insulation (in accordance with EPB) and a layer of 1.5 mm thick reinforced PVC or 1.1 mm TPO
- An additional roof load of 25 kg/m² is taken into account for the installation of solar panels on the entire roof
- 10-year guarantee on the roof sealant
- The roof is provided with a roof access hatch and permanent fall protection.

Exterior joinery
- Wicket doors and emergency doors made from steel with insulation and finished in a standard RAL colour
- Emergency exits are equipped with an anti-panic closing system and the required signage.

Loading dock
- Concrete floor: with brushed surface, traditionally reinforced and a depth of 24 m measured from the building
- One street gully per two loading docks to be provided for rainwater drainage
- Slope minimum 1.5% (but depends on the terrain)
- The loading dock side walls are made of concrete and fitted with a galvanised steel balustrade.
- Levellers: with a reach of ±35 cm above and below the warehouse floor and equipped with hydraulic pressure cylinders (60kN) with electric operation.
- Letterboxes: provided on the loading dock for the lorry tailgates.
- Bumper: 2 rubber bumpers on the loading dock
- Galvanised steel wheel guides
- Sectional doors: electric-powered doors on the loading docks, 3 m x 3 m with viewing window at the average height of a man

TECHNICAL ELEMENTS:

- Per fire compartment, one 4 m x 4.5 m ground floor entry door with electric motor and closure protection
- Shelters: galvanised frame with abrasion-resistant PVC
- Concrete panels: wall panels up to 3 m 60 high
- All loading docks have a sequence number on the inside and outside.

Exterior lighting
- Functional fixtures, spotlights and security lighting via a light-sensitive switch or clock timer
- 1 floodlight per 2 gates above the loading docks with a guaranteed lighting level of 10 lux 10 m away from the building

Fire prevention
- Fire hydrants and smoke hatches will be provided on the site, if necessary, according to the prevailing regulations and recommendations of the local authorities and/or local fire brigade

Communal areas/Office

STRUCTURAL CONSTRUCTION:

Façade
- Insulated silex panels, concrete or sandwich panels

Exterior joinery and glazing
- Joinery: aluminium profiles, thermal breaks in standard RAL colour
- Glazing: in accordance with EPB
- Window sills: aluminium
- Door sills: blue hardstone

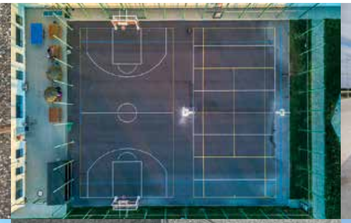
Outdoor space

Parking & external landscaping
- Roadway and parking spaces paved with concrete paving stones or asphalt
- 1 parking space per 500 m² warehouse and 50 m² office
- Green areas and water buffering in accordance with the regulations
- 2 m high fencing
- 1 manually operated entrance gate

Optional exterior elements

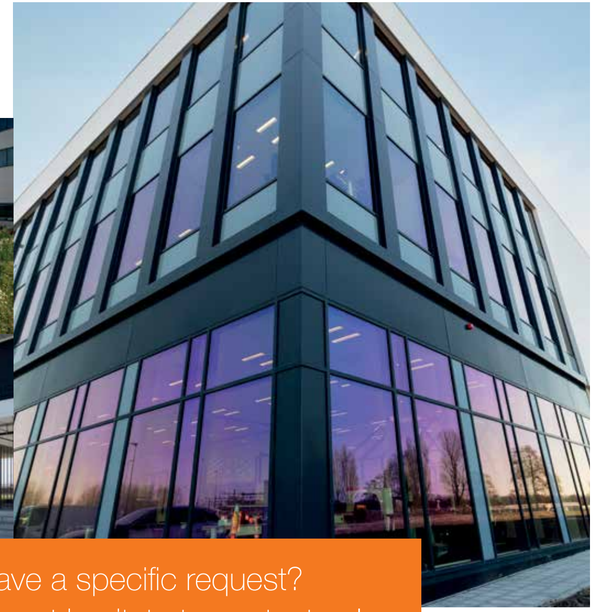
Options include:

- Skylights in the façade for additional daylight in the warehouse
- TAPA and/or PHARMA in consultation with the user
- Camera security
- Access control
- Lorry parking spaces
- Exterior storage
- Barriers
- Collision protection
- Facilities for separated waste sorting
- Alternative dimensions and capacities of levellers
- Lorry wheel blocking system connected to the loading gates
- BREEAM design with certificate
- Bicycle parking with electric charging points
- Garden furniture
- Sports infrastructure
- Branding and signage







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04. Futureproof & Sustainable

A standard WDP warehouse is future-proof and sustainable. By definition, it meets BREEAM IN USE VERY GOOD*** guidelines and thanks to the installation of solar panels and an energy monitoring system, we keep energy costs down and, as a customer, you have a clear view of your energy consumption at all times.

Each site is further customised to the wishes and needs of the customer, by installing charging stations, automation, bicycle parking, sports infrastructure, etc.

Breeam in use very good ***

A standard WDP building is built to at least meet BREEAM IN USE VERY GOOD*** guidelines. Looking ahead, this is a must.

BREEAM (Building Research Establishment Environmental Assessment Method) is the leading method for assessing the sustainability of building projects. A high BREEAM score influences both the value and the green image of the building and also ensures a healthier and more productive working and living environment.

BREEAM scores range from ‘Acceptable’ to ‘Sufficient’, ‘Good’, ‘Very good’, ‘Excellent’ and ‘Outstanding’. The number of stars on the certificate reflects the score achieved. For more information on BREEAM certification, please visit: https://bregroup.com/products/breeam/

1. Trees
2. Insect hotel
3. WADI buffer
4. Roof finish: WHITE = heats up less
5. Electrical charging stations
6. Energy and water monitoring
7. Reuse of rainwater
8. Energy-efficient lighting
9. Solar panels

Energy monitoring

A new WDP building is fitted with metering equipment on the main gas, water, electricity connections and the solar panel installation as standard. You can view your consumption in real time via the MyWDP app (https://brains.wdp.eu/nl/mywdp). It provides you with a handy overview of your energy costs and also helps you detect anomalies in time so you can act quickly.

In addition, you also get access to platforms with even more detailed information, where you can check, for example, whether the solar panel system is generating the correct yield. You can use this information to implement your own optimisations to better align your activities with your consumption, but you can also opt to install batteries etc.

Electrical charging stations

We offer electric vehicle solutions that will service your business reliably in the long term. From day one, we make sure that the infrastructure is suitable for your needs. We can also offer smart load balancing to support the grid capacity and can integrate the charging infrastructure with other sustainable energy systems, such as solar energy.

The energy market and the mobility sector continue to evolve, there is no doubt about it. This is why we are focused on keeping you up to speed with robust, agile and forward-thinking solutions. Every WDP charging station solution is customised. We first analyse your fleet, your company's needs, the current situation and your long-term plans. To design your package, WDP will take into account the evolution of your fleet (cars and/or trucks), layout of your facility, electricity available on your site and the required capacity.

Together, we reach an additional commercial agreement to make your business ready for the future.

Solar panels

As the need for reliable, affordable energy grows, WDP is taking a visionary approach to help our customers meet their efficiency targets. Since warehouses are an important link in every supply chain, we want to maximise their contribution to a fully sustainable logistics industry.

Energy from renewable sources is the key to net-zero operations. We are innovating to transform our warehouses into the energy plants of the future by utilising rooftop spaces for huge PV installations. By transforming our warehouses into renewable energy sources, we truly place energy at your service.

To offer you the best service, you can choose from three solar panel packages.

WDP Solar Fix
For your peace of mind: no surprises, a fixed price over the full term of the contract

WDP Solar Flex
Follow the market: guaranteed savings on your energy bill as no supplier or grid operator mark-up

WDP Solar Mirror
Based on your expertise: transparent, fixed kWh unit price in a separate addendum (existing premises) or entry in contract.

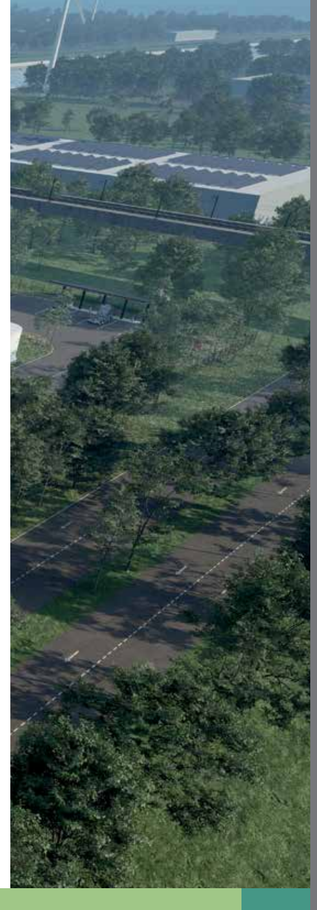
Your benefits:
- Locally produced, green energy
- Less grid dependence
- More reliable energy
- Reduced exposure to fluctuating prices
- First steps towards a carbon-free industry
- Stakeholder involvement
- EU Green Deal compliance actions

WDP+: customised construction

A standard WDP building can of course be further customised to meet your specific needs and requirements. There are endless possibilities to create the warehouse of your dreams.

Extras:

- High construction with automation
- Excellent high-end office area
- Skylights in the façade
- Green walls
- Branding & signage (logos, flags, etc.)
- Lorry parking
- EV Charging station for trucks and vans
- Loading docks for vans
- Canopies & traffic lights at loading docks
- Bicycle storage and charging stations for electric bicycles
- Recycling unit
- Water-permeable paving
- Terrace with furniture and greenery
- Sports infrastructure: basketball, gym, Finnish track, table tennis, etc.



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