

SEGRO PARK

CANNING

TOWN

LONDON  
E16 4ST

# UNIT 5



12,126 SQ FT  
(1,127 SQ M)

RECENTLY REFURBISHED  
AVAILABLE NOW

[SEGRO.com/parkcanningtown](https://www.segro.com/parkcanningtown)

SEGRO



WELL-PLACED FOR  
ACCESS TO PORTS



Unit 5 at SEGRO Park Canning Town provides 12,126 sq ft (1,127 sq m) of rare urban warehouse space in one of London's most premium and well-connected city logistics parks.

The estate has undergone significant improvement works during 2022 including the construction of a new security gatehouse. Here's why a variety of businesses have already set up shop and called SEGRO Park Canning Town home:

- > An enviable location in the heart and bustle of East London
- > A key location for London centric customers, SEGRO Park Canning Town's proximity to Canary Wharf and the City make it ideal for serving the Central London market
- > Within walking distance of three Zone 2/3 tube stations, making it an ideal location for workers on the estate
- > With convenient links to London Gateway and Tilbury Port, SEGRO Park Canning Town provides direct access to the city's large shipping network



CLOSE PROXIMITY  
TO THE CITY



IN THE HEART  
OF EAST LONDON

Unit 5 has recently undergone a complete refurbishment enhancing employee wellbeing and setting a new sustainability standard creating a more holistic working environment.



### ACCOMMODATION

WAREHOUSE	11,018 SQ FT
OFFICE	1,108 SQ FT
<b>TOTAL</b>	<b>12,126 SQ FT (1,127 SQ M)</b>

All areas are approximate and measured on a Gross External basis



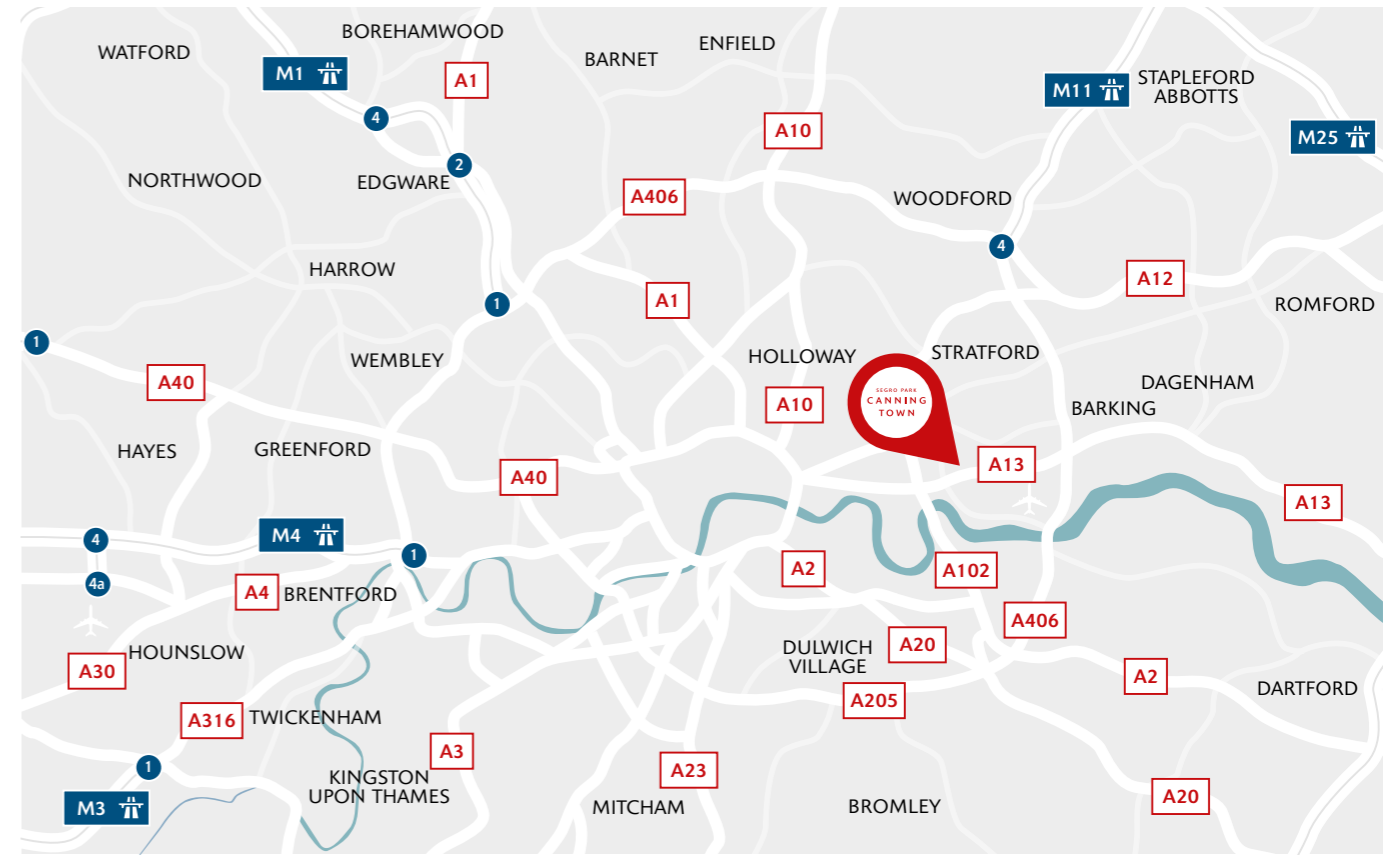
### SPECIFICATION

- > 1 roller shutter loading door
- > Dedicated loading bay
- > c. 6m clear internal height
- > Fitted offices with raised floor
- > 5 car parking spaces (inc. 1 disabled space)
- > WC facilities
- > Ground floor tea point
- > 24 hour manned security



### ESG

- > Photovoltaic panels
- > EV charging available
- > LED lighting
- > EPC rating A+



### PUBLIC TRANSPORT CONNECTIONS

Star Lane (DLR)	0.1 miles
Canning Town (DLR & Jubilee Underground)	0.5 miles
West Ham (DLR, Jubilee Underground & National Rail)	0.6 miles

### DRIVING DISTANCES

A13	0.5 miles
A12 / A102 (Blackwall Tunnel N)	2 miles
Canary Wharf	2 miles
London City Airport	2 miles
City of London	2.5 miles
A406 North Circular Road	3.5 miles
M25 Junction 30	13.3 miles
Tilbury Port	21 miles

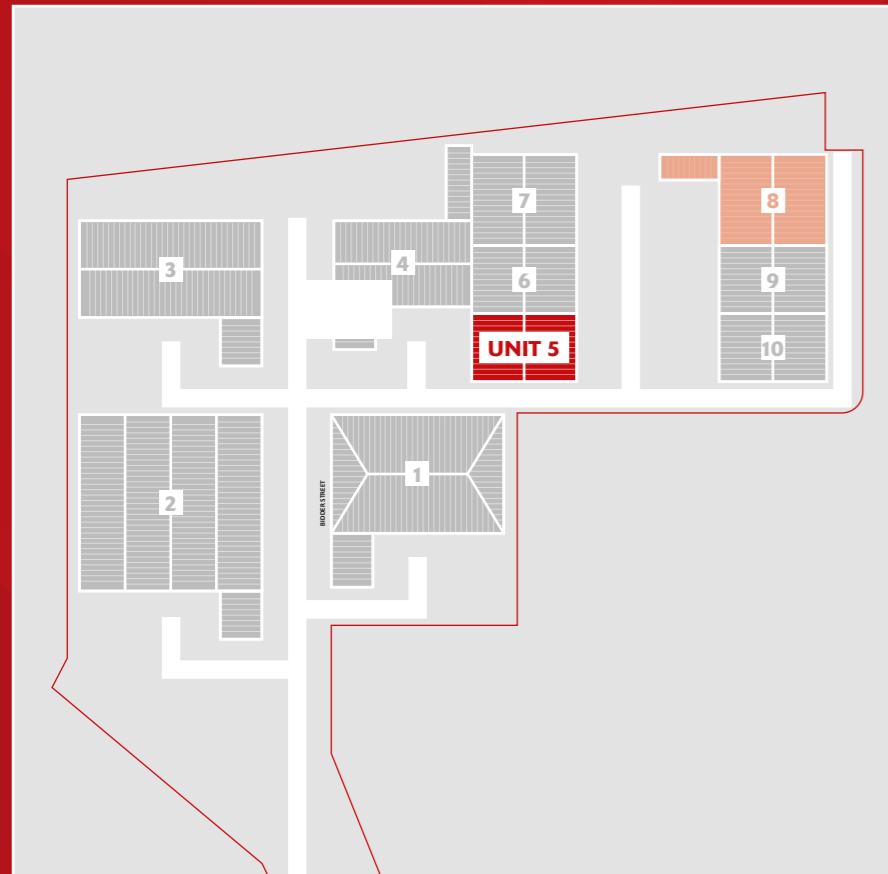
### LOCAL AMENITIES

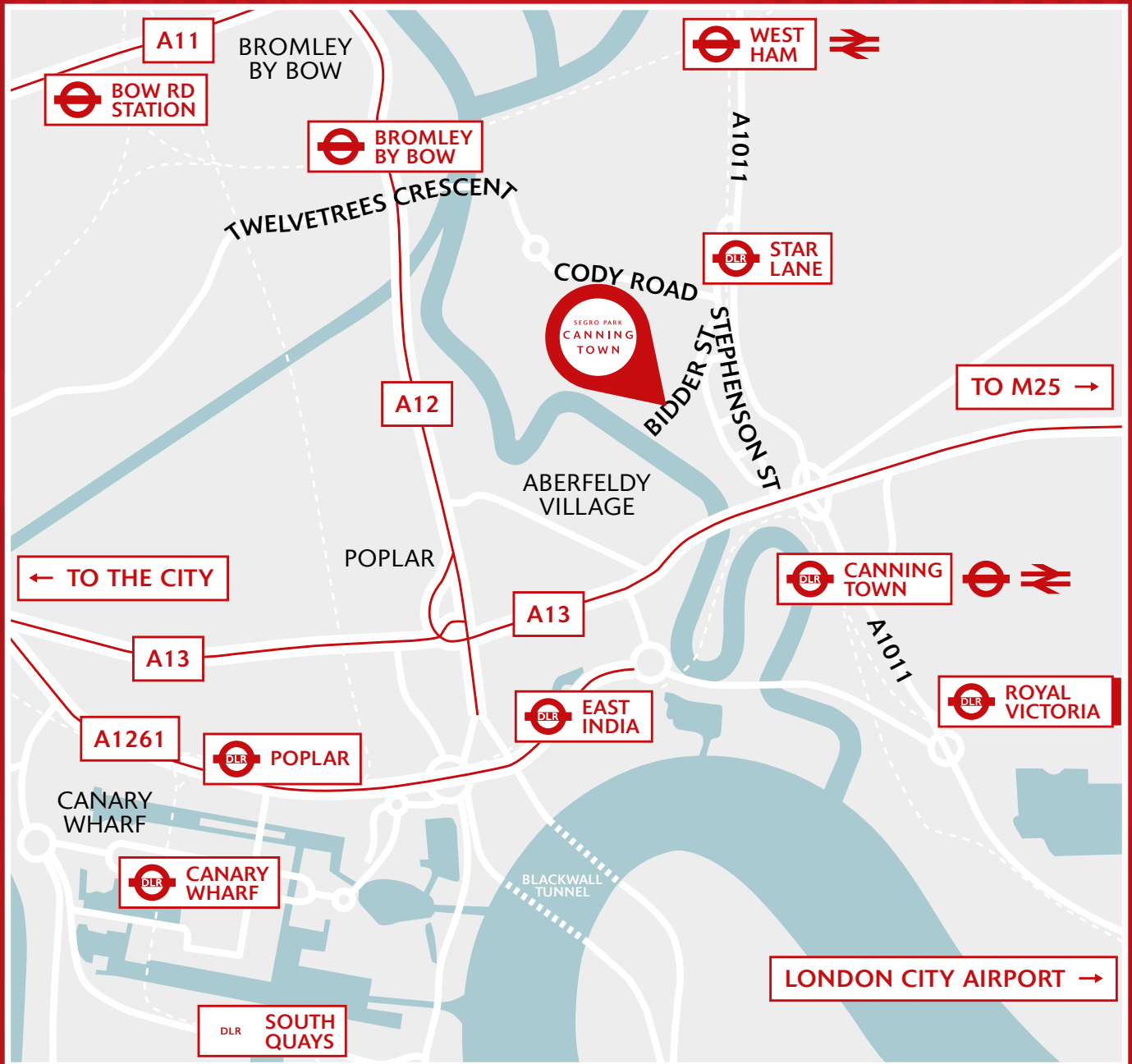
ExCel London	1.7 miles
Westfield Stratford City	2.3 miles
Queen Elizabeth Olympic Park	2.7 miles
The O2 Arena	3 miles

### OCCUPIERS

SEGRO Park Canning Town is home to a variety of businesses:

- 1** CCF
- 2** OCCUPIED
- 3** CUBIC TRANSPORTATION SYSTEMS LTD
- 4** OCCUPIED
- 5 AVAILABLE**
- 6** LUTRON EA
- 7** FDM PLC
- 8** VACANT
- 9** OCCUPIED
- 10** OCCUPIED





FOR MORE INFORMATION, PLEASE VISIT  
**SEGRO.COM/PARKCANNINGTOWN**

Or, alternatively, please contact the joint agents:

**NEWMARK**

Zach Heppner-Logan  
 020 3151 9803  
 Chloe Sweetland  
 020 3151 9846  
 Josh Pater  
 020 3151 9527

**GLENNY**

Ryan Anderson  
 020 3369 2412  
 Peter Higgins  
 020 3151 9512

**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 [www.SEGRO.com](http://www.SEGRO.com)

**SEGRO.com**

**SEGRO**

The content of this document is believed to be correct at the date of Publication. However, the Company and its retained agents accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact [marcomms@SEGRO.com](mailto:marcomms@SEGRO.com). 02/26.