



*DESIGN & BUILD OPPORTUNITY  
UP TO 85,000 SQ FT (7,897 SQ M)*

*AIRSIDE LOGISTICS SPACE  
AT PINCEY ROAD*

**STANSTED**

**ASTN**

## SEGRO AIRSIDE

Stansted is the leading London airport for pure and express cargo operations. SEGRO offers the largest and best located air freight facilities at Stansted Airport.

-  **0.5 miles from passenger terminal at Stansted Airport and close to the M11 motorway (junction 8)**
-  **Highly flexible accommodation suitable for bulk cargo, express parcels and mail**
-  **Landside and airside loading doors leading to excellent clear cargo warehousing space**
-  **Functional driver reception and office facilities**
-  **Ready for handling equipment e.g. roller-beds, ETVs and elevated build stations**

## SPECIFICATION

- > Unrivalled airside location
- > Ramp access
- > Adjacent aircraft stands
- > Dedicated airside yard space
- > Dedicated landside forecourt
- > Lorry waiting areas
- > Raised loading bays
- > Canopied areas
- > Flexible accommodation sizes
- > Car parking

## DISTANCES

STANSTED AIRPORT RAILWAY	850 metres
PASSENGER TERMINAL	0.5 miles
M11 (JUNCTION 8)	3.0 miles
BISHOP'S STORTFORD	5.0 miles
M25 (JUNCTION 7)	17.0 miles

Source: Google maps

## ACCOMMODATION

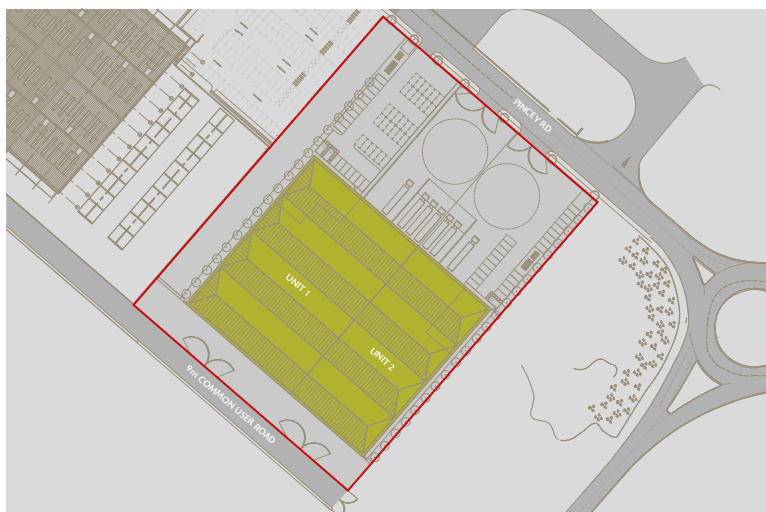
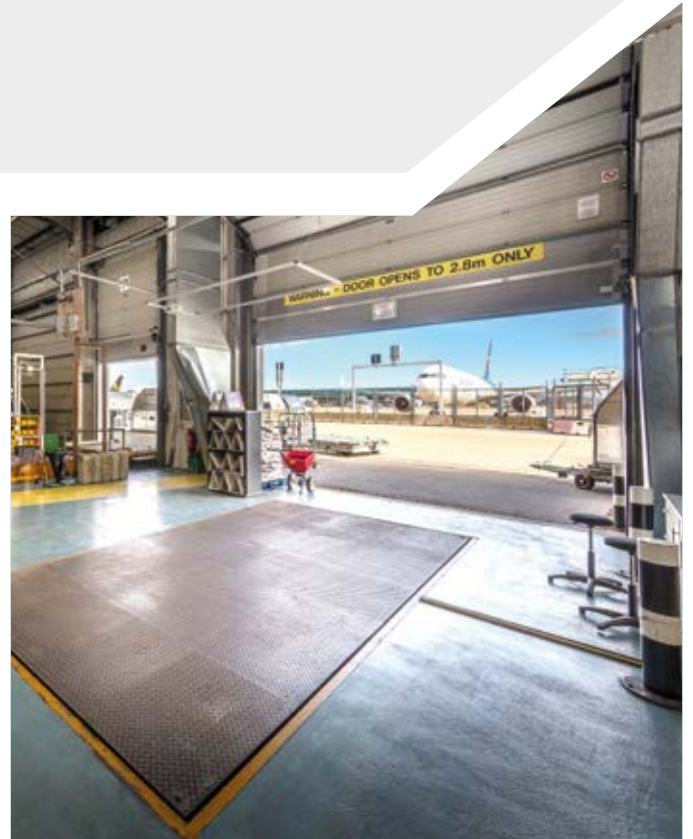
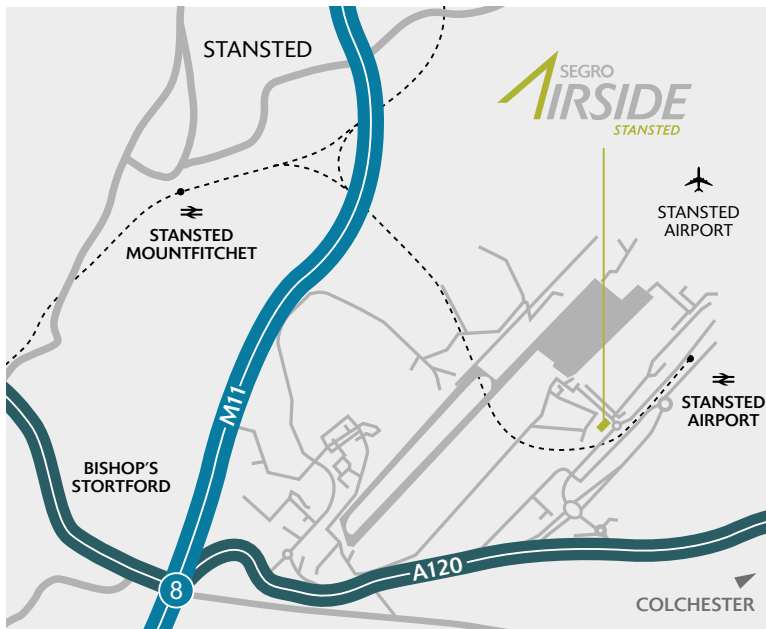
Design & Build pre-let opportunity for up to 85,000 sq ft on airside development land.

## ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT) and listed on the London Stock Exchange in the FTSE 100 index. It is a leading owner, manager and developer of modern warehouses and light industrial property with a portfolio comprising 8 million square metres of space (86 million square feet), valued at £12.2 billion.

Its assets are positioned strategically at locations in the UK across London and the South-East and Midlands regions, while in Continental Europe it has developments in France, Germany, Italy, Poland, Spain, The Netherlands and the Czech Republic.

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



For more information, please contact the agents:



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**SEGRO**  
100 YEARS OF THE  
EXTRAORDINARY