



**SEGRO**

# SEGRO LOGISTICS CENTRE EINDHOVEN

Westfields 1020, Oirschot, Netherlands

**THE SMART LOGISTICS HUB IN  
THE HEART OF BRAINPORT**

A modern and flexible logistics warehouse in total 97,420 sq m, designed for largescale e-commerce and logistics operations. Unit 1020 totaling 28,388 sq m will be available as of september 2026.

# WELCOME TO SEGRO LOGISTICS CENTRE EINDHOVEN



CENTRAL



MULTI MODAL



FLEXIBLE



SUSTAINABLE

SEGRO Logistics Centre Eindhoven (Westfields Logistics) is a modern, future-proof development of approx. 97,420 sq m consisting of three units.

The sustainable warehouses have a high-quality design, are built with advanced materials and meet **Breem in Use** and **energylabel A++** standards — ensuring lower energy consumption, reduced carbon footprint and optimized operating costs.

Strategically located northwest of Eindhoven, at the heart of **Brainport**, the site benefits from outstanding access to the **A2, A50 and A58 motorways**, connecting directly to all major Dutch and European destinations.

Eindhoven Airport and the Brainport Industries Campus are both nearby, while a rail terminal and public transport connections further enhance accessibility for both freight and employees.



	MINS
A58	5
A50	10
Rail Terminal Eindhoven	15
Eindhoven Airport	17
Port of Rotterdam	70
Weeze	70
Antwerp	65

MANY  
WAREHOUSES  
ARE BUILT TO A  
HIGH STANDARD

SEGRO LOGISTICS  
CENTRE EINDHOVEN  
GOES FURTHER





THE NEXT GENERATION OF SUSTAINABLE  
INDUSTRIAL & LOGISTICS PARKS

WESTFIELDS 1020 A TOTAL OF 28,388 SQ M WILL BE  
AVAILABLE AS OF SEPTEMBER 2026.

THE UNIT CONSISTS OF 25,631 SQ M WAREHOUSE,  
1,685 SQ M MEZZANINE AND 1,022 SQ M OFFICE SPACE.

## AVAILABILITY

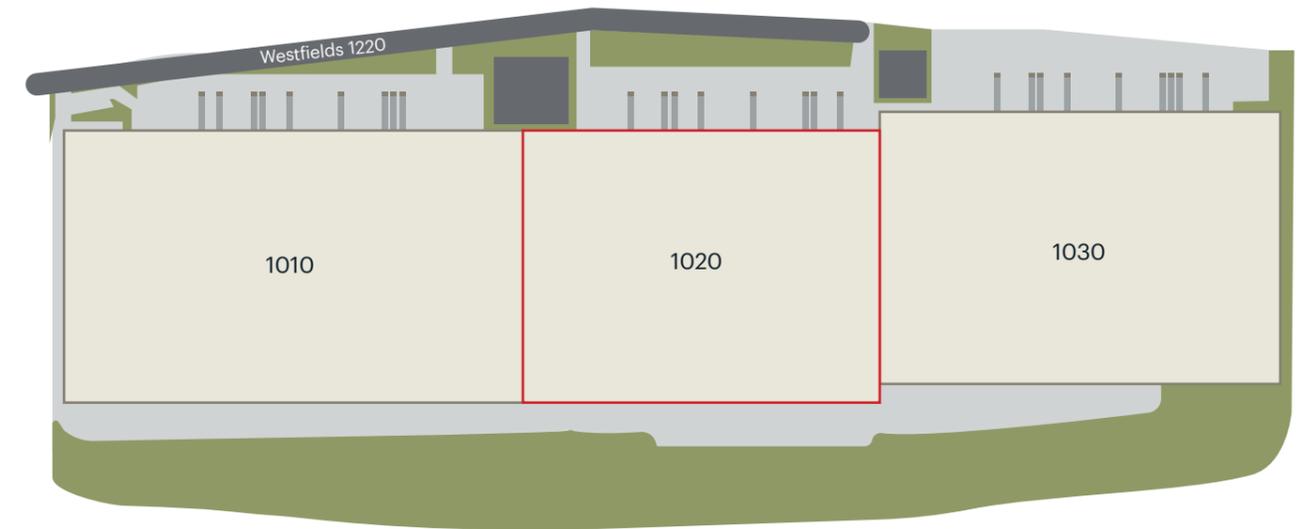


Image shows one of SEGRO Park unit

## SIZES AND FEATURES TO SUIT ALL

### AVAILABLE UNIT WESTFIELDS 1020

Warehouse	Office	Mezzanine	Parking spaces	Total	Availability
25,631	1,022	1,685	119	28,338 sq m	September 2026



### SPECIFICATIONS

Year of completion	2020	Free height warehouse	12.20 m
Docks per unit/total	27	Free height under mezzanine	4,50 m
Overhead doors per unit	2 per unit	Warehouse temperature	15 gr. C
Floor flatness warehouse	DIN 15.185, super flat	Sprinklersystem	ESFR
Floor load warehouse	50kN/m <sup>2</sup>	Parking spots cars	119 (0)
Floor load expedition area	50kN/m <sup>2</sup>	Energy label	A++
Point load	70 kN	BREEAM certificate	BREEAM in Use
Floor load mezzanine	7,5 kN/m <sup>2</sup>	Energy connection (trafo)	630 kVA
Floor load office	3,7 kN/m <sup>2</sup>	Solar panels	Yes

# A FIRST CLASS BUSINESS DESTINATION



## BEST IN CLASS

Eindhoven is the second economy of the Netherlands and one of Europe's fastest-growing regions.

Recognized by the Dutch government as an Economic Core Area of National Importance, Brainport Eindhoven combines innovation, technology, and logistics excellence.

The area offers a unique concentration of logistics and industrial activity, with strong connections to Germany, Belgium and the ports of Rotterdam and Antwerp. This dynamic ecosystem attracts leading players in manufacturing, e-commerce, parcel delivery, and logistics services — creating one of the most efficient and innovative logistics hubs in Europe.



# RIGHT PLACE, RIGHT TIME

**LOGISTIC HOTSPOT**  
SEGRO Logistics Centre Eindhoven is ideally positioned within the **Westfields Logistics Park**, one of the most attractive and fast-developing logistics hotspots in the Benelux.

Located near Eindhoven Airport, Brainport Industries Campus, and major motorway connections, it provides direct access to European distribution networks — making it the perfect location for companies seeking scalable, sustainable and future-ready logistics operations.

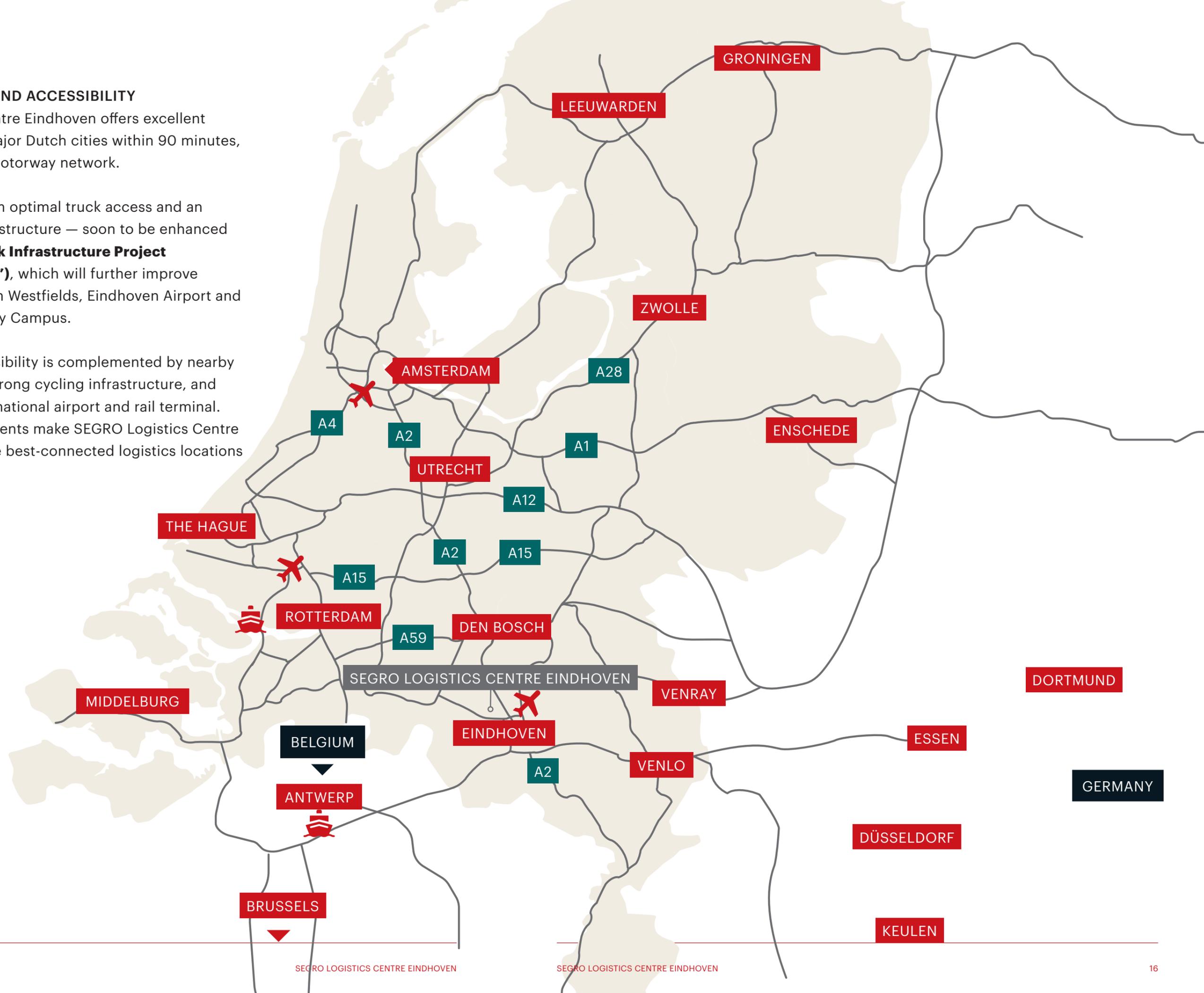
## LOCATION

### INFRASTRUCTURE AND ACCESSIBILITY

SEGRO Logistics Centre Eindhoven offers excellent connections to all major Dutch cities within 90 minutes, via the A2 and A67 motorway network.

The site benefits from optimal truck access and an advanced local road structure — soon to be enhanced by the **Brainport Park Infrastructure Project (“Challenge Variant”)**, which will further improve connections between Westfields, Eindhoven Airport and the Brainport Industry Campus.

The location’s accessibility is complemented by nearby public transport, a strong cycling infrastructure, and proximity to an international airport and rail terminal. Together, these elements make SEGRO Logistics Centre Eindhoven one of the best-connected logistics locations in the Netherlands.



## CONTACT



### FOR FURTHER INFORMATION, PLEASE CONTACT:



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SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.8 million square metres of space (116 million square feet) valued at £21.4 billion.

Founded in 1920, SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

From big-box logistics to urban warehousing and data centres, SEGRO creates the space that enables extraordinary things to happen. It provides the infrastructure of modern economies and everyday life, enabling efficient, low-carbon supply chains and digital connectivity across Europe, helping drive growth and job creation. This space supports a diverse customer base including retailers, manufacturers, logistics providers and technology companies.

SEGRO's is committed to being a force for societal and environmental good, prioritising Championing low-carbon growth, Investing in local communities and environments, and Nurturing talent.

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