

SEGRO PARK  
TOTTENHAM

POSTCODE  
N17 7RP

# SPT. THE DIFFERENCE.

THE GREENEST URBAN  
INDUSTRIAL DEVELOPMENT  
IN LONDON

Eight new Grade 'A' units  
from 6,993–52,070 sq ft

SEGRO

MANY  
WAREHOUSES  
ARE BUILT TO A  
HIGH STANDARD.  
SEGRO PARK  
TOTTENHAM  
GOES FURTHER.



Image shows entrance and car park of Unit 7

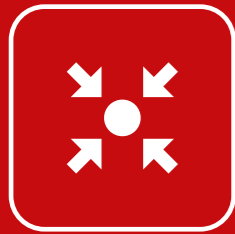


**THE NEXT GENERATION OF  
SUSTAINABLE INDUSTRIAL  
& LOGISTICS PARKS**

**EIGHT NEW UNITS  
6,993–52,070 SQ FT**

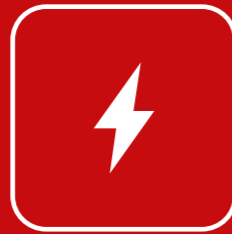
Image shows warehouse space of Unit 6

# WELCOME TO SEGRO PARK TOTTENHAM. THE DIFFERENCE IS...



## CENTRAL

Centrally located and well connected, enabling you to reach all of your customers in London and the South East, fast.



## SUSTAINABLE

Outstanding sustainability features will enable every business to reduce their carbon footprint and save on energy costs.



## EXTRAORDINARY

Exceptional warehouse and office specifications on a modern secure estate offering flexible space for all business needs, combined with smart building technology.



## GREEN

Enhanced biodiversity and improved wellbeing are achieved through extensive landscaping, external amenity spaces, green walls, new trees, hedgerows and abundant planting.



Image shows one of SEGRO Park Tottenham's external green walls



## SIZES AND FEATURES TO SUIT ALL

<b>UNIT 1</b>	16,282 SQ FT	<b>UNIT 5</b>	25,222 SQ FT
<b>UNIT 2</b>	13,631 SQ FT	<b>UNIT 6</b>	41,473 SQ FT
<b>UNIT 3</b>	9,074 SQ FT	<b>UNIT 7</b>	33,927 SQ FT
<b>UNIT 4</b>	6,993 SQ FT	<b>UNIT 8</b>	LET

Image shows Unit 6

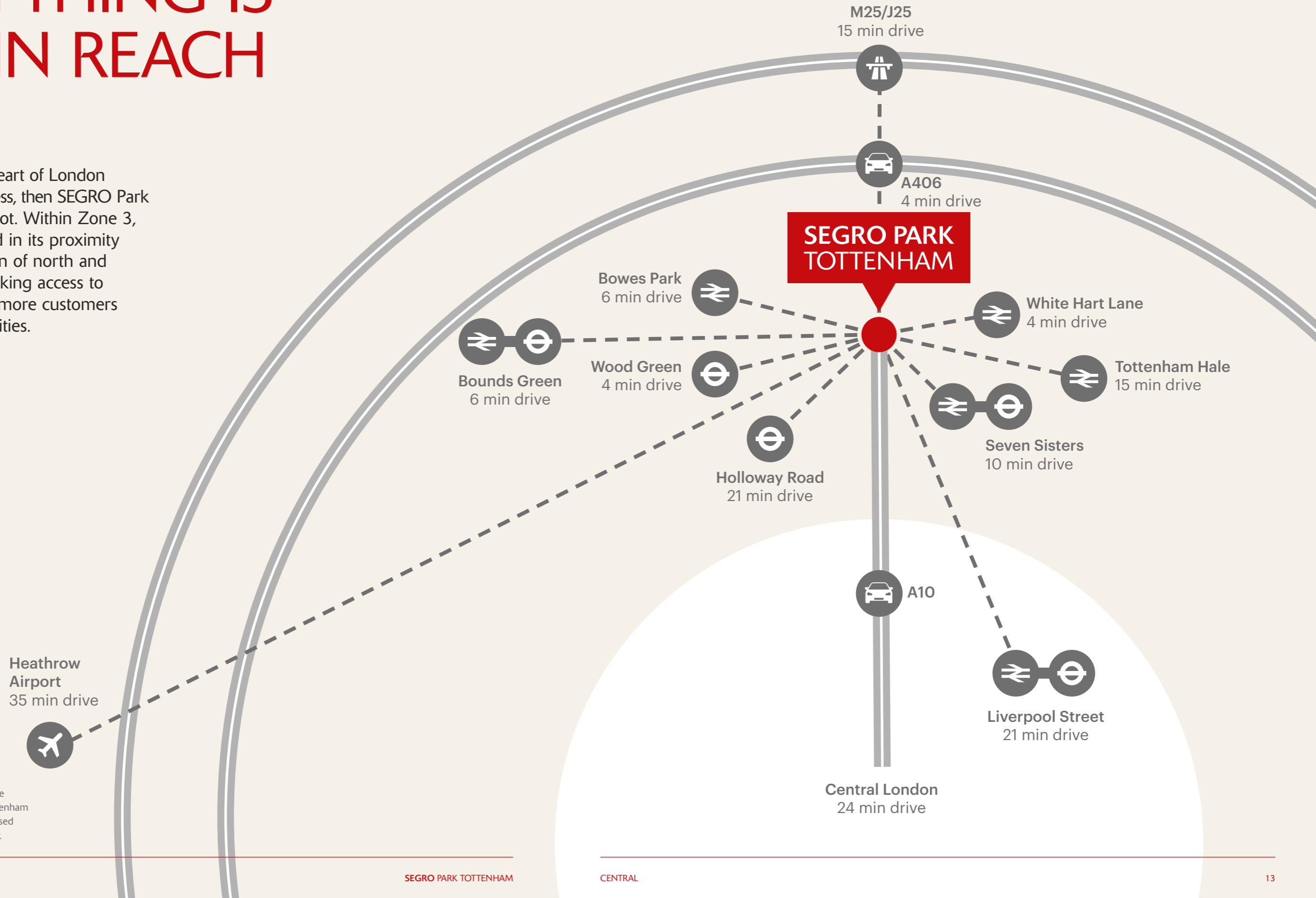


CENTRAL

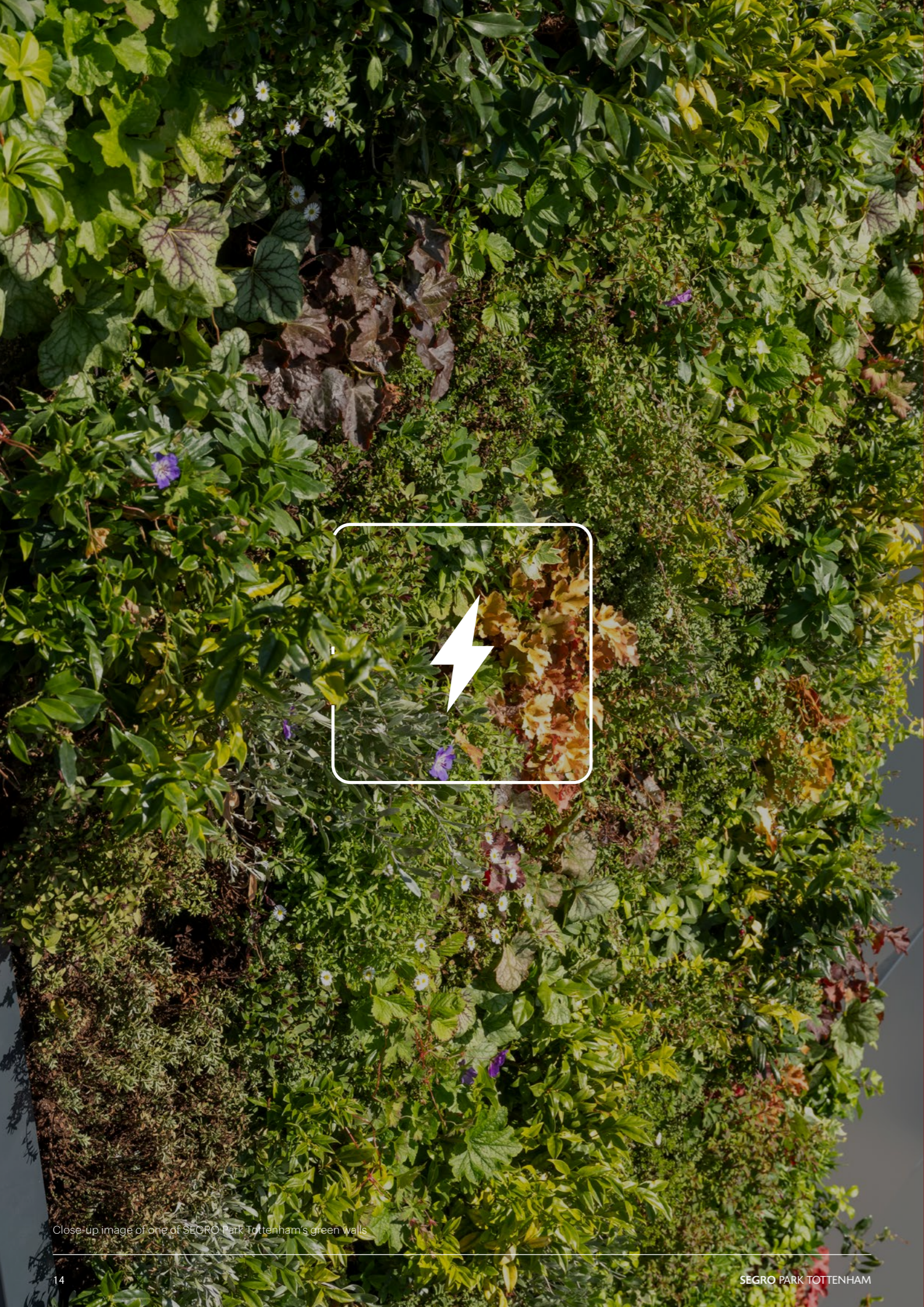
THERE ARE 'URBAN' WAREHOUSES, AND THEN THERE ARE 'IN-ZONE-THREE-AND-MINUTES-FROM-CENTRAL-LONDON' WAREHOUSES.

# EVERYTHING IS WITHIN REACH

If being close to the heart of London is crucial to your business, then SEGRO Park Tottenham hits the spot. Within Zone 3, it is virtually unrivalled in its proximity to the large population of north and central London, unlocking access to a bigger community, more customers and greater opportunities.



Source: Google maps. Departure time is based on leaving SEGRO Park Tottenham on a week day at 9am. Routes are based on shortest distance and travel by car.



Close-up image of one of SEGRO Park Tottenham's green walls

SUSTAINABLE

**MOST MODERN DEVELOPMENTS TRY TO BE CARBON NEUTRAL. THAT'S GREAT, BUT NOT QUITE AS GOOD AS BEING CARBON NEGATIVE.\***

**\*SEGRO PARK TOTTENHAM IS CARBON NEGATIVE FOR THE LANDLORD'S BUILDINGS IN OPERATION**



# A BENCHMARK FOR SUSTAINABILITY

## DESIGNED TO DRIVE COST EFFICIENCIES AND REDUCE YOUR CARBON FOOTPRINT

SEGRO Park Tottenham has been constructed from sustainable materials, incorporating renewable energy and zero carbon technologies.

The buildings are highly energy-efficient with expansive photovoltaic (PV) panels providing discounted energy to help any responsible carbon-conscious business.

All units at SEGRO Park Tottenham are carbon negative\* which further enables businesses to reduce their energy costs and carbon footprint.



SEGRO is a Gold Leaf member of the UK Green Building Council.

\*Carbon negative for the Landlord's buildings in operation

## CARBON NEGATIVE

for the Landlord's buildings in operation.

## RAINWATER HARVESTING

to provide water for landscaping.

## DISCOUNTED ENERGY

generated from rooftop photovoltaic (PV) panels.

## ELECTRIC CHARGING

provided for cars and vans.



EPC A+



OUTSTANDING



Image shows Units 1 and 2

EXTRAORDINARY

**MOST WAREHOUSES  
COME WITH NEW  
FEATURES. BUT NOT  
MANY COME WITH  
SUPER SMART TECH\*  
FEATURES.**

**\*EVERY UNIT COMES WITH THE OPTION TO BE  
FITTED WITH OUR SMART CORE PACKAGE.**



Image shows warehouse space of Unit 6

EXTRAORDINARY

# FIRST-CLASS SPECIFICATION

SEGRO Park Tottenham has been designed to future-proof your business and allow you to operate with maximum ease and efficiency.

-  Contemporary interior finishes
-  Capability for automatic 'Smart' metering
-  Roof-lights providing high levels of daylight
-  Mezzanines above the loading doors to increase warehouse capacity\*
-  Comfort cooling / heating
-  50kN/sq m floor loading
-  Up to 10m clear heights
-  Up to 33m yard depths
-  Dock level loading doors\*\*
-  Car parking for each unit
-  Electric car charging points
-  Living green walls
-  Enhanced biodiversity
-  PV panels
-  High levels of natural lighting
-  Internal breakout area provision
-  Shower facilities with one shower for every 10 cycle parking spaces
-  Bicycle maintenance station

\*Applies to Units 5, 6, 7 and 8. \*\*Applies to Units 6, 7 and 8

# DRIVEN BY DATA

All units at SEGRO Park Tottenham have the option to be equipped with our SMART Core package\*, which features smart building technology and dedicated sensors to give real-time information about how the building is running and how it can become more efficient, reduce costs, and create a better working environment.

SMART Core will measure environmental data, energy use, motion, air quality and water consumption, among other things.



## ENERGY USE

Energy and gas consumption reported on an hourly basis



## ENVIRONMENTAL DATA

Measuring temperature, humidity and lighting levels



## MOTION AND SPACE

Identifying how people move and interact with the space



## WATER CONSUMPTION

Measuring water usage and trends



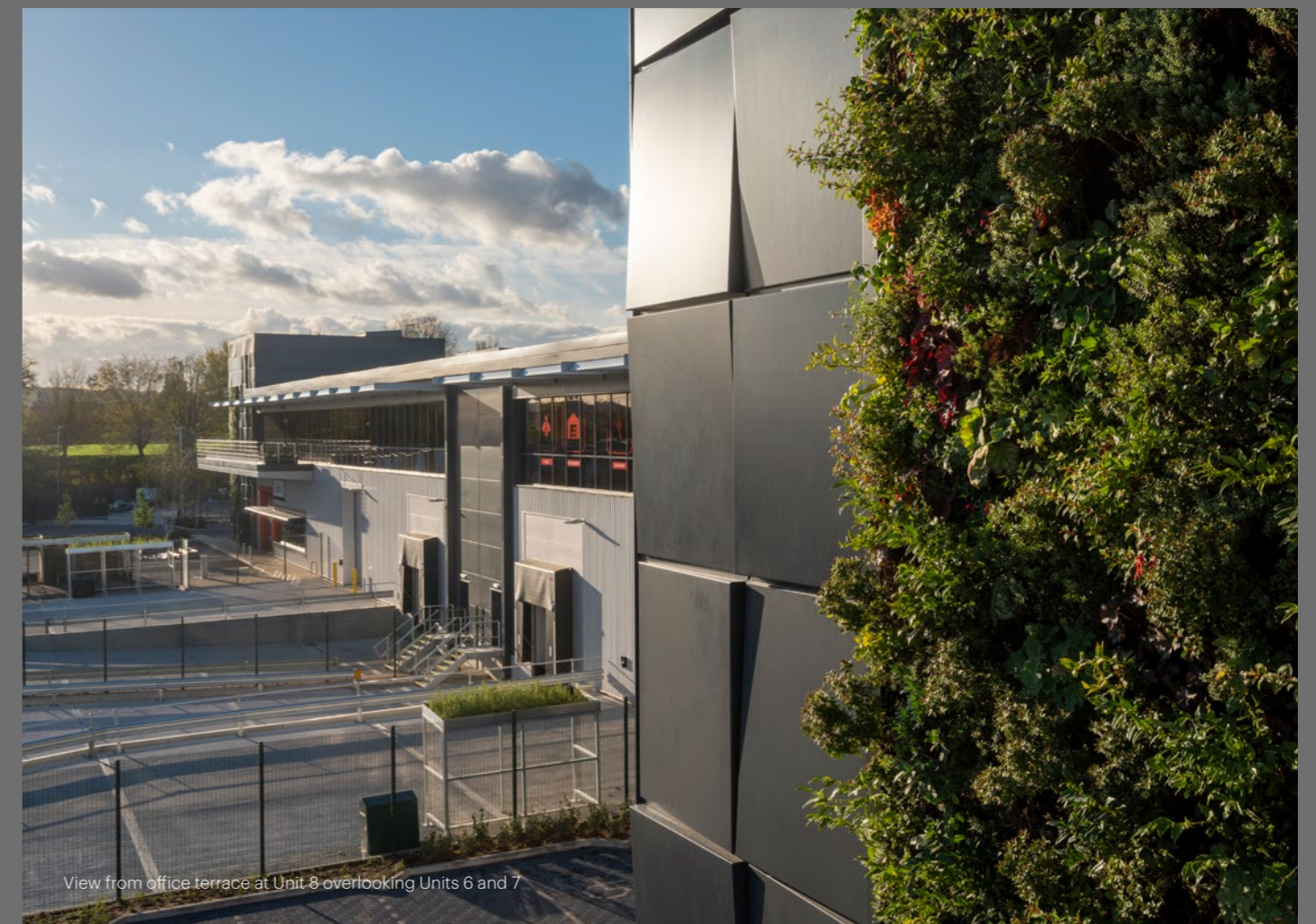
## INDOOR AIR QUALITY

Measuring CO<sub>2</sub> and Total Volatile Organic Compounds (TVOCs)

\*Terms and conditions apply.  
Free trial for first 12 months.



Image shows warehouse space at Unit 4



View from office terrace at Unit 3 overlooking Units 6 and 7

# OFFICES WITH A DIFFERENCE

Each unit delivers Grade A office space with contemporary interior finishes, an abundance of natural light, as well as landscaped terraces or 'Juliet' balconies.






-  First floor external balconies (Units 5–8) with impressive views to Central London, visible through the full-height glazing to the office spaces.
-  First floor 'Juliet' balconies (Units 1–4) and external green roofs.
-  Soundproofing for a comfortable internal environment.
-  Ample natural lighting to the offices and the wide, welcoming staircases.
-  Appealing canteen facilities in each unit.



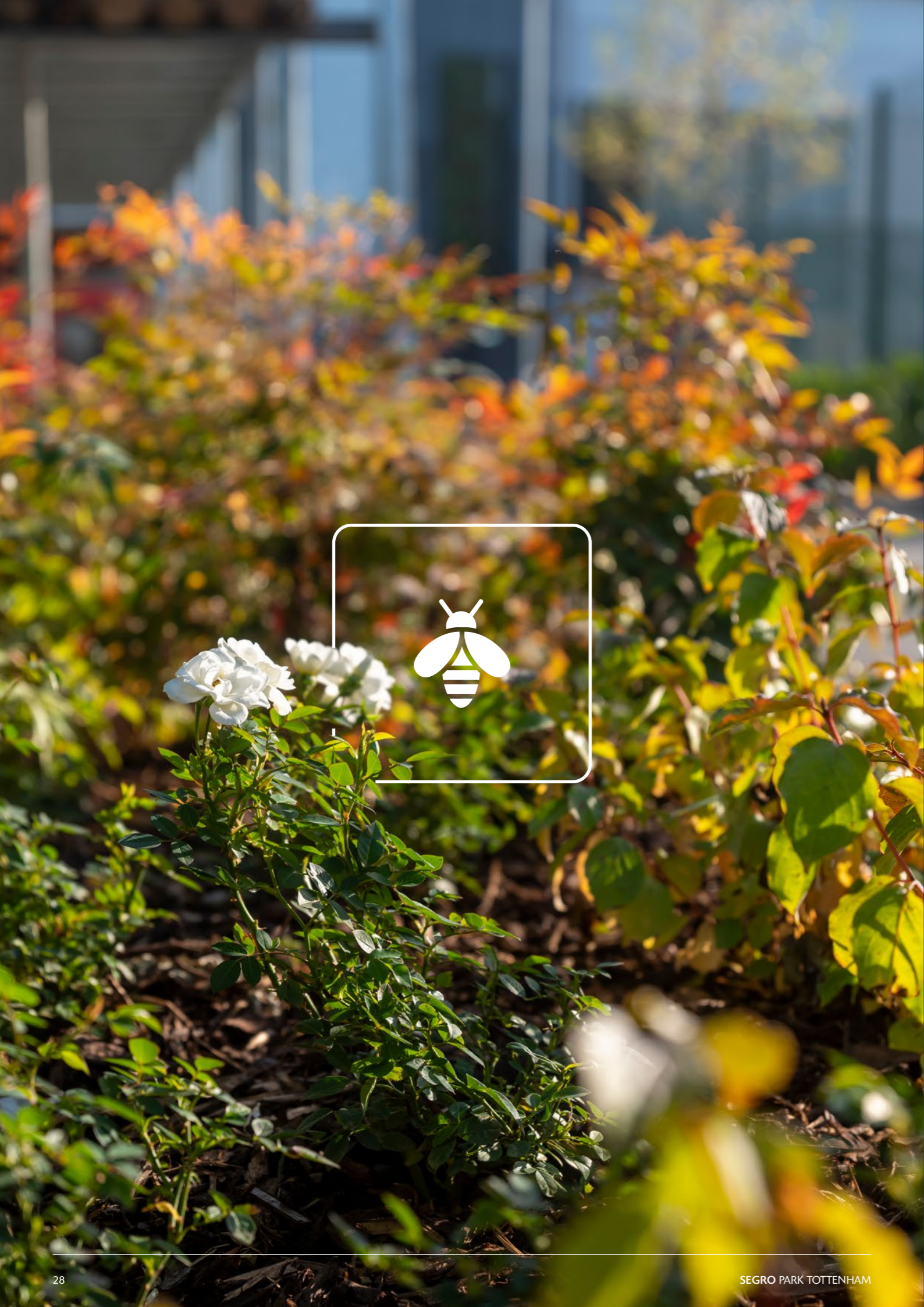
Image shows terrace of Unit 8



Image shows office space of Unit 5



Image shows view from office and terrace of Unit 6



GREEN

MODERN  
DEVELOPMENTS  
ARE DESIGNED FOR  
PEOPLE TO WORK  
EFFECTIVELY.  
WE LIKE TO DESIGN  
SPACES FOR OTHER  
SPECIES TOO.

# CREATING A POSITIVE ENVIRONMENT

The dedicated biodiverse amenity space, luscious green walls and expansive landscaping will improve air quality to provide habitats for pollinating insects and birds and create a stronger sense of wellbeing for all at the park.

## EACH YEAR, THE LANDSCAPING ON SITE WILL...

↓ REMOVE TWO TONNES of carbon from the air

↑ ADD FIVE TONNES of oxygen to the air

132 new semi-mature trees (20+ years)

880 linear metres of new hedgerows

13% of the site is landscaped (over one acre)

2,000 sq ft of green walls



Image shows Units 7 and 8 Image shows Units 7 and 8



# GREENER, PRODUCTIVE & SECURE

SEGRO Park Tottenham is built to create peace of mind for customers and to enable you to focus on the success of your business. The scheme is designed in accordance with the 'Secure By Design' principles.

## A POSITIVE AND SECURE ENVIRONMENT

-  Landscaped spaces for everyone to enjoy
-  Outdoor seating
-  Outdoor gym
-  122 secure covered bicycle parking spaces
-  Secure and safe
-  Managed landscaped estate
-  Secure gated yards with CCTV
-  24/7 manned security gatehouse
-  No unauthorised access will be permitted
-  Fire alarms to all buildings
-  Fire hydrants on site





CANARY WHARF

CITY OF LONDON

WEST END

WHITE HART LANE STATION

5-12 MINS\*

WOOD GREEN STATION

7-12 MINS\*

BOUNDS GREEN STATION

9-16 MINS\*

SEGRO PARK  
TOTTENHAM

M25 (J25)

16-35 MINS\*

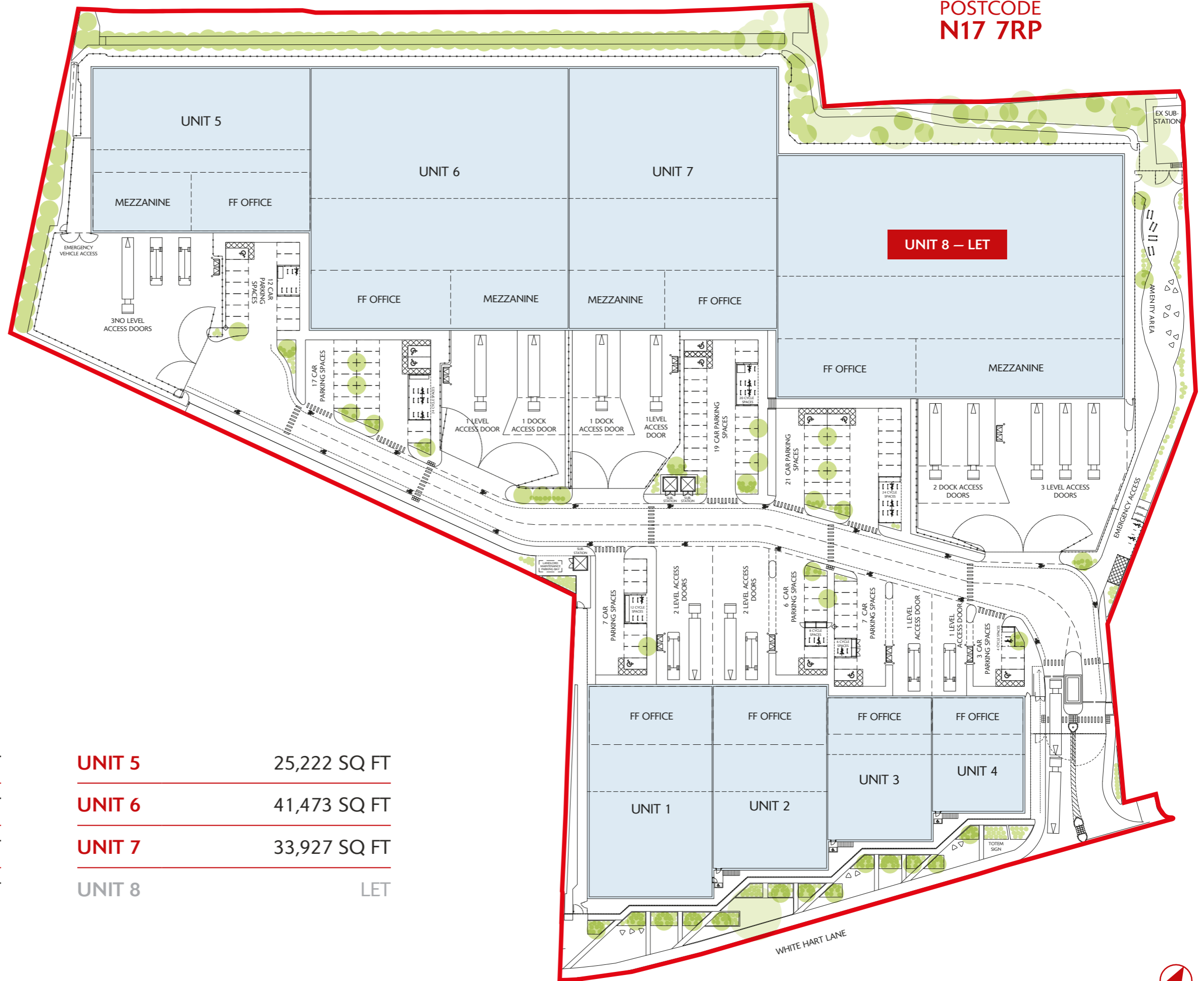
A406

6-14 MINS\*

\*Routes and times are based on shortest distance and travel by car.  
Source: Google maps. Departure time is based on leaving  
SEGRO Park Tottenham on a week day at 9am.

# SITE PLAN

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<b>UNIT 1</b>	16,282 SQ FT
<b>UNIT 2</b>	13,631 SQ FT
<b>UNIT 3</b>	9,074 SQ FT
<b>UNIT 4</b>	6,993 SQ FT

<b>UNIT 5</b>	25,222 SQ FT
<b>UNIT 6</b>	41,473 SQ FT
<b>UNIT 7</b>	33,927 SQ FT
<b>UNIT 8</b>	LET

GEA note: All areas are approximate and calculated on a gross external basis.

## UNIT 1

	SQ FT	SQ M
Ground floor warehouse	11,532	1,072
Ground floor reception and ancillary	1,196	111
First floor office	3,554	330
<b>Total</b>	<b>16,282</b>	<b>1,513</b>

7 parking spaces (2 electric charging points)

## UNIT 2

Ground floor warehouse	9,130	848
Ground floor reception and ancillary	1,176	109
First floor office	3,325	309
<b>Total</b>	<b>13,631</b>	<b>1,266</b>

6 parking spaces (2 electric charging points)

## UNIT 3

Ground floor warehouse	6,395	594
Ground floor reception and ancillary	805	75
First floor office	1,874	174
<b>Total</b>	<b>9,074</b>	<b>843</b>

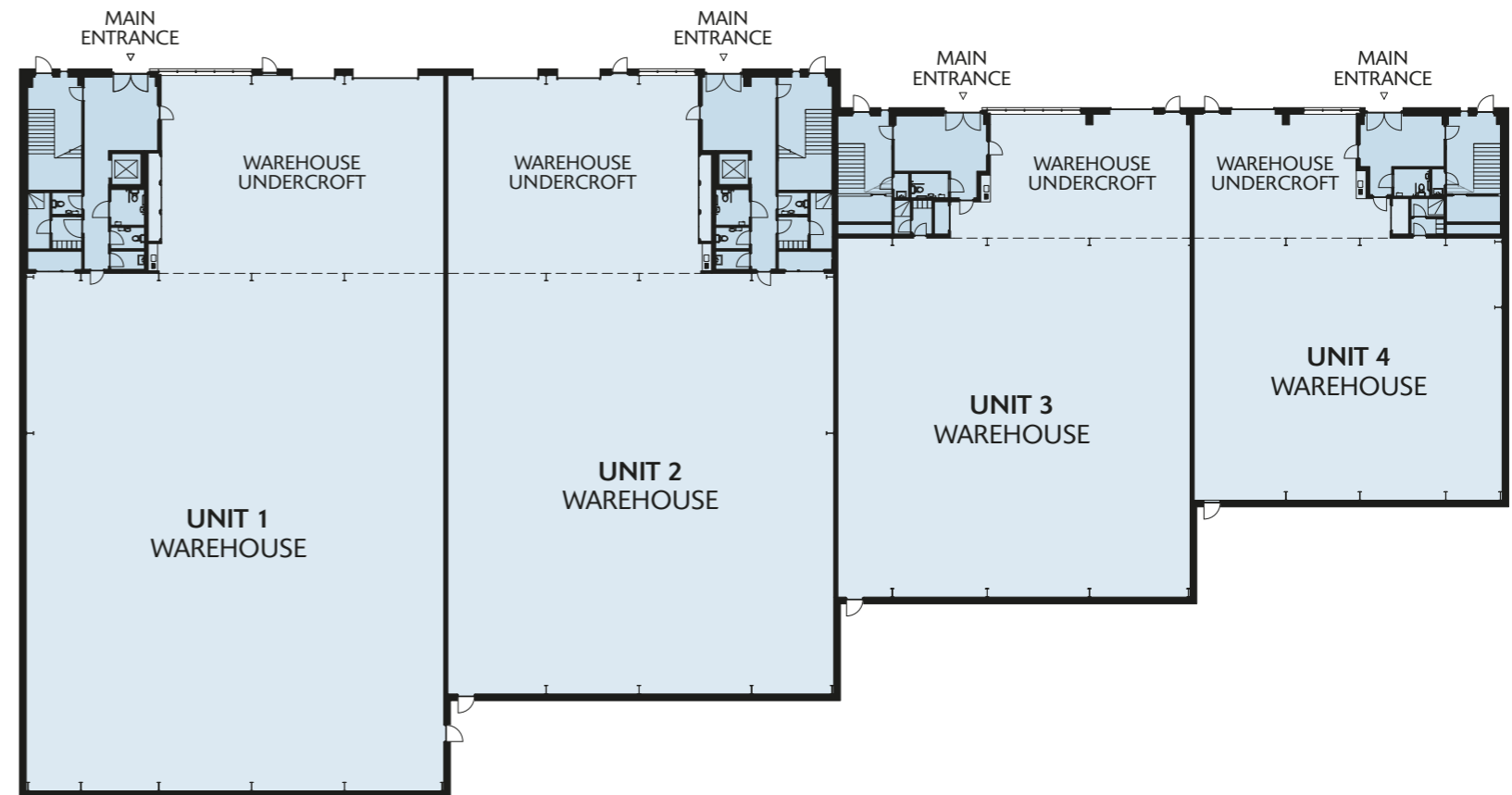
7 parking spaces (2 electric charging points)

## UNIT 4

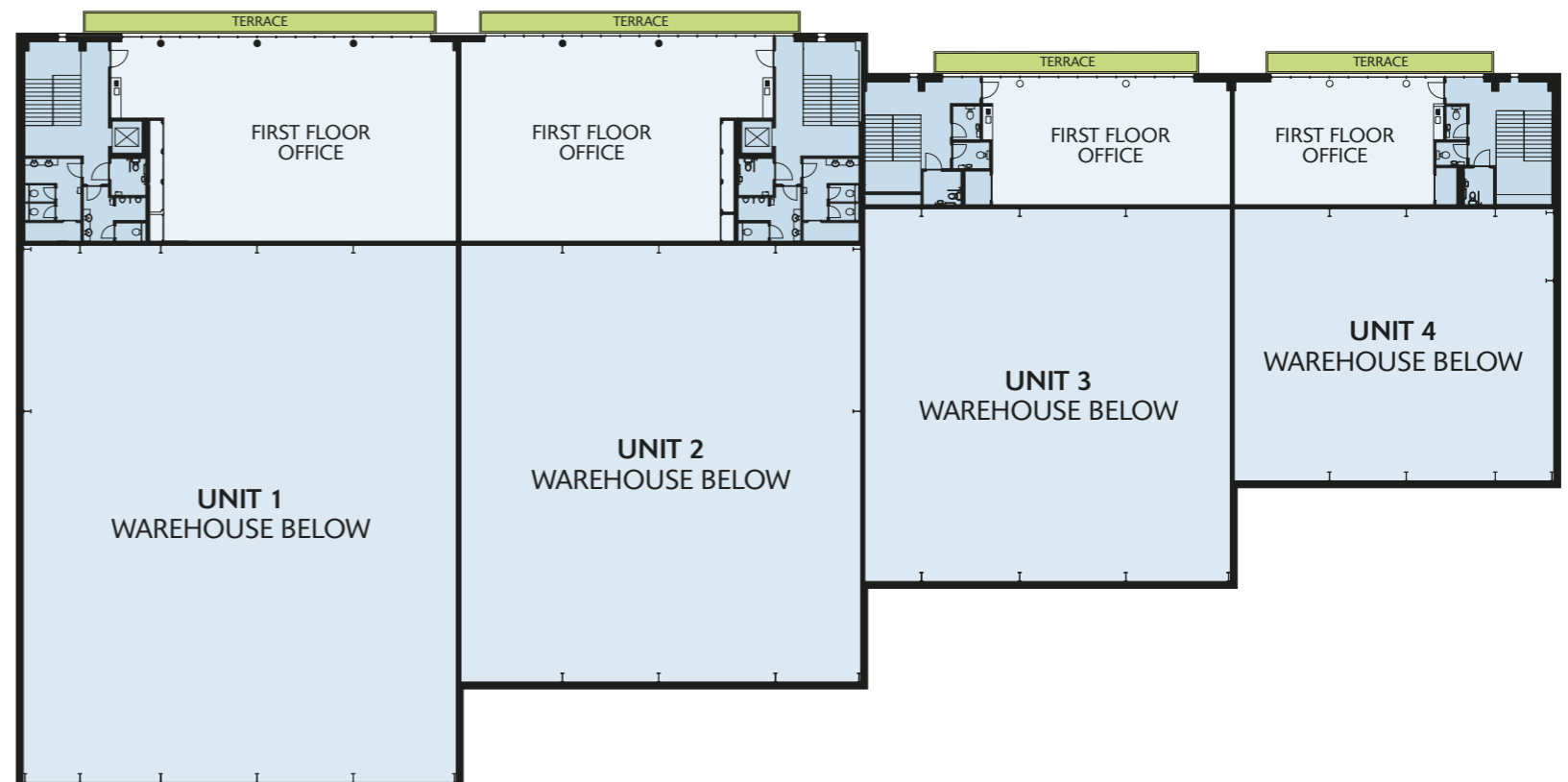
Ground floor warehouse	4,484	417
Ground floor reception and ancillary	790	73
First floor office	1,719	160
<b>Total</b>	<b>6,993</b>	<b>650</b>

3 parking spaces (2 electric charging points)

## GROUND FLOOR



## FIRST FLOOR



## UNIT 5

	SQ FT	SQ M
Ground floor warehouse	14,819	1,376
First floor office & mezzanine	6,335	589
Reception & ancillary	4,068	378
<b>Total</b>	<b>25,222</b>	<b>2,343</b>

12 parking spaces (4 electric charging points)

## UNIT 6

Ground floor warehouse	30,042	2,791
First floor office & mezzanine	7,492	696
Reception & ancillary	3,939	366
<b>Total</b>	<b>41,473</b>	<b>3,853</b>

17 parking spaces (4 electric charging points)

## UNIT 7

Ground floor warehouse	23,859	2,217
First floor office & mezzanine	6,046	562
Reception & ancillary	4,022	374
<b>Total</b>	<b>33,927</b>	<b>3,152</b>

19 parking spaces (6 electric charging points)

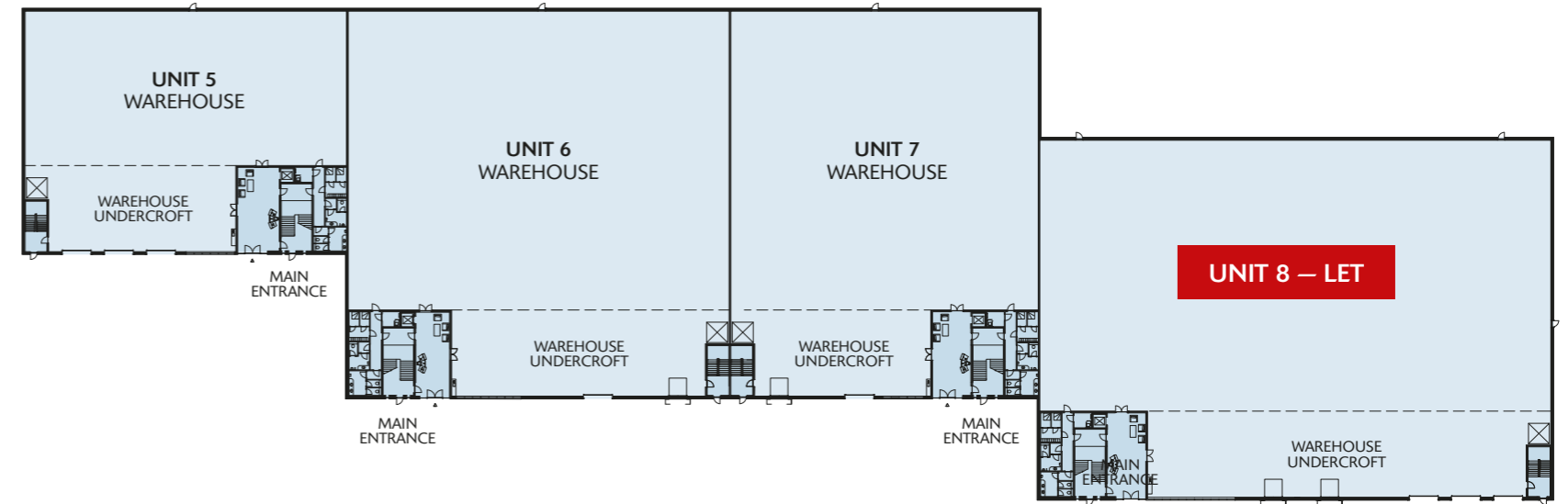
## UNIT 8 – LET

	SQ FT	SQ M
Ground floor warehouse	38,308	3,559
First floor office & mezzanine	9,903	920
Reception & ancillary	3,859	358
<b>Total</b>	<b>52,070</b>	<b>4,837</b>

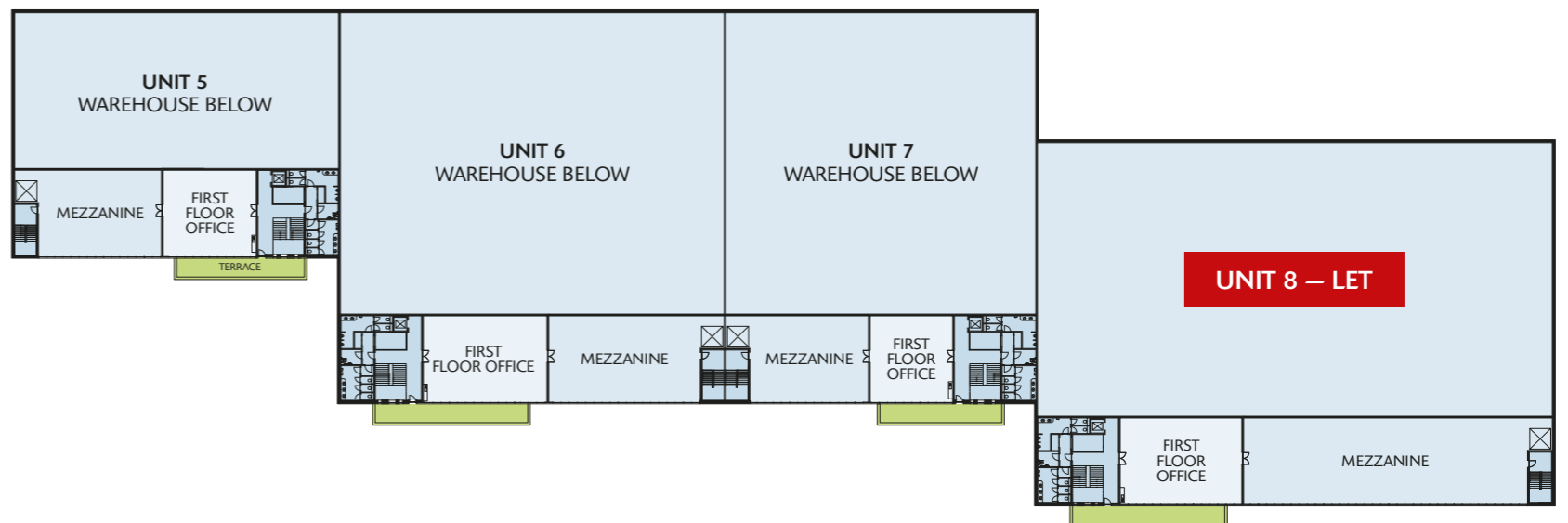
21 parking spaces (6 electric charging points)

## GROUND FLOOR

Units 6 & 7 can be combined to create 75,400 sq ft



## FIRST FLOOR



## CONTACT



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# SPT. THE DIFFERENCE.

[SEGRO.COM/PARKTOTTENHAM](https://segro.com/parktottenham)

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SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 9.7 million square metres of space (104 million square feet) valued at £23.8 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive.

A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing Low-Carbon Growth, Investing in Local Communities and Environments and Nurturing Talent.



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