

# SEGRO LOGISTICS PARK RADLETT

BUILT-TO-SUIT UNITS FROM 120,000 - 1,000,000 SQ FT.  
UP TO 3.56 MILLION SQ FT AVAILABLE TO LET

# 120 000+

Rail Freight connected

The UK's only logistics park on the  
M25 and M1 motorway networks



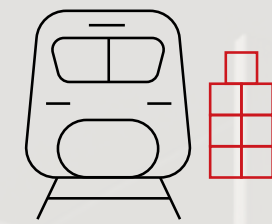
# PROGRESS IN SIGHT

Progress is built on a commitment to change and setting your sights on **achieving the extraordinary**

**SEGRO Logistics Park Radlett is designed to unlock the extraordinary for modern logistics businesses.**

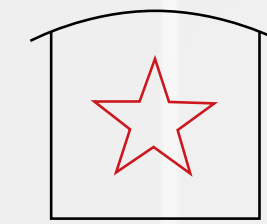
Strategically located at the intersection of the UK's most critical supply chain routes, and connected by a Strategic Rail Freight Interchange, it provides the space, infrastructure, and flexibility needed to move goods faster and smarter.

## Where ambition becomes a reality:



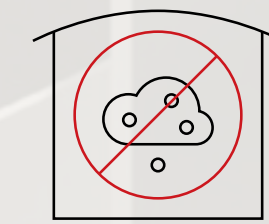
### Optimum speed to market

built on faster and uncompromised connections



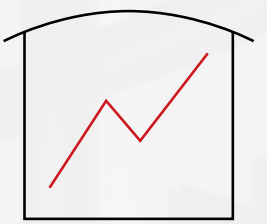
### Operational excellence

delivered within space designed around your ambition



### Genuine net-zero horizons

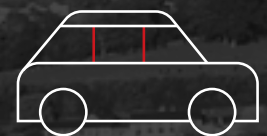
measured through Science Based Targets



### Growth unlocked

driven by scalable, automation-ready design

# PRIME ROAD AND RAIL ACCESS



## 5 mins drive to M1 J8

The UK's only logistics park on the M25 and M1 network



## Dedicated rail connection

A new dedicated rail connection to the Midland Mainline



# OPERATIONAL EXCELLENCE

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within **space designed**  
around your ambition

Your business is unique, that's why SEGRO Logistics Park Radlett is built for flexibility, and the most advanced automated, high-volume, and specialist operations.

Click on units to view more information:

Indicative masterplan illustrating build to suit opportunities from 120,000 sq ft. Layout may change depending on customer's requirements with a total of 3.56 million sq ft available to let.

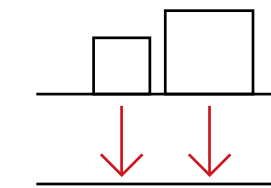
Click on  
thumbnail images  
for larger view:

# SUPERIOR AS STANDARD

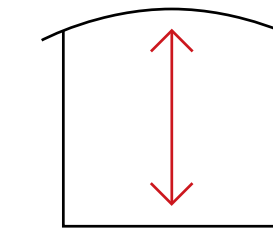
Every opportunity at SEGRO  
Logistics Park Radlett embodies  
**best-in-class** specifications.

Click on tabs to view specification highlights:

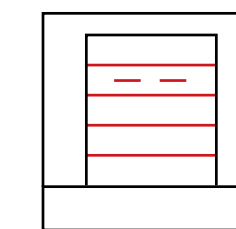
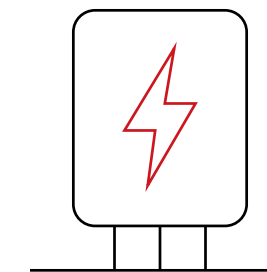
50kn/m<sup>2</sup> warehouse  
floor loading



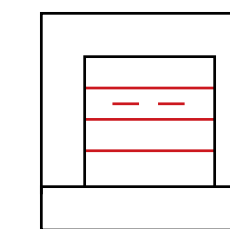
Flexible eaves  
heights up to 20m



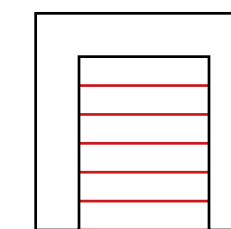
18MVA  
on-site



EU Dock  
loading doors



Dock  
loading doors



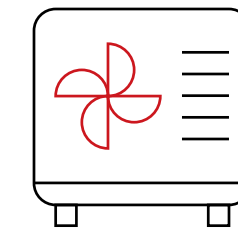
Level access  
loading doors

# SUPERIOR AS STANDARD

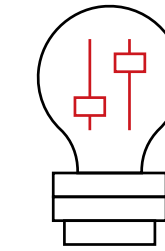
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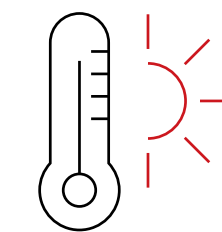
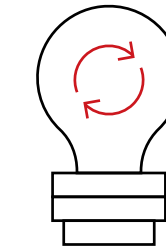
Comfort  
cooling



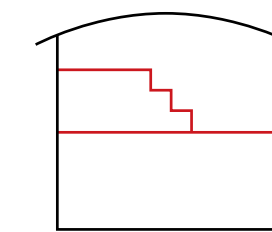
Intelligent  
lighting controls



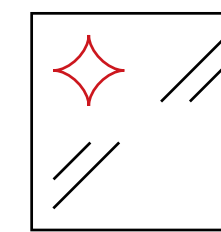
Low energy high  
frequency lighting



Solar thermal  
heating



Mezzanine  
offices



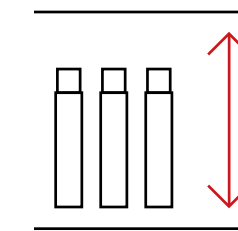
Modern high  
quality finishes

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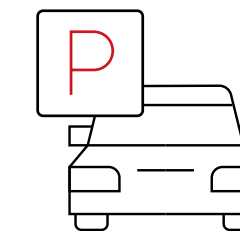
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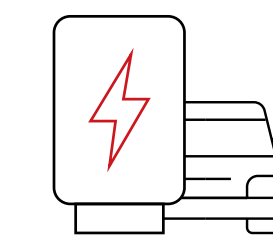
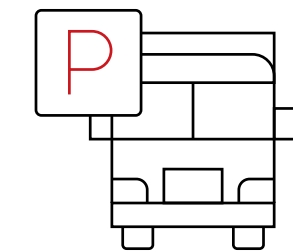
Minimum 50m  
yard depths



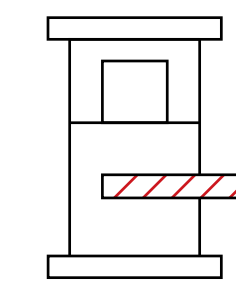
Ample car parking  
provision/ratios



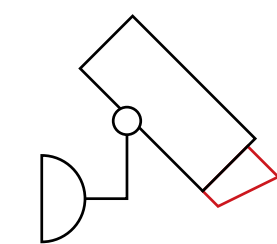
Ample HGV parking  
provision/ratios



Electric vehicle  
charging provisions



Dedicated  
gatehouses



24/7 security  
and CCTV



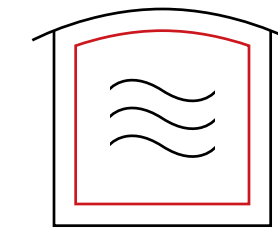
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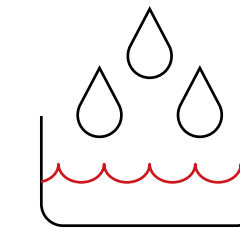
Click on tabs to view specification highlights:

EPC

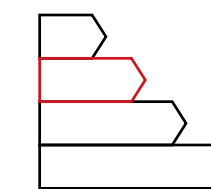
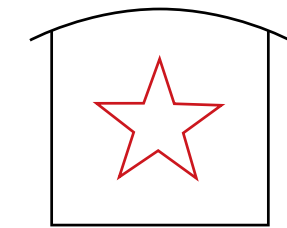
Air tightness to  
 $2.5\text{m}^3/\text{hr}/\text{m}^2$



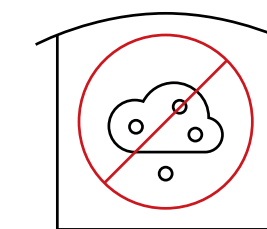
Rainwater  
harvesting



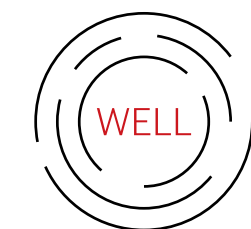
Targeting BREEAM  
'Excellent'



Targeting  
EPC A+



Carbon neutral build  
options available



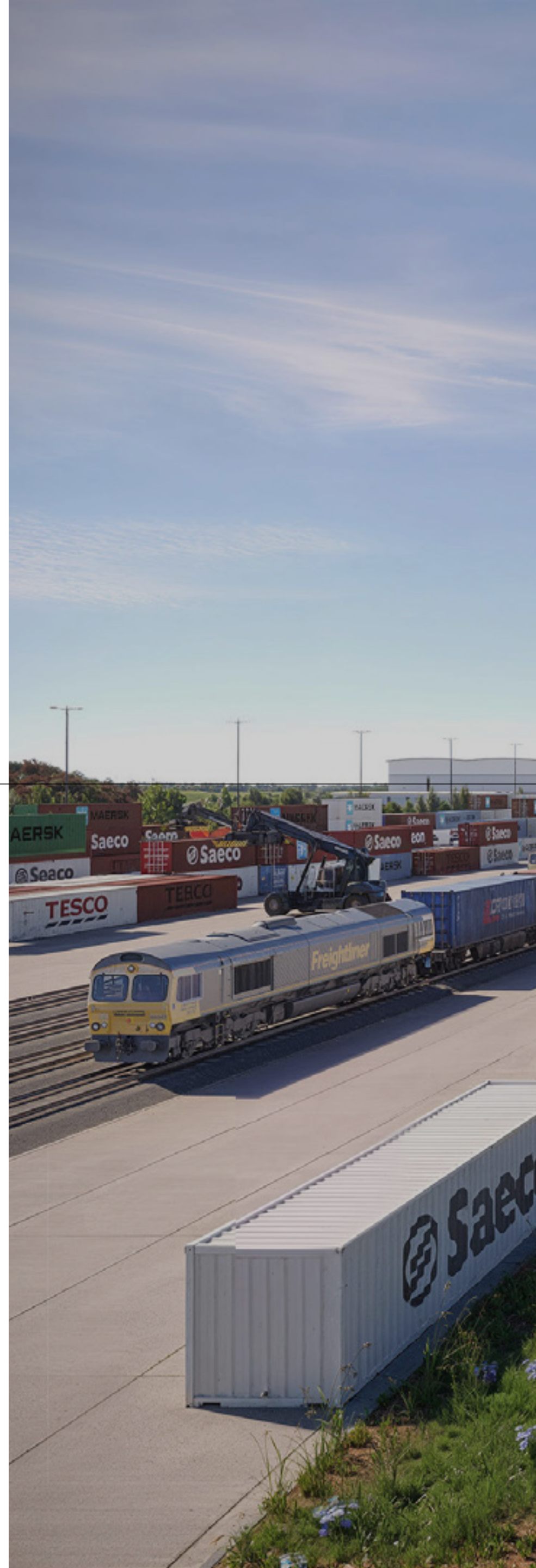
Embodied  
'WELL' design



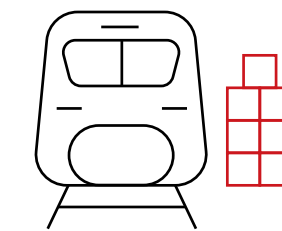
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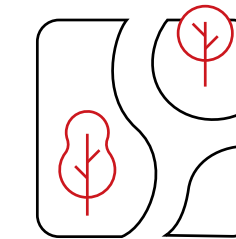
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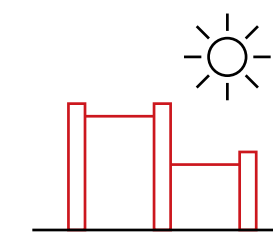
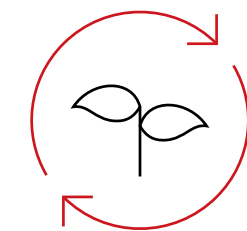
Access to an on-site  
rail freight terminal



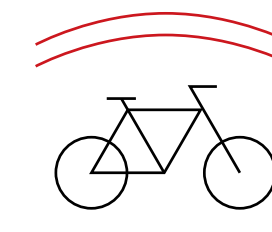
Extensive landscaping  
initiatives across the park



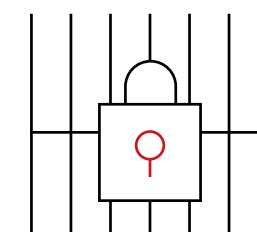
Enhanced  
biodiversity



Outdoor  
community gym



Covered  
cycle parking



24/7 security  
and CCTV

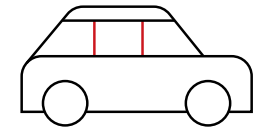


# OPTIMUM SPEED AND VOLUMES TO MARKET

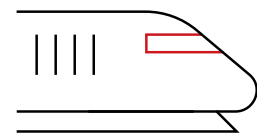
Built on **faster** and  
uncompromised connections.

SEGRO Logistics Park Radlett is located at the gateway to the UK's critical distribution network. Giving businesses unique access to London's 9 million consumers and the Midlands' logistics launchpad - the 'Golden Triangle' - within hours.

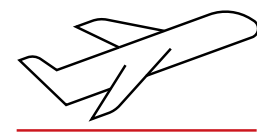
That means shorter delivery times, lower logistics costs, and a stronger competitive position.



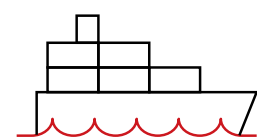
**5 mins**  
drive to M1 J8



**1 hr 5 mins**  
journey to London  
St Pancras



**21 mins**  
drive to London  
Luton Airport



**55 mins**  
drive to London  
Gateway Port

Click on tabs to view more information:

# MAXIMISED FREIGHT CAPACITY

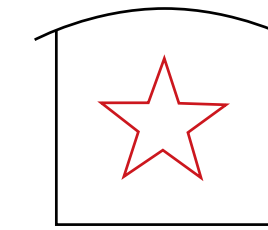
...through a SRFI that keeps  
your business **rolling forward**.

SEGRO Logistics Park Radlett is reshaping logistics in the south east, with the only Strategic Rail Freight Interchange directly serving London and the M25 Region.

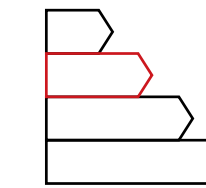
# NET ZERO HORIZONS

Reduce operational carbon while maintaining performance, by integrating renewable energy, EV-ready infrastructure, and biodiversity-led landscaping into your future.

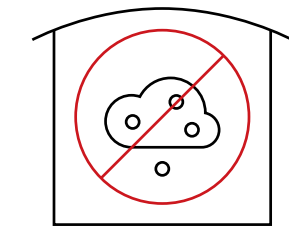
Measured and ensured by **science based targets.**



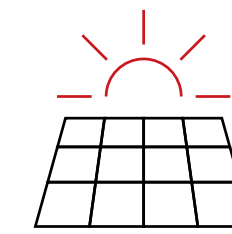
Targeting BREEAM 'Excellent'



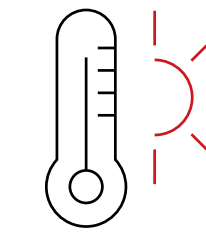
Targeting EPC A+



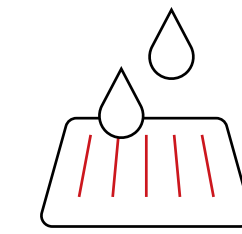
Carbon neutral build options available



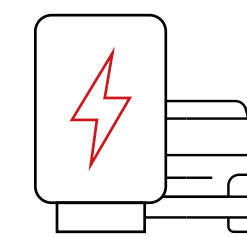
Photovoltaic panels



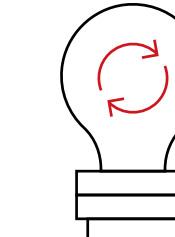
Solar thermal heating



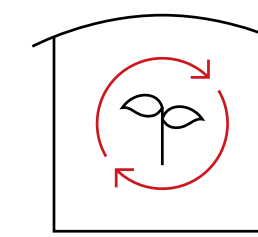
Rainwater harvesting



Electric vehicle charging



Low energy high frequency lighting



Sustainable interiors

# STABILITY AND PRODUCTIVITY

Made possible by a local and **talented** workforce.

With over 1.5 million people within a 45-minute commute, SEGRO Logistics Park Radlett gives occupiers access to a large, skilled, and diverse labour pool.

What's more, strong local employment partnerships, sustainable transport links, and onsite wellbeing initiatives help attract and retain your talent.

## Outstanding access to talent:

8.9  
million

population within  
a 1-hour drive

46.6  
million

population within  
a 4-hour drive

£36.7k

average 2025  
salary within  
30-minute drive

677,000

workforce within  
30-minute drive

# THE SPACE WHERE **EXTRAORDINARY** THINGS HAPPEN

Our purpose is to enable our customers to achieve the extraordinary. To do this, we understand that our buildings are only a small part of your journey to success.

At SEGRO, when you become a customer, you locate to a SEGRO Park but join the SEGRO community.

Benefits you will experience:

# SEGRO LOGISTICS PARK RADLETT

Radlett | AL2 2ET |

## About SEGRO

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 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

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.

For more information, visit [SEGRO.com](https://www.segro.com)

## Contact



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