



**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.



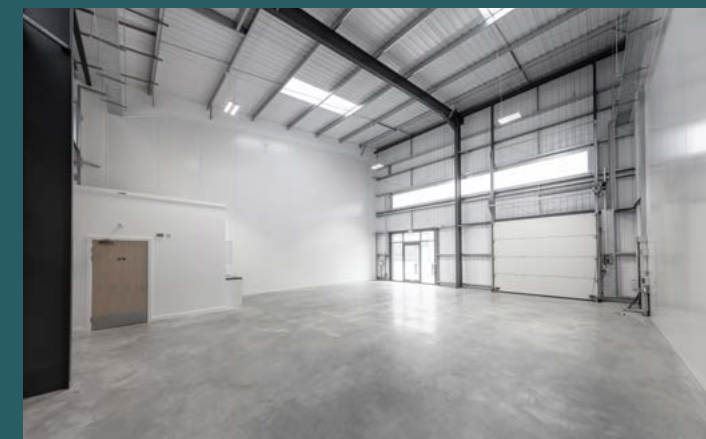
## PERFECTLY PLACED

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

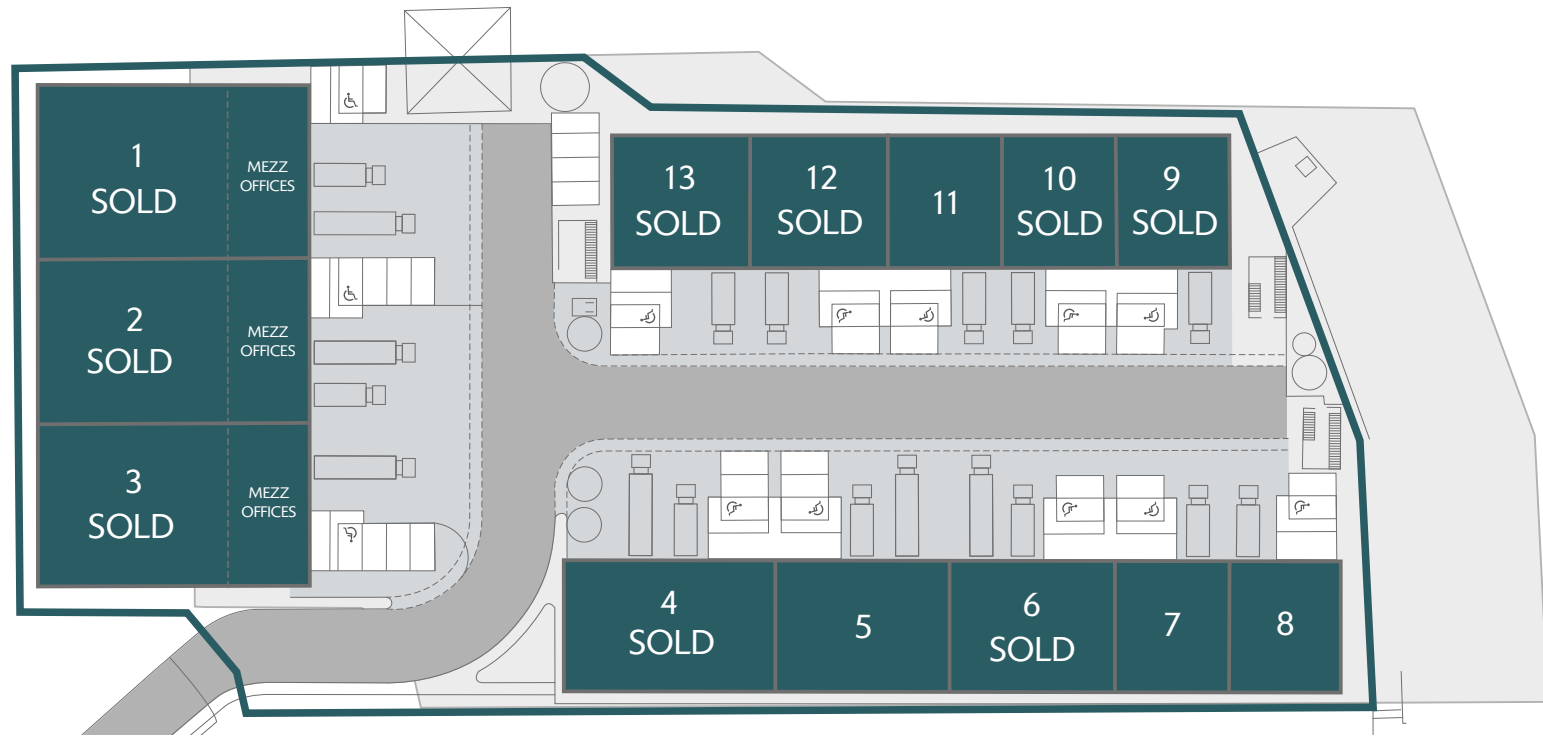


## EAST MARKS THE SPOT

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/m<sup>2</sup> 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
<b>Total</b>	<b>6,877</b>	<b>639</b>

UNIT 2: SOLD	sq ft	sq m
Warehouse	4,885	454
Office	1,405	130
<b>Total</b>	<b>6,290</b>	<b>584</b>

UNIT 3: SOLD	sq ft	sq m
Warehouse	5,043	468
Office	1,450	135
<b>Total</b>	<b>6,493</b>	<b>603</b>

UNIT 4: SOLD	sq ft	sq m
Warehouse	3,049	283
<b>Total</b>	<b>3,049</b>	<b>283</b>

UNIT 5:	sq ft	sq m
Warehouse	2,516	233
<b>Total</b>	<b>2,516</b>	<b>233</b>

UNIT 6: SOLD	sq ft	sq m
Warehouse	2,371	220
<b>Total</b>	<b>2,371</b>	<b>220</b>

UNIT 7:	sq ft	sq m
Warehouse	1,648	153
<b>Total</b>	<b>1,648</b>	<b>153</b>

UNIT 8:	sq ft	sq m
Warehouse	1,648	153
<b>Total</b>	<b>1,648</b>	<b>153</b>

UNIT 9: SOLD	sq ft	sq m
Warehouse	1,649	153
<b>Total</b>	<b>1,649</b>	<b>153</b>

UNIT 10: SOLD	sq ft	sq m
Warehouse	1,647	153
<b>Total</b>	<b>1,647</b>	<b>153</b>

UNIT 11:	sq ft	sq m
Warehouse	1,649	153
<b>Total</b>	<b>1,649</b>	<b>153</b>

UNIT 12: SOLD	sq ft	sq m
Warehouse	1,972	183
<b>Total</b>	<b>1,972</b>	<b>183</b>

UNIT 13: SOLD	sq ft	sq m
Warehouse	2,003	186
<b>Total</b>	<b>2,003</b>	<b>186</b>

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'



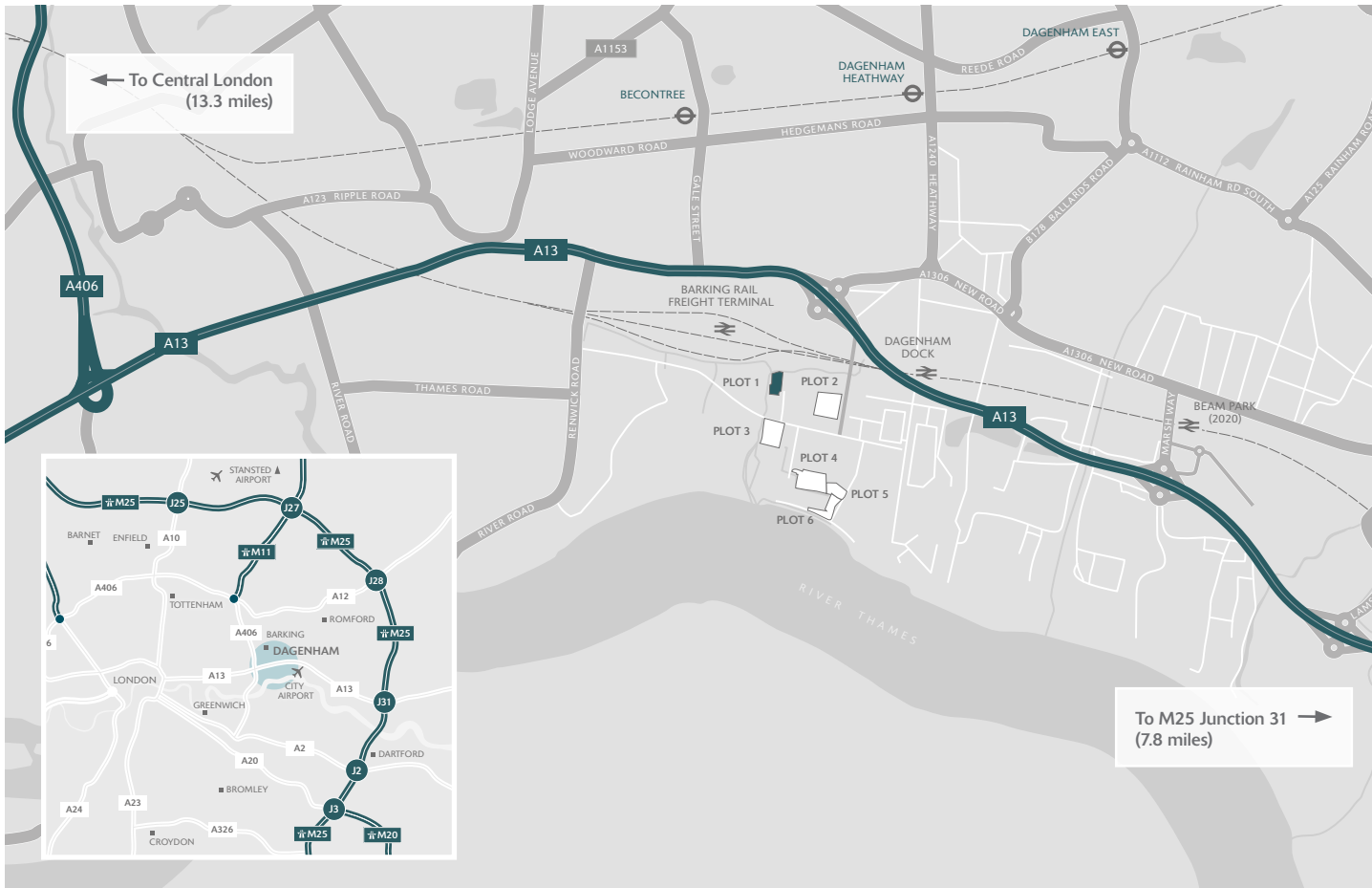
ROOF MOUNTED PHOTOVOLTAIC PANELS



ELECTRIC CAR CHARGING POINTS



LED LIGHTING



## ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 10.3 million square metres of space (110 million square feet) valued at £21.0 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.

See [SEGRO.com](http://SEGRO.com) for further information.

## DRIVE TIMES

A13	1.0 miles	3 mins
Dagenham Dock Station (C2C)	1.0 miles	21 mins
A406 North Circular	3.2 miles	7 mins
A12	4.9 miles	12 mins
London City Airport	6.6 miles	14 mins
M25 (Junction 31)	7.8 miles	11 mins
Central London	13.3 miles	30 mins
M11 (Junction 4)	14.0 miles	9 mins
Port of Tilbury	15.3 miles	20 mins

Source: Google Maps

For more information or leasing enquiries, please visit [SEGRO.com/parkreefstreet](http://SEGRO.com/parkreefstreet) or contact our joint agents:



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[SEGRO.COM/PARKREEFSTREET](http://SEGRO.COM/PARKREEFSTREET)

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