

SEGRO PARK
TOTTENHAM

SPOT ON

NEW INDUSTRIAL / WAREHOUSE UNITS
TO LET: 6,815 SQ FT TO 71,440 SQ FT
AVAILABLE FROM Q2 2022

POSTCODE
N17 7RP

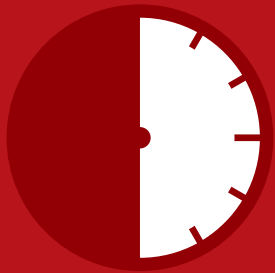


ONE

IN A MILLION

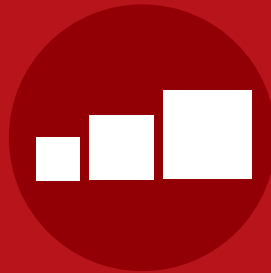
THE MOST SUSTAINABLE INDUSTRIAL
SCHEME IN LONDON BUILT TO THE
HIGHEST STANDARDS WITHIN ZONE 3,
20 MINUTES FROM CENTRAL LONDON
— THAT'S RARE

POINT OF DIFFERENCE



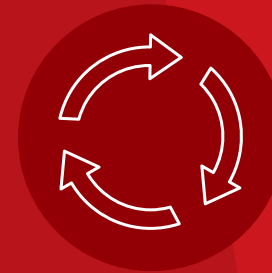
Location

Just 30 minutes drive to central London



Choose flexibility

8 units from 6,815 – 50,050 sq ft available with flexible lease terms



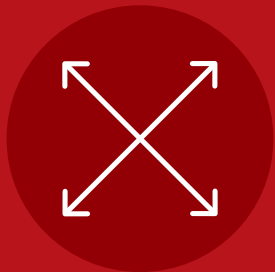
Sustainable

Carbon negative for regulated energy usage, use of renewable energy incorporating photovoltaic panels and LED lighting and targeting an A+ EPC rating



Green credentials

127 new semi mature trees and 880m of new hedges creating new habitats for pollinating insects, birds and bats



Understanding your needs

Exceptional warehouse specification to maximise efficiencies, generous yard depths, up to 10m eaves heights, dock and ground level loading doors and parking spaces available for each unit on a modern secure estate



Modern office space

Contemporary interior finishes for offices, facilities and terraces



Targeting BREEAM 'Outstanding'

BREEAM is the world's leading sustainability assessment method for infrastructure and buildings



Wellbeing focused

Landscaped amenity space with wildflower grasses and outside seating to help improve employee wellness

FLEXIBILITY FOR YOUR BUSINESS

"SEGRO Park Tottenham will be a high quality sustainable industrial park that will attract business investment into the borough and create new job opportunities for the local community"

Cllr. Gideon Bull,
London Borough of Haringey

SEGRO Park Tottenham is a brand new industrial / logistics park that is not only on the doorstep of central London, but also a development that goes far beyond what a traditional logistics park can be.

Offering 6,815 sq ft to 50,050 sq ft across eight Grade 'A' industrial units combined with modern office space and outdoor terraces.

CGI of SEGRO Park Tottenham

SEGRO PARK TOTTENHAM



Dock and ground
level loading doors



23m – 33m
Yard depths



9m – 10m
Eaves heights



Floor loading
50 kN/sqm

SEGRO PARK TOTTENHAM

THE PERFECT SPOT

8

PERFECTLY POSITIONED

Meeting the increased requirements of online retailers and last mile operators, SEGRO Park Tottenham is one of SEGRO's closest assets to central London. The A406 (North Circular) is less than a 5 minute drive away and the M25 is just 10 minutes more connecting you to the entire south east motorway network.

A RARE OPPORTUNITY

"This site offers a rare opportunity to deliver a modern urban logistics hub in a well-connected, zone-3 location, inside the North Circular".

Alan Holland, Business Unit Director, SEGRO

SEGRO PARK TOTTENHAM



M25
15 minutes drive



A406
4 minutes drive

BOWES PARK
6 minutes drive



BOUNDS GREEN
6 minutes drive



WOOD GREEN
4 minutes drive



WHITE HART LANE
4 minutes drive



TOTTENHAM HALE
15 minutes drive



SEVEN SISTERS
10 minutes drive



HOLLOWAY ROAD
21 minutes drive



LIVERPOOL STREET
21 minutes drive



CENTRAL
LONDON
24 minutes drive

 **SEGRO PARK
TOTTENHAM**

POSTCODE
N17 7RP

SEGRO PARK TOTTENHAM

A BENCHMARK OF SUSTAINABILITY

SEGRO Park Tottenham has been designed to enable businesses to reduce their carbon footprint and deliver financial efficiencies for every occupier.

Each unit will be constructed to a carbon neutral base build specification.



RENEWABLE ENERGY AND ZERO CARBON TECHNOLOGIES

Constructing energy-efficient buildings using sustainable materials, incorporating renewable energy and zero carbon technologies and planting extensive landscaping throughout the estate will make SEGRO Park Tottenham the perfect choice for occupiers and their workforce.

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



Sustainability built in

- Carbon negative for regulated energy usage (targeting)
- BREEAM 'Outstanding' (targeting)
- EPC rating 'A+' (targeting)
- Photovoltaic (PV) panels
- Efficient LED lighting
- Electric charging for cars, HGV and vans



Indicative image of PV panels

PUTTING OUR CUSTOMERS FIRST

Our customers' wellbeing is at the very heart of SEGRO Park Tottenham's design – the first industrial estate in London to provide a dedicated external biodiverse amenity space, including wildflower grasses, deciduous trees, evergreen hedge boundaries and extensive shrub planting.

SEGRO is an International WELL Building Institute member.

CGI of the landscaped amenity space at SEGRO Park Tottenham

SEGRO PARK TOTTENHAM

THE VALUE OF WELLBEING

The health and wellbeing of your workforce is key to SEGRO's considered approach to the park environment and its amenities.



Positive environment

- Landscaped spaces for everyone to enjoy
- Outdoor seating
- Outdoor gym
- 122 secure covered bicycle parking spaces
- Secure and safe
- Landscaped estate

SEGRO PARK TOTTENHAM

GREENER, MORE PRODUCTIVE & SECURE

SEGRO Park Tottenham will be built to create peace of mind for customers and to enable you to focus on the success of your business.



Green credentials

- 1,500 sq ft of living green walls to improve air quality and extract air pollution
- New habitats for pollinating insects, birds and bats
- 127 new semi-mature trees
- 880m of new hedges
- 13% landscaped

Safe and secure

- 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



1,500 sq ft of green walls on many of the building façades will not only improve air quality and extract air pollution but also help reduce urban heat and offset the carbon footprint.



EXCEEDING THE DEMANDS OF MODERN INDUSTRY

Spotlight on operations

- Grade A office space
- 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
- Landscaped terraces enhancing the workspace



CGI from the offices at SEGRO Park Tottenham

SEGRO PARK TOTTENHAM

SMARTER, NEWER AND MORE EFFICIENT BUILDINGS GIVE YOU THE ADVANTAGE.

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

Each unit will provide Grade A office space within designed surroundings. They benefit from an abundance of natural light and landscaped terraces.

SEGRO PARK TOTTENHAM



UNIT 5

23,445 sq ft
2,178 sq m

UNIT 6

39,525 sq ft
3,672 sq m

UNIT 7

31,915 sq ft
2,965 sq m

UNIT 8

50,050 sq ft
4,650 sq m

SPOT THE DIFFERENCE

NEW BUILD / GRADE A /
WITHIN ZONE 3 LONDON

UNIT 1

16,210 sq ft
1,506 sq m

UNIT 2

13,295 sq ft
1,235 sq m

UNIT 3

9,105 sq ft
846 sq m

UNIT 4

6,815 sq ft
633 sq m

6,815 – 50,050 sq ft
Totalling 190,360 sq ft
across 8 units

SIZES AND FEATURES TO SUIT ALL

SPECIFICATION

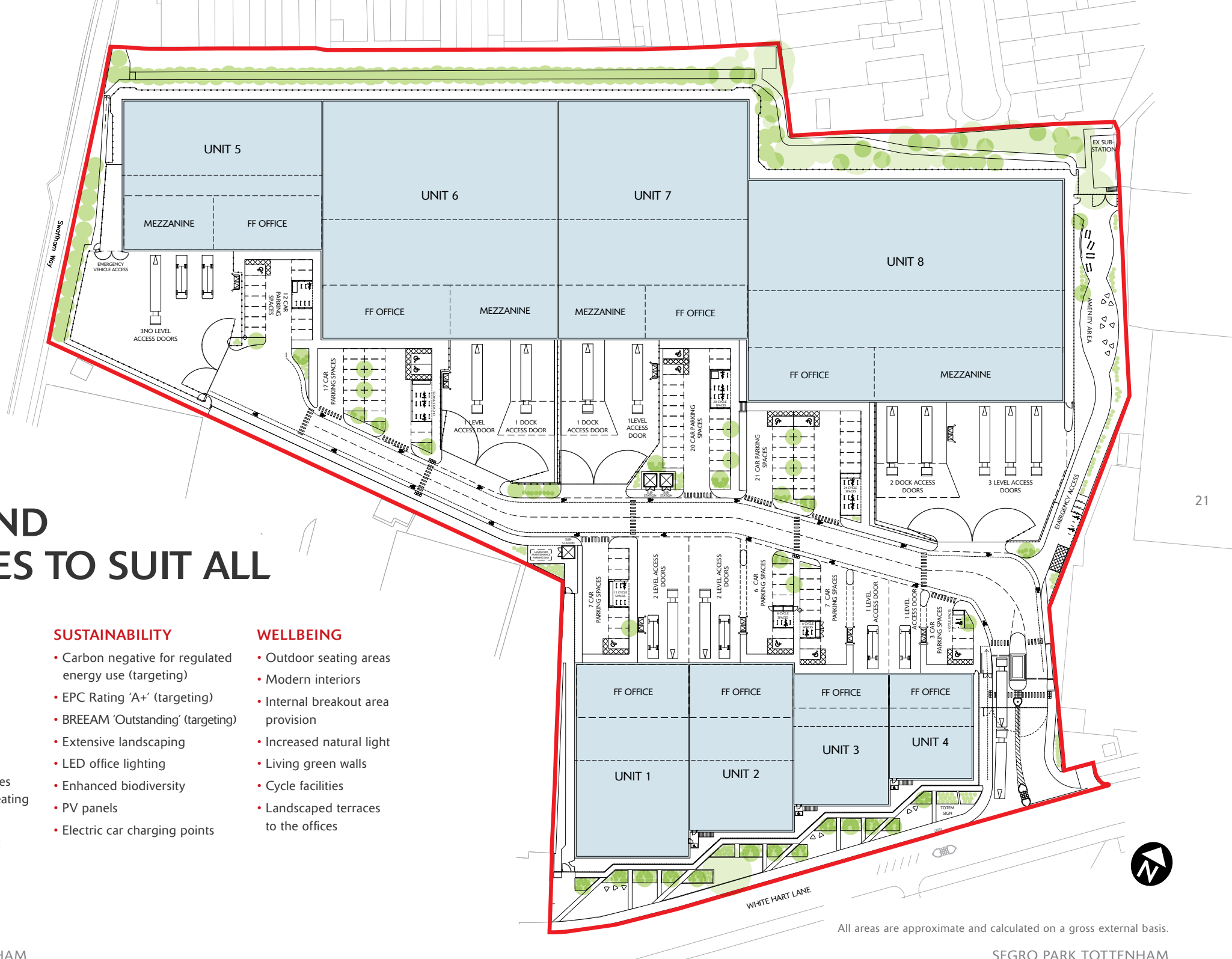
- 9m–10m eaves height
- 23m–33m yard depths
- 50 kN/m² floor loading
- Secure gated yards with CCTV and 24/7 manned estate security gatehouse
- Fully-fitted first-floor offices with comfort cooling / heating
- Dock leveller doors
- Car parking for each unit

SUSTAINABILITY

- Carbon negative for regulated energy use (targeting)
- EPC Rating 'A+' (targeting)
- BREEAM 'Outstanding' (targeting)
- Extensive landscaping
- LED office lighting
- Enhanced biodiversity
- PV panels
- Electric car charging points

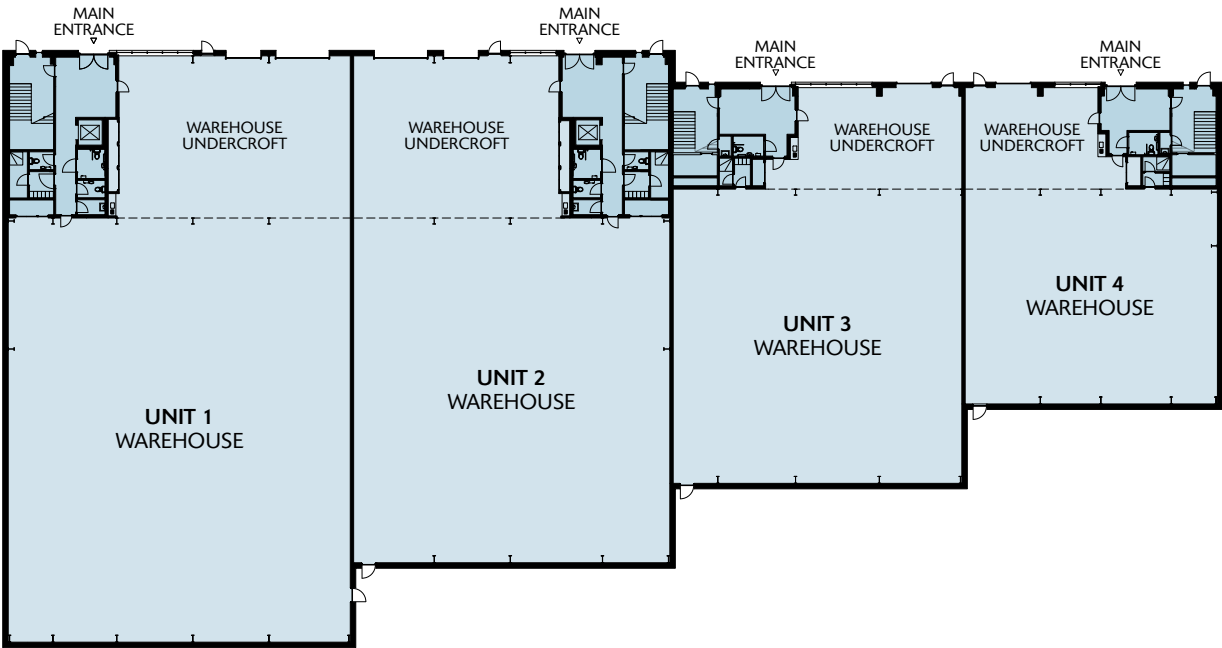
WELLBEING

- Outdoor seating areas
- Modern interiors
- Internal breakout area provision
- Increased natural light
- Living green walls
- Cycle facilities
- Landscaped terraces to the offices



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

GROUND FLOOR



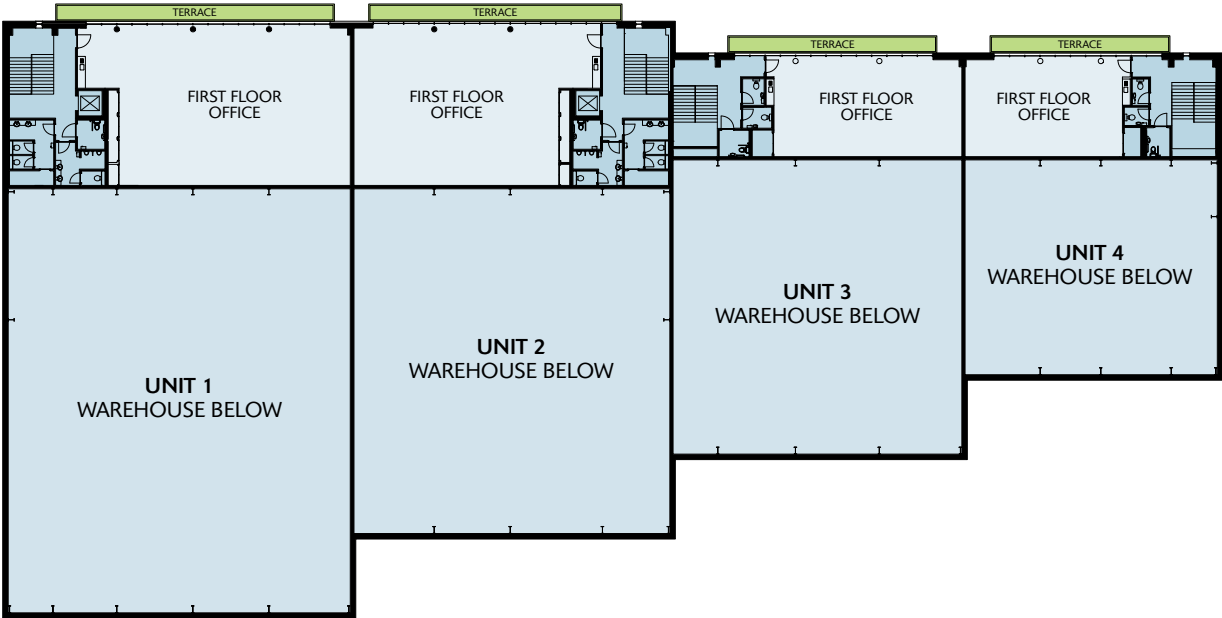
UNIT 1		
	SQ FT	SQ M
Ground floor warehouse	12,710	1,181
First floor offices	3,500	325
Total	16,210	1,506
7 parking spaces (2 electric charging points)		

UNIT 2		
	SQ FT	SQ M
Ground floor warehouse	10,085	937
First floor offices	3,210	298
Total	13,295	1,235
6 parking spaces (2 electric charging points)		

UNIT 3		
	SQ FT	SQ M
Ground floor warehouse	7,245	673
First floor offices	1,860	173
Total	9,105	846
7 parking spaces (2 electric charging points)		

UNIT 4		
	SQ FT	SQ M
Ground floor warehouse	5,155	479
First floor offices	1,660	154
Total	6,815	633
3 parking spaces (2 electric charging points)		

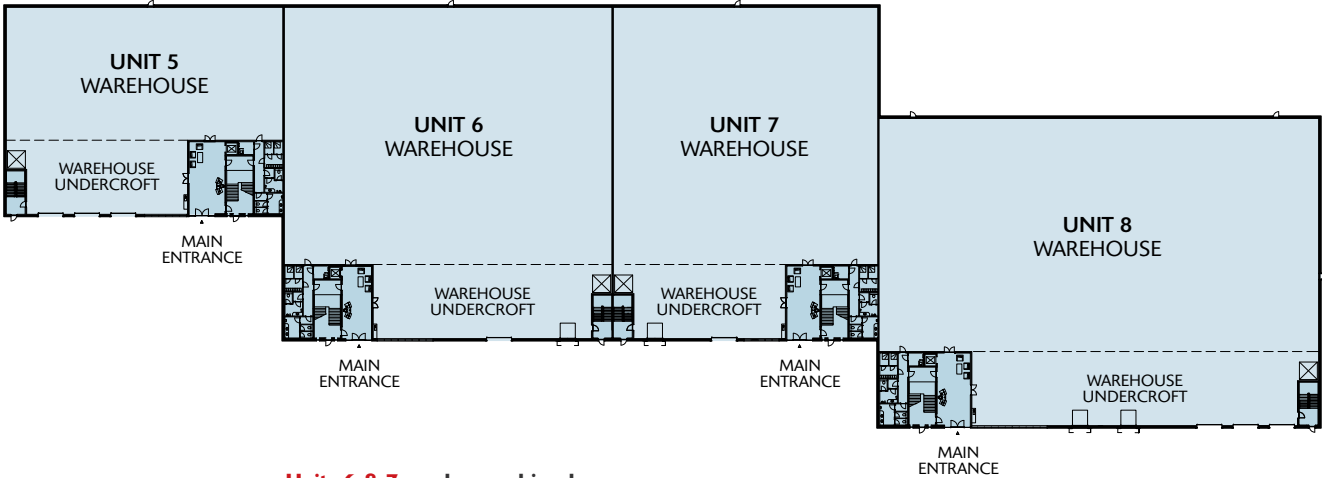
FIRST FLOOR



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



GROUND FLOOR



Units 6 & 7 can be combined
to create 71,440 sq ft

UNIT 5

	SQ FT	SQ M
Ground floor warehouse	17,265	1,604
First floor offices	3,360	312
Mezzanine	2,820	262
Total	23,445	2,178

12 parking spaces (4 electric charging points)

UNIT 6

	SQ FT	SQ M
Ground floor warehouse	32,280	2,999
First floor offices	3,950	367
Mezzanine	3,295	306
Total	39,525	3,672

17 parking spaces (4 electric charging points)

UNIT 7

	SQ FT	SQ M
Ground floor warehouse	26,090	2,424
First floor offices	3,145	292
Mezzanine	2,680	249
Total	31,915	2,965

20 parking spaces (6 electric charging points)

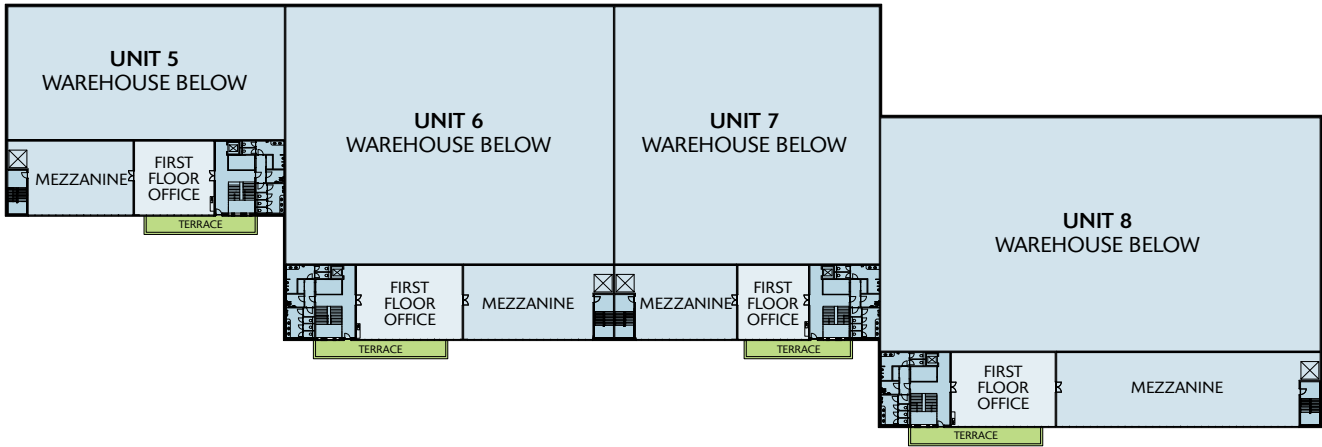
UNIT 8

	SQ FT	SQ M
Ground floor warehouse	40,310	3,745
First floor offices	3,905	363
Mezzanine	5,835	542
Total	50,050	4,650

21 parking spaces (6 electric charging points)

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FIRST FLOOR



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UNDERSTANDING YOU AND THE COMMUNITY

BY WORKING CLOSELY WITH LOCAL STAKEHOLDERS, SEGRO ENABLES BUSINESSES TO THRIVE. FUTURE-PROOFING ITS NEW BUILDINGS AND PROVIDING ONGOING SUPPORT AND ACCESS TO TRAINING AND RECRUITMENT OPPORTUNITIES MEETS THE CHANGING NEEDS OF CUSTOMERS

CUSTOMER SERVICE

All customers benefit from a dedicated Asset Management and Property Management team, a relationship that adds real value to your business. SEGRO is committed to providing on-going support for customers through high-quality service standards, flexibility and fast, innovative property solutions.



1,190 total customers



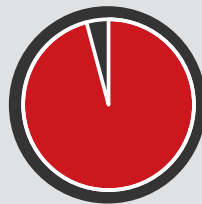
450 London customers



25,000 jobs supported

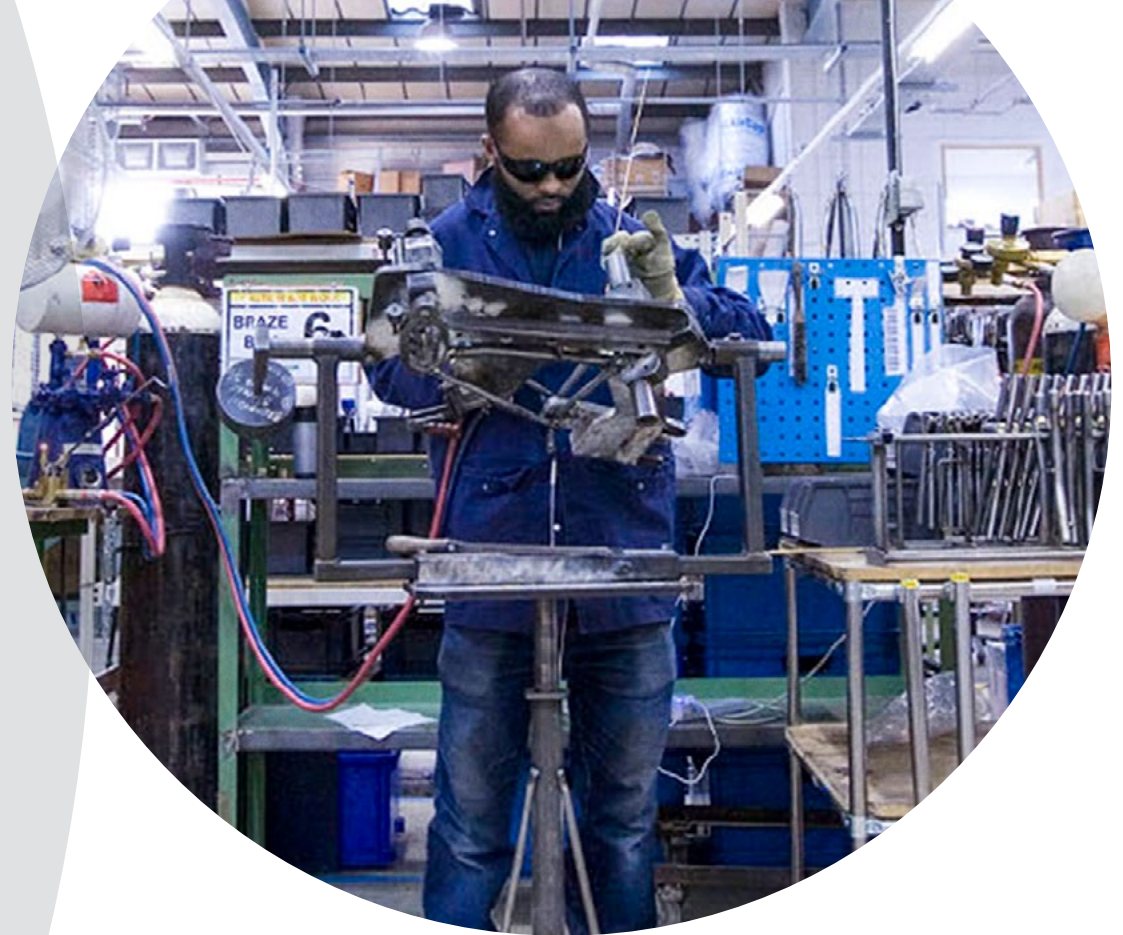
PLANNING SUPPORT

SEGRO has developed a close relationship with the local authority and is well placed to support customers with introductions to key Council Officers and Councillors to support any planning requirement.

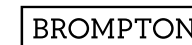


96% of customers said they would recommend SEGRO to others*

*Customer Satisfaction Survey 2019



JUST SOME OF OUR AMAZING CUSTOMERS



CENTENARY FUND

Supporting the local community is important to SEGRO. In April 2020, the company launched the SEGRO Centenary Fund, a £10 million fund that will help improve the lives of tens of thousands of people in the UK and across SEGRO's Continental Europe portfolio.

If you want to learn more about the SEGRO Centenary Fund, or are interested in working with us to help the local community to thrive, then please visit:


segro.com/csr/centenaryfund

IN THE ZONE

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 urban hub of central London.

TRAVEL TIMES

DRIVE TIMES

	A10	2 MINUTES
	A406	4 MINUTES
	M25 / J25	15 MINUTES
	Central London	24 MINUTES

	WHITE HART LANE	4 MINUTES
	BOWES PARK	4 MINUTES
	TOTTENHAM HALE	15 MINUTES

	WOOD GREEN	7 MINUTES
	BOUNDS GREEN	8 MINUTES

	HEATHROW AIRPORT	35 MINUTES
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BY RAIL

	CENTRAL LONDON (WOOD GREEN TO LIVERPOOL STREET)	25 MINUTES
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A SPOT MORE
INFORMATION...

segro.com/parktottenham



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SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property. It owns or manages 8.1 million square metres of space (88 million square feet) valued at £13.3 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 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.

Particulars contained within this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise arising from use of these particulars are hereby excluded. March 2021.

SEGRO PARK TOTTENHAM