



81% SOLD

SEGRO PARK
REEF STREET

OWN YOUR NEXT MOVE

FREEHOLD
LIGHT INDUSTRIAL / WAREHOUSE UNITS
1,647 - 6,877 SQ FT
RM9 6GQ



SUPPORTED BY
MAYOR OF LONDON



MAKE IT YOURS

SEGRO Park Reef Street offers an extremely rare opportunity to own your next move and acquire freehold light industrial / warehouse space in a prime East London location.

Forming part of SEGRO's East Plus portfolio, an initiative in collaboration with the GLA, that will deliver an estimated 1.4 million sq ft of commercial space and bring business and employment opportunities to the east London region.

The speculatively built freehold units range from 1,647 sq ft to 6,877 sq ft (153 - 638 sq m) and are available to occupy immediately. Each unit has achieved an EPC A+, BREEM 'Very Good' and Carbon Neutral status and has access to electric car charging points.

Available right now at SEGRO Park Reef Street.



AVAILABLE NOW

A rare opportunity to secure a Grade A speculatively built unit on a freehold basis.



NO NEGATIVES

Units incorporate modern, sustainable innovations and electric car charging points and have achieved EPC A+ rating and BREEM 'Very Good'



GRADE A CONDITION

Each unit is built to the highest, grade A premium standards.

WEAVE YOURSELF INTO THE FABRIC OF EAST LONDON



SAFE & SECURE

SEGRO Park Reef Street benefits from secure gated access.



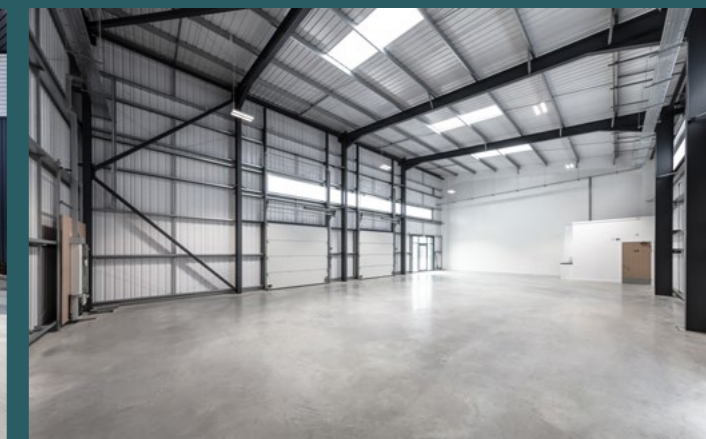
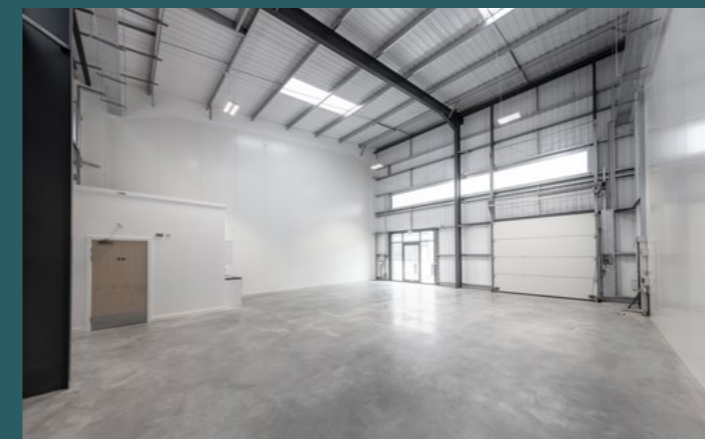
PERFECTLY PLACED

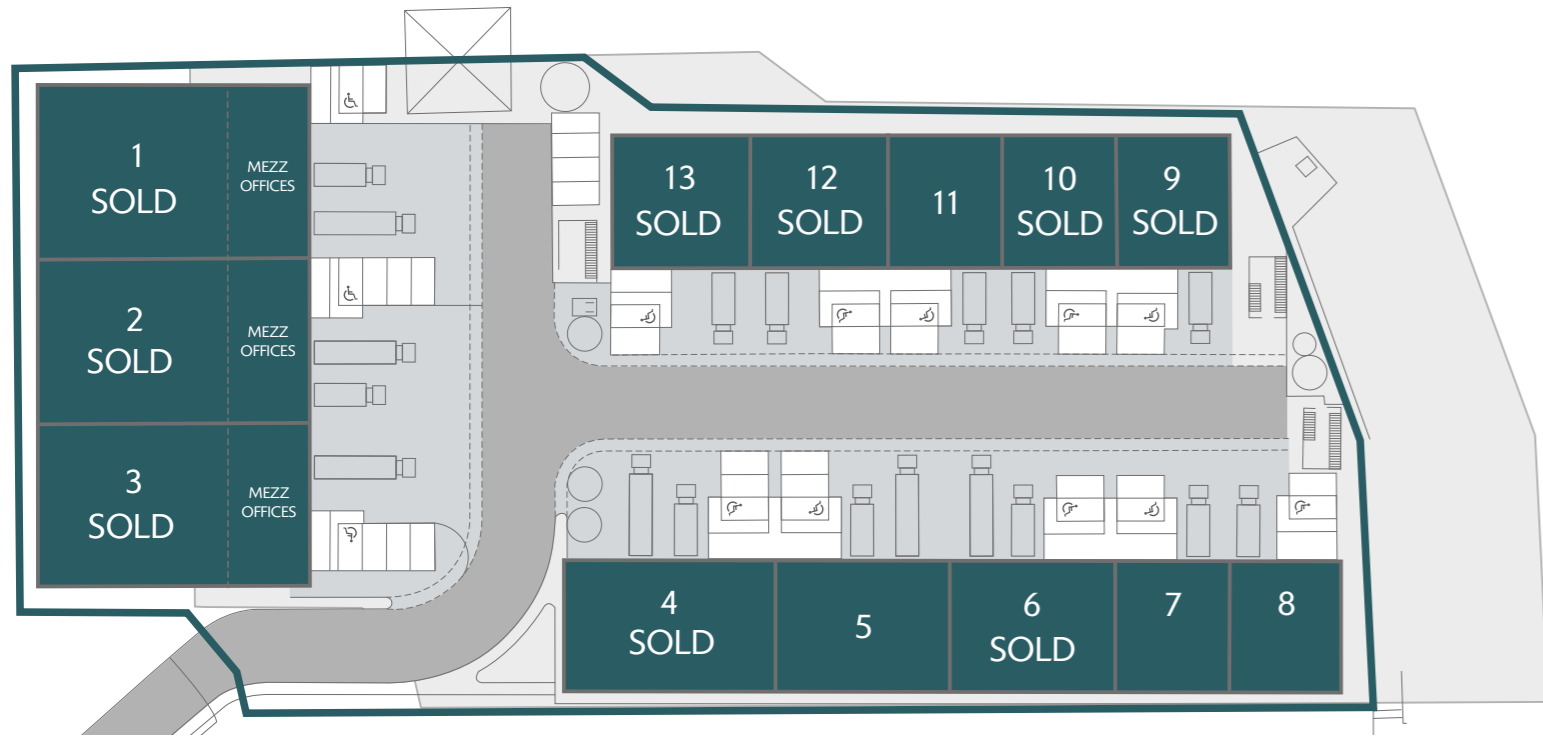
Excellent road connections and close proximity to central London via the A13 (1 mile) and M25 J31 (7.8 miles).



EAST MARKS THE SPOT

The estate is part of the East Plus regeneration area creating a new vibrant destination for business.





SPECIFICATION

- 1-2 level access doors to all units
- 6-7m eaves height
- 15-25kN/m² floor loading
- Dedicated yards to all units
- Allocated car parking to each unit
- Allocated cycle racks to each unit
- Suspended ceilings
- CCTV
- Use classes: B2, B8 and E(g)iii

ACCOMMODATION

Grade A spec built units available from 1,620 - 6,730 sq ft on a freehold basis:

| UNIT 1: SOLD | sq ft | sq m |
|--------------|--------------|------------|
| Warehouse | 5,341 | 496 |
| Office | 1,536 | 143 |
| Total | 6,877 | 639 |

| UNIT 2: SOLD | sq ft | sq m |
|--------------|--------------|------------|
| Warehouse | 4,885 | 454 |
| Office | 1,405 | 130 |
| Total | 6,290 | 584 |

| UNIT 3: SOLD | sq ft | sq m |
|--------------|--------------|------------|
| Warehouse | 5,043 | 468 |
| Office | 1,450 | 135 |
| Total | 6,493 | 603 |

| UNIT 4: SOLD | sq ft | sq m |
|--------------|--------------|------------|
| Warehouse | 3,049 | 283 |
| Total | 3,049 | 283 |

| UNIT 5: | sq ft | sq m |
|--------------|--------------|------------|
| Warehouse | 2,516 | 233 |
| Total | 2,516 | 233 |

| UNIT 6: SOLD | sq ft | sq m |
|--------------|--------------|------------|
| Warehouse | 2,371 | 220 |
| Total | 2,371 | 220 |

| UNIT 7: | sq ft | sq m |
|--------------|--------------|------------|
| Warehouse | 1,648 | 153 |
| Total | 1,648 | 153 |

| UNIT 8: | sq ft | sq m |
|--------------|--------------|------------|
| Warehouse | 1,648 | 153 |
| Total | 1,648 | 153 |

| UNIT 9: SOLD | sq ft | sq m |
|--------------|--------------|------------|
| Warehouse | 1,649 | 153 |
| Total | 1,649 | 153 |

| UNIT 10: SOLD | sq ft | sq m |
|---------------|--------------|------------|
| Warehouse | 1,647 | 153 |
| Total | 1,647 | 153 |

| UNIT 11: | sq ft | sq m |
|--------------|--------------|------------|
| Warehouse | 1,649 | 153 |
| Total | 1,649 | 153 |

| UNIT 12: SOLD | sq ft | sq m |
|---------------|--------------|------------|
| Warehouse | 1,972 | 183 |
| Total | 1,972 | 183 |

| UNIT 13: SOLD | sq ft | sq m |
|---------------|--------------|------------|
| Warehouse | 2,003 | 186 |
| Total | 2,003 | 186 |

Units can be combined to increase total floor space.

All areas are approximate and calculated on a Gross External basis.



SUSTAINABILITY



CARBON NEUTRAL



EPC A+



BREEAM 'VERY GOOD'



ROOF MOUNTED PHOTOVOLTAIC PANELS



ELECTRIC CAR CHARGING POINTS



LED LIGHTING

