

SEGRO LOGISTICS PARK RADLETT

DC6 BUILD-TO-SUIT PLOT:
OUTLINE PLANNING C.346,000 SQ FT

The London Strategic
Rail Freight Interchange

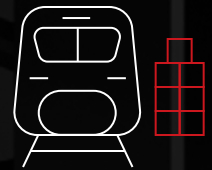
The UK's only logistics park on the
M25 and M1 motorway networks

346 386

DC6 OUTLINE PLANNING

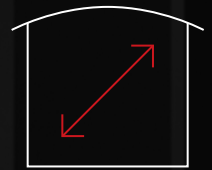
| | sq m | sq ft |
|---------------------------------------|---------------|----------------|
| Warehouse | 25,789 | 277,588 |
| Office | 1,470 | 15,819 |
| Hub office | 465 | 5,000 |
| Gatehouse | 24 | 262 |
| Total area | 27,433 | 295,286 |
| Mezzanine | 4,433 | 47,717 |
| Total area (inc. Mezzanine) | 32,180 | 346,386 |

DC6 Estate features



Rail connectivity

Access to an on-site strategic rail freight interchange making it the gateway to the UK's distribution network with improved access to London via W12 gauge clearance on the Midlands Mainline



Development capability

Build to Suit opportunities up to 1 million sq ft



Unrivalled location

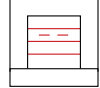



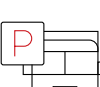




UK's only logistics park on the M1 and M25 motorway networks

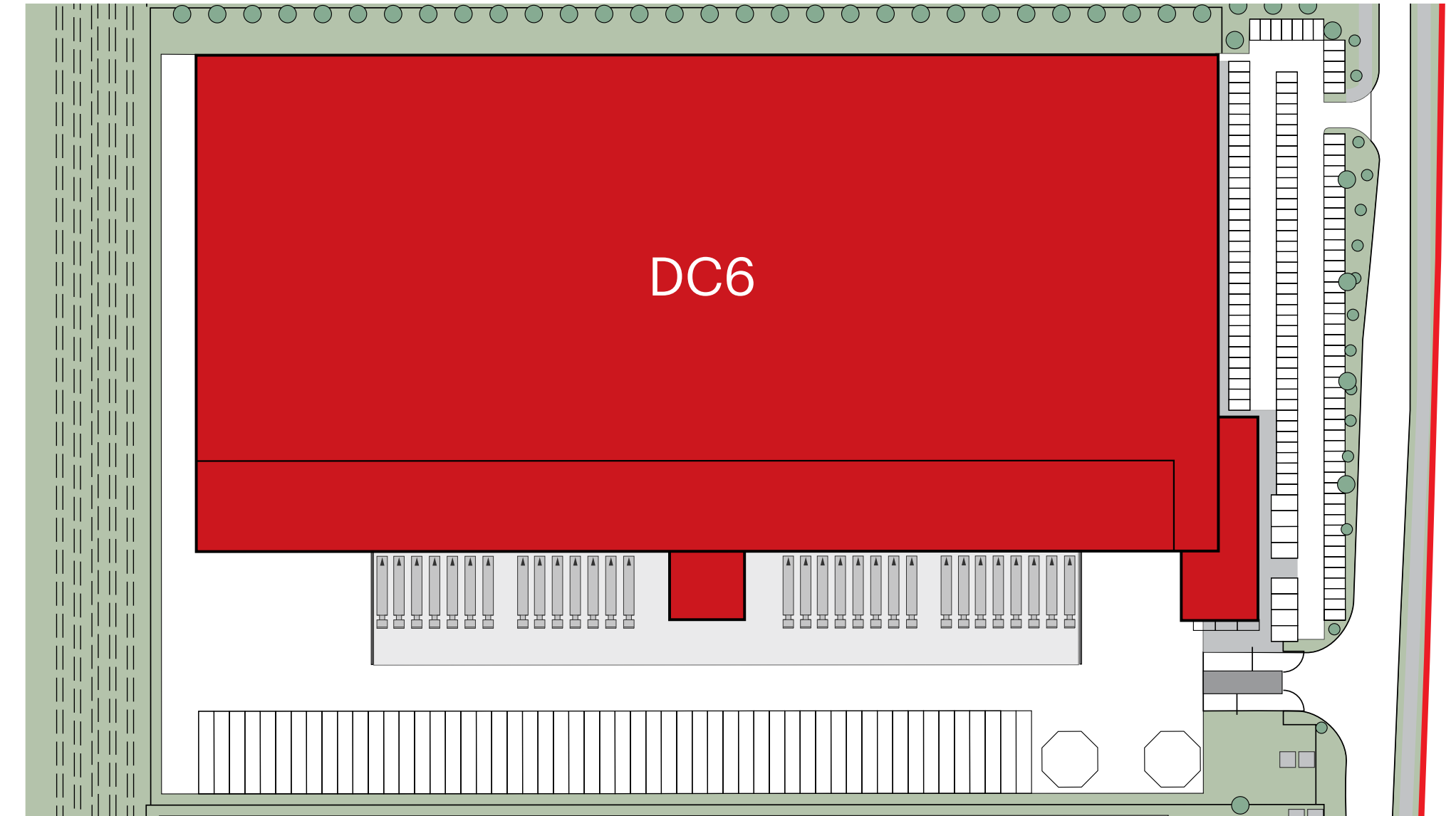


Excellent green credentials

Targeting both BREEAM 'Excellent' and EPC A+ with carbon neutral build options available

DC6 Specification

-  **30** Dock loading doors
-  **4** Level access loading doors
-  **55m** Yard depth
-  **143** Car parking spaces
-  **52** HGV parking spaces
-  Flexible eaves height of up to **20m**
-  **18MVA** power available on-site
-  Targeting **EPC A+**
-  Targeting BREEAM 'Excellent'



DC6 Location

Radlett | AL2 2ET | ///Ports.Print.Push

Distances:

| | | |
|--------------------|-----------|---------------|
| M1 J8 | 4.5 miles | 6 mins |
| M25 J23 / A1(M) J1 | 5.5 miles | 7 mins |
| London | 26 miles | 50 mins |
| M6 J1 / M1 J19 | 65 miles | 1 hr 20 mins |
| Birmingham | 99 miles | 1 hr 40 mins |
| Sheffield | 149 miles | 2 hrs 3 mins |
| Manchester | 181 miles | 2 hrs 20 mins |

Sources: Google Maps and londonmidland.com



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.

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