

# SEGRO LOGISTICS PARK RADLETT

**DC2 BUILD-TO-SUIT PLOT:**  
OUTLINE PLANNING C.593,000 SQ FT

The London Strategic  
Rail Freight Interchange

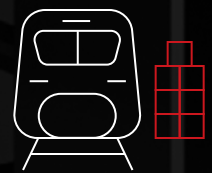
The UK's only logistics park on the  
M25 and M1 motorway networks

592  
533

## DC2 OUTLINE PLANNING

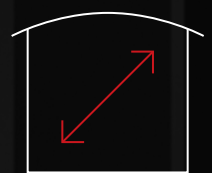
	sq m	sq ft
Warehouse	44,129	475,001
Office	2,845	30,625
Hub office	465	5,000
Gatehouse	24	262
Total area	47,463	510,888
Mezzanine	7,585	81,645
<b>Total area</b> (inc. Mezzanine)	<b>55,048</b>	<b>592,533</b>

## DC2 Estate features



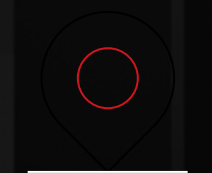
### Rail connectivity

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


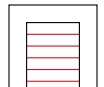
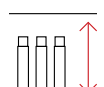

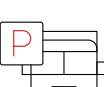
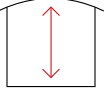

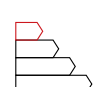

UK's only logistics park on the M1 and M25 motorway networks

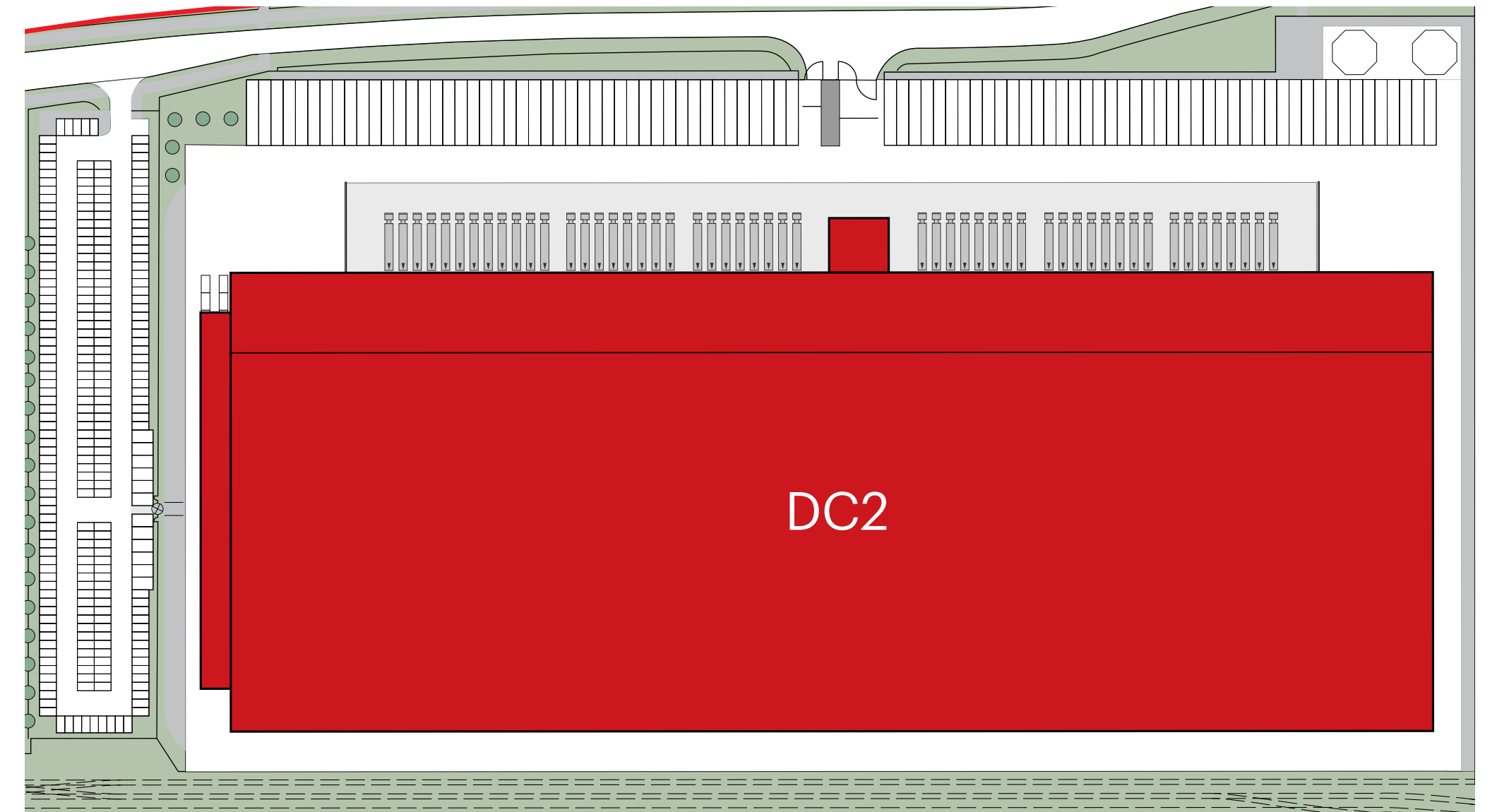


### Excellent green credentials

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

## DC2 Specification

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



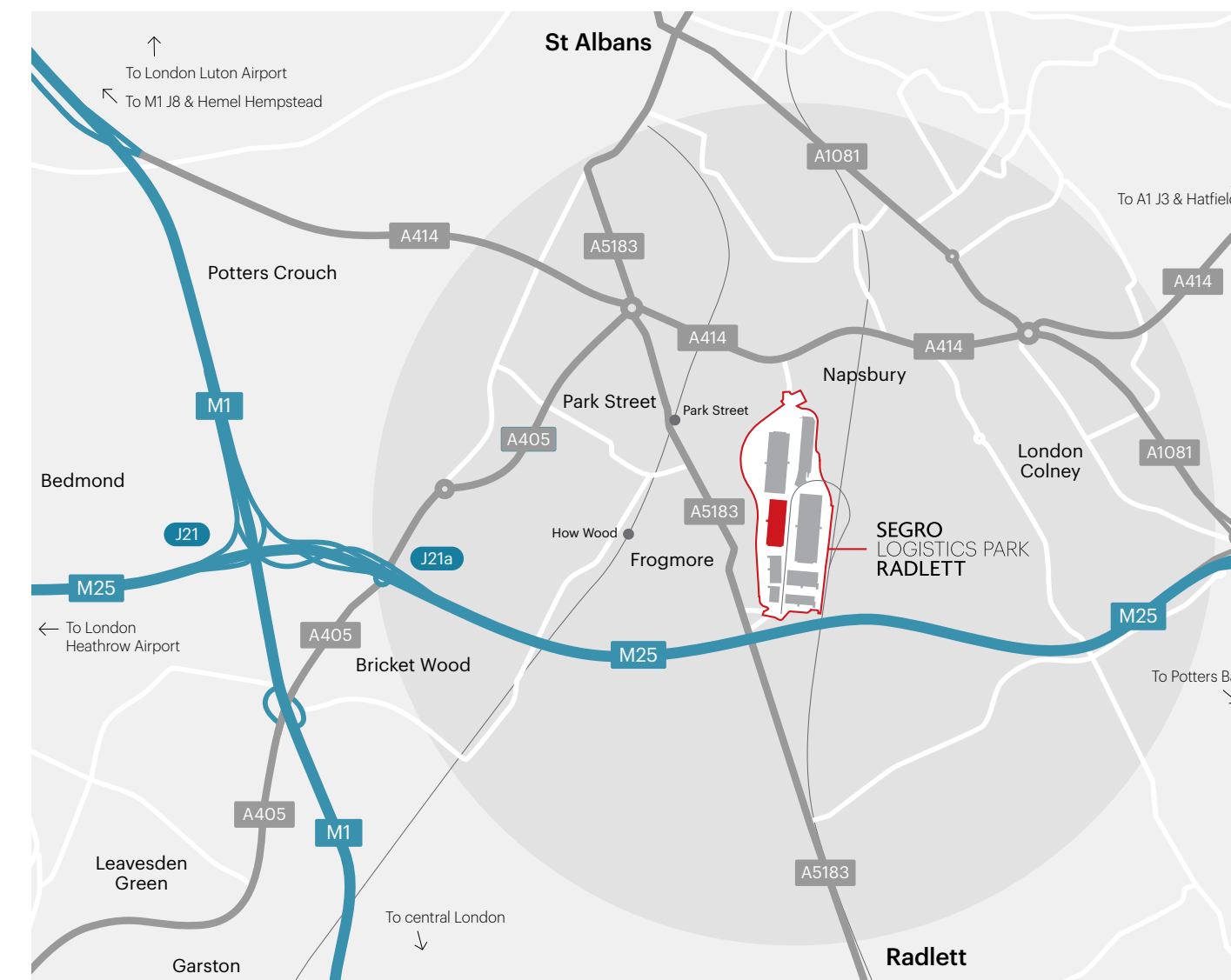
## DC2 Location

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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