

SEGRO PARK New Cross

Central London industrial
and logistics space

Available to pre-let

Blackhorse Road, SE8 5HY

Two ultra-urban
units totalling
24,680 sq ft

[SEGRO.com/parknewcross](https://segro.com/parknewcross)

New Cross

SEGRO



Perfectly placed in Zone 2, SEGRO Park New Cross provides a rare opportunity for occupiers to secure modern industrial and logistics space in the heart of the city.

Strategically located to drastically shorten the last leg of your supply chain, our site will bring you closer to millions of customers in central London. The opportunity is flexible, with two state-of-the-art units at 12,385 sq ft and 12,295 sq ft, that can be combined to deliver one unit of 24,680 sq ft.

Built to the highest levels of sustainability with carbon-cutting features throughout, SEGRO Park New Cross is all about efficiency.

central to city life



SEGRO Park New Cross

Computer generated image of SEGRO Park New Cross



Your ultra-urban space

The development will be comprised of two units, each built to the same excellent standards.

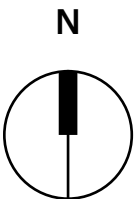
One minute from Deptford Park close to the river, SEGRO Park New Cross will come complete with newly landscaped green space and thoughtfully planted areas.

Unit 1

Floor	Sq Ft	Sq M
Warehouse	9,200	855
First floor office	3,185	296
Total	12,385	1,151

Unit 2

Floor	Sq Ft	Sq M
Warehouse	9,140	849
Office	3,155	293
Total	12,295	1,142



All areas are approximate and calculated on a gross external space (GEA) basis

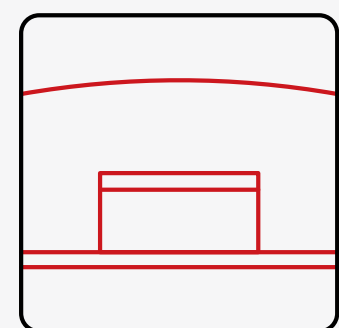


Designed for efficiency

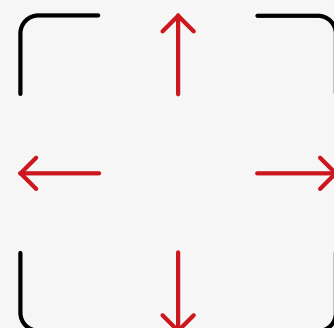
With 8m of clear internal height and up to 27m yard depth, each unit will offer space for four vans, operational car parking, cycle parking and modern kitchen facilities.

Computer generated image of SEGRO Park New Cross

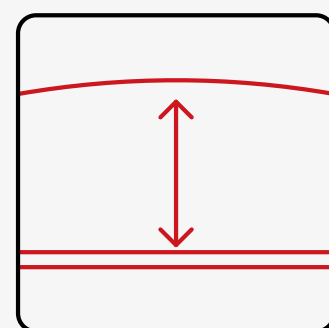




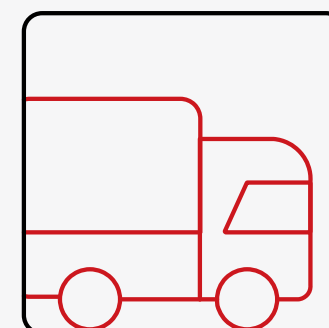
1 level access door
per unit



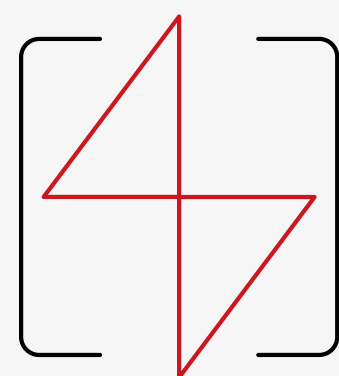
Up to 27m
yard depth



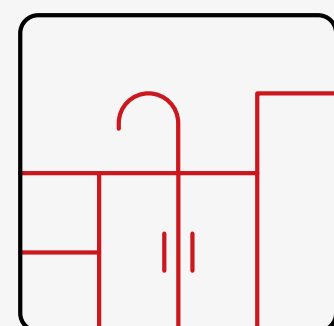
8m clear
internal height



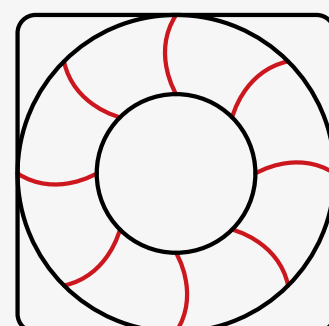
4 van parking
spaces per unit



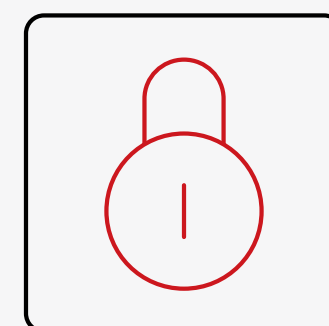
1 MVA power
available to site



Modern kitchenette
facilities



Comfort cooling
and heating



Gated entrances

A centre of excellence

Designed with the modern occupier in mind, SEGRO Park New Cross will offer all the cost and energy-saving features the smartest businesses now demand.

Here, you can streamline your operations with LED lighting and comfort cooling and heating systems, all integrated for optimised performance.

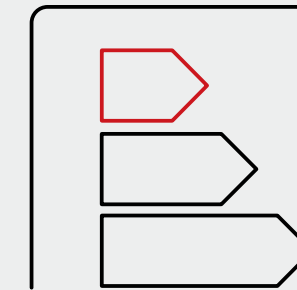


Cleaner greener progress

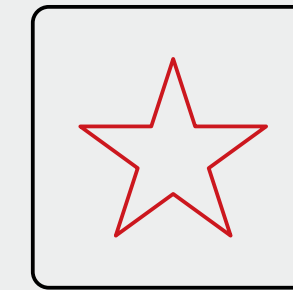
Sustainability is at the core of all our developments as we help our customers decarbonise their operations and reduce their energy costs.

SEGRO Park New Cross is no different. Targeting EPC rating A+ and BREEAM 'Excellent', this Net-zero space provides 100% electric vehicle capability, air source heat pumps and maximum photovoltaic panel coverage.

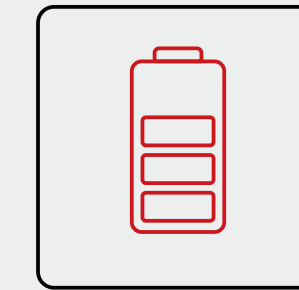
Ample cycle parking encourages healthy commuting for your employees with green spaces, such as Deptford Park situated minutes away for enjoyable lunchtime strolls along the river.



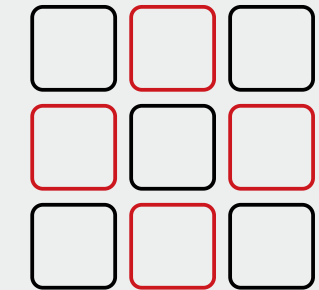
Targeting
EPC rating A+



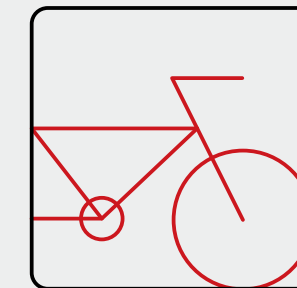
Targeting BREEAM
'Excellent'



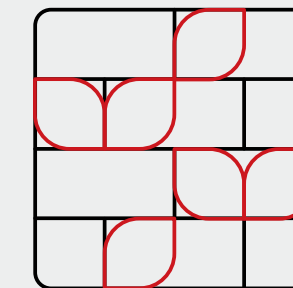
100% electric
vehicle capability



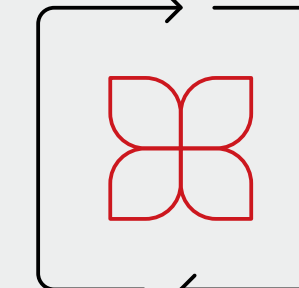
Photovoltaic
panels



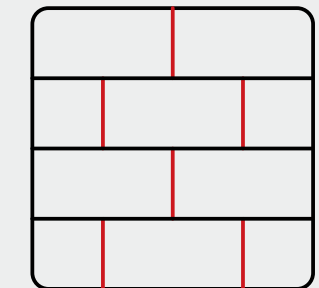
12 cycle spaces



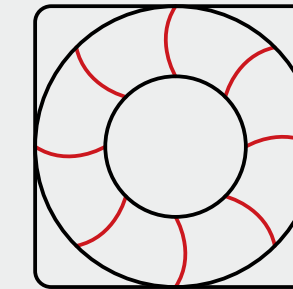
Landscaping and
biodiversity



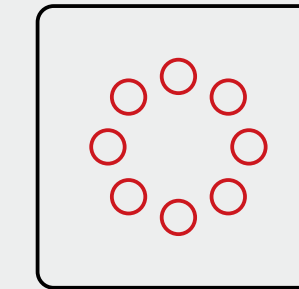
Net-zero operational
carbon



Reclaimed
materials



Air source
heat pumps



LED
lighting



The middle of the **action**

Whether you're serving customers directly or sending goods further afield, SEGRO Park New Cross gives you access to over 12 million people within a one-hour drive.

Here, you're surrounded by ambition, activity, and a skilled workforce too. Part of Lewisham's new Enterprise Hub to power local business, the site is 0.2 miles from 17 cafés and restaurants – and a one-minute stroll from 17 acres of parkland.

£59k

Local population of
mid income households
(avg. £59k p.a.)



12.1M

people within a 1 hour drive

50%

of local population
educated to degree level
or above

1min

walk from 17-acre
Deptford Park

17

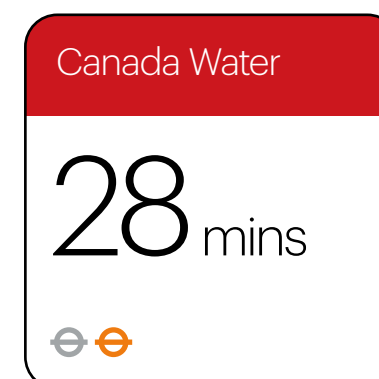
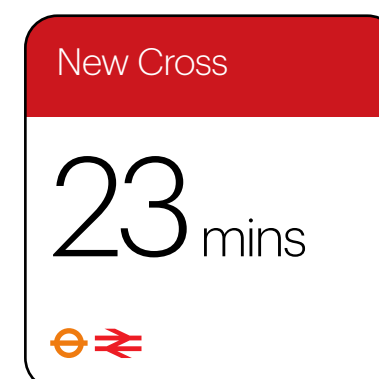
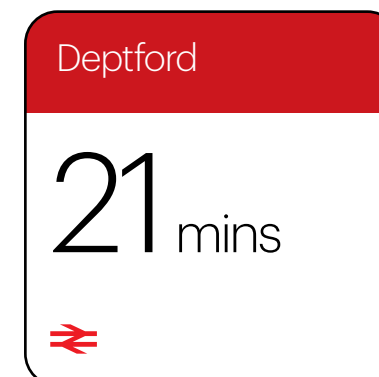
Café and restaurants
within 0.2 miles



For central London and beyond

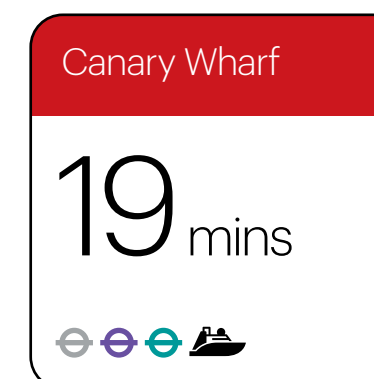
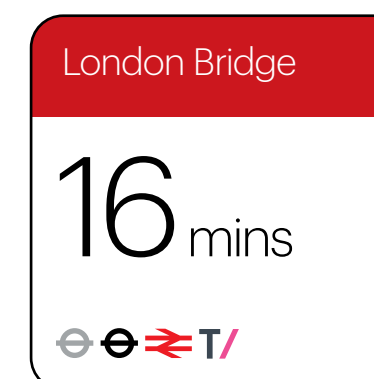
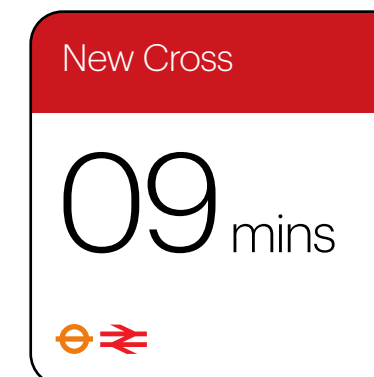
Your Zone 2 ultra-urban hub, SEGRO Park New Cross puts your business at the front and centre of the biggest markets with unrivalled inner city connections by road and rail.

Walking



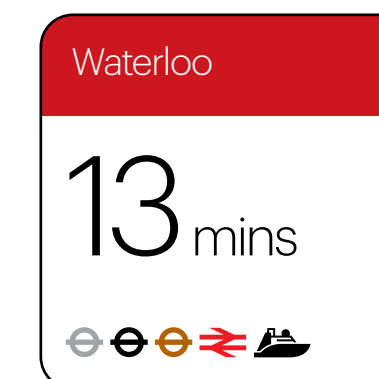
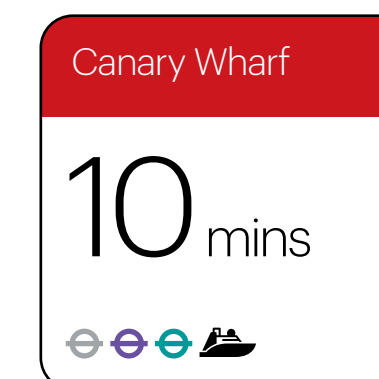
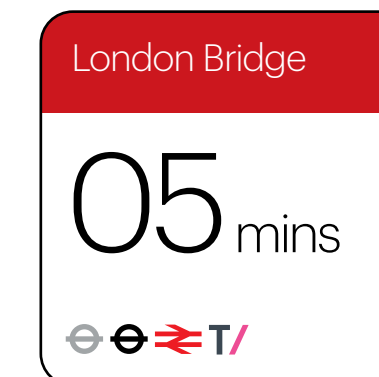
Walking times based on Google Maps travel from SEGRO Park New Cross

Cycling



Cycling times based on Google Maps travel from SEGRO Park New Cross

Underground



Underground times based on Google Maps travel from New Cross Station

SEGRO Park New Cross



Central to roads, routes, railways and rivers

Please click on the tabs at the top to navigate through the transport maps

Driving distances		
	Miles	Mins
A2	1.3	06
A20	1.4	07
A3	3.7	19
Central London	5.3	25
London City Airport	6.3	26
M25 (J2)	14.1	30

Drive times based on Google Maps




Putting the life in work-life balance

Whether it’s a quick bite or an after work workout, Deptford has a bit of everything.

Grab lunch from one of the area’s many independent cafés and enjoy it in the green calm of Deptford Park. Pick up essentials at Londis or Lidl, or squeeze in a session at MoreYoga or BALDR CrossFit.

With everyday amenities on the doorstep, Deptford brings energy and balance to life at SEGRO Park New Cross — making it more than just a place to work.

Click a dot on the map to see walking time and distance. Use top-right  to exit

- 1

Deptford Park
- 2

Slyva Restaurant
- 3

Folkestone Gardens
- 4

Deptford Storehouse
- 5

Avalon Café
- 6

Victoria Pub
- 7

Café Mama Pho
- 8

PhiLac
- 9

Londis
- 10

Wolfy’s Bar
- 11

Co-Op
- 12

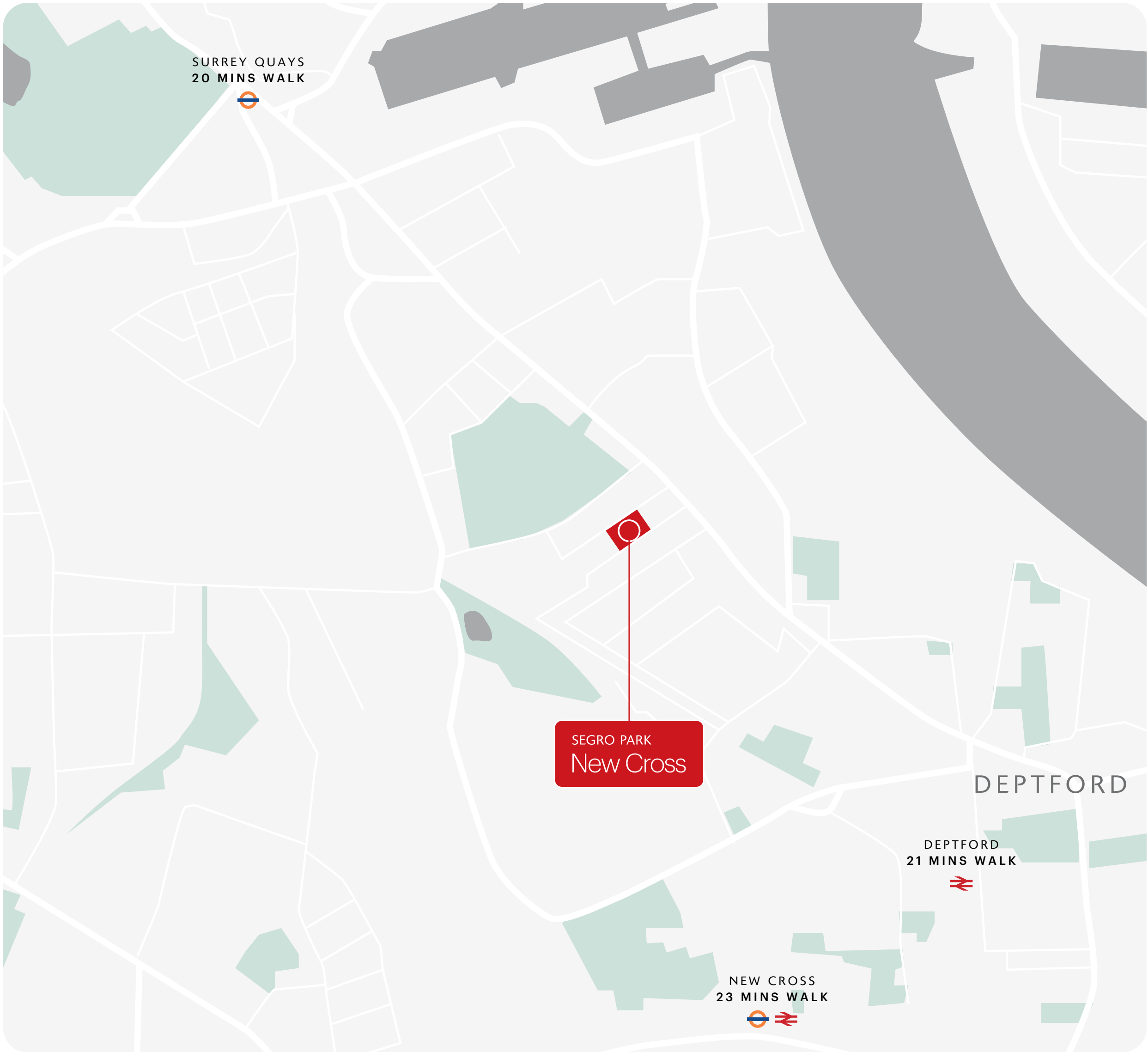
Lidl
- 13

BALDR CrossFit
- 14

Arch Bakery
- 15

The Watergate
- 16

Kingfisher Medical Centre



SEGRO Park New Cross





Bringing 100 years of customer-centric experience

All our customers benefit from dedicated expert teams who know our estates inside and out.

With direct access to this experienced network of SEGRO people, you will receive support with everything from planning guidance and day-to-day operational needs to advice on building alterations, risk assessments and safety training.

We are always on hand to ensure your space works the way you need it to. As your trusted partner, we take care of the estate functionality, security and maintenance so you can stay focused on your business.

“

SEGRO said to us, ‘we want to grow with you, and we can see this happening’.

Paul Finch, Finch Electrical Distribution Ltd

”



SEGRO PARK New Cross

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 10.4 million square metres of space (112 million square feet) valued at £20.7 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** for further information.



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Central to city life
segro.com/parknewcross

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