

SEGRO PARK
Clapham
North

Ultra-urban industrial and
logistics units in Zone 2
Available to pre-let

Timber Mill Way, SW4 6LY

77,600 sq ft units
ranging from
5,985 – 18,105 sq ft

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

Clapham North

Central to city life

SEGRO Park Clapham North offers a rare opportunity for ultra-urban industrial space in the heart of South London.

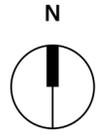
Situated in Zone 2, the site pairs a prime location with a highly sustainable specification. Not only helping your business achieve its ESG goals but also servicing millions of households, thousands of businesses by shortening delivery times and keeping the last stop of the supply chain as close to the heart of London as possible.

Beyond the space, the area offers fantastic pubs, must-try restaurants and bustling markets, as well as spaces to unwind, keep fit, and enjoy a quiet coffee.

Computer generated image of SEGRO Park Clapham North

Your **ultra-** **urban** hub

Ranging from 5,985 to 18,105 sq ft, SEGRO Park Clapham North will offer eight highly sustainable units geared towards last-mile logistics.





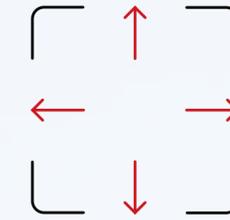
Computer generated image of SEGRO Park Clapham North



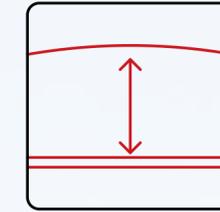
Central to your success

With an outstanding specification, SEGRO Park Clapham North will enable businesses to streamline their operations, maximising their potential.

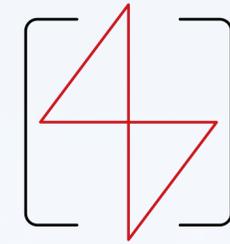
Meanwhile, smart features like LED lighting, comfort cooling and heating systems help businesses to save on operational costs while saving the planet.



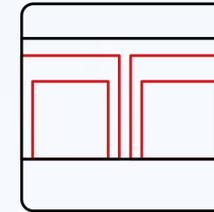
8-12.5m yard depth



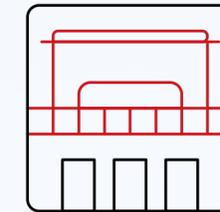
10.5m clear internal height



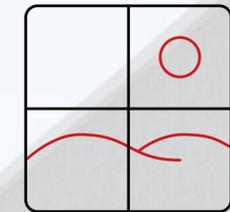
1 MVA power available to site



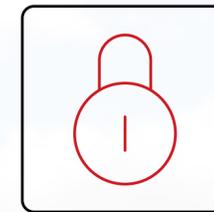
Operational loading bays



First floor balconies over internal yard space



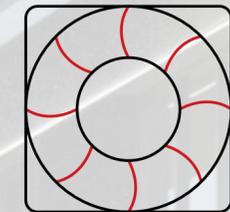
Modern offices with ample natural light



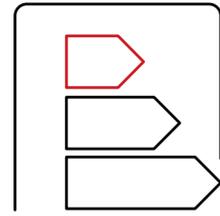
24/7 security and gated entrances



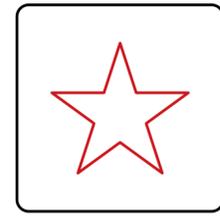
Modern kitchenette facilities



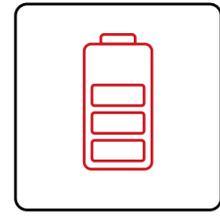
Comfort cooling and heating



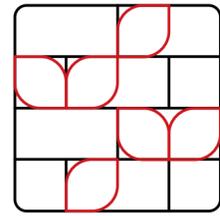
Targeting EPC rating A+



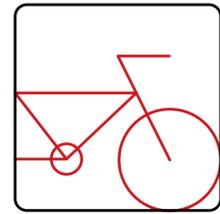
Targeting BREEAM 'Outstanding'



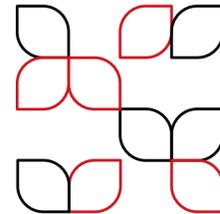
EV charging, with ability to increase over time for a full electric fleet



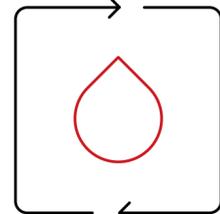
Maximum PV coverage for renewable energy



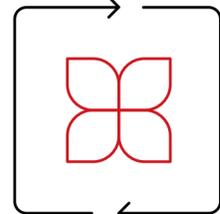
33 cycle spaces, with 17 spaces provided within units



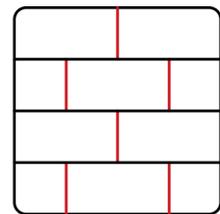
Biodiversity net gain of over 100%



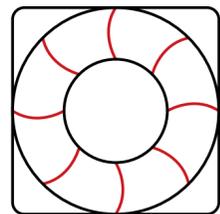
Sustainable urban drainage solution incorporated on site



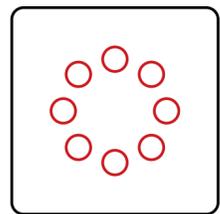
Net zero operational carbon



Reclaimed materials



Air source heat pumps



LED lighting

Sustainability in focus

With the scheme targeting BREEAM 'Outstanding' and EPC rating A+, sustainability has been carefully considered at every level of the scheme's design.

Features include extensive PV coverage, EV charging infrastructure, and air source heat pumps. A biodiversity net gain of over 100% and sustainable drainage further support the eco-led approach, making SEGRO Park Clapham North a future-focused space that's efficient, resilient, and ready for greener ways of working.





Canary Wharf
7.3 Miles

London Bridge
3.7 Miles

SEGRO PARK
Clapham
North

Central London
3.7 Miles

Battersea
2.2 Miles

Clapham Common
0.7 Miles

Computer generated image of SEGRO Park Clapham North

SEGRO Park Clapham North



A borough big on potential

In Clapham, you're never far from an exciting enterprise or energetic start-up. There are new creative, tech and financial businesses popping up all the time, making it a highly sought-after area.

With 12 million people living within an hour's drive, the last-mile potential is significant. The local demographic is affluent and well-qualified too, with 52% in managerial, administrative or professional roles – and an average household income of £72,000.

12M people within an hour drive

52% of local population in managerial, admin or professional roles

£72,000

Average household income of the local population

Sources: smappen.com and crystalroof.co.uk



Get in the zone

With its unbeatable Zone 2 location, SEGRO Park Clapham North offers effortless access across the city and beyond.

On Lime + Uber Lime

Walking

Clapham North
06 mins
e

Stockwell
17 mins
ee

Brixton
24 mins
e≠

Walking times based on Google Maps travel from SEGRO Park Clapham North

Cycling

Brixton
06 mins
e≠

Clapham Junction
11 mins
e≠≠

Waterloo
17 mins
ee≠≠

Cycling times based on Google Maps travel from SEGRO Park Clapham North

Underground

Stockwell
08 mins
ee

Elephant & Castle
14 mins
ee≠T/

King's Cross
20 mins
eeee≠≠T/

Underground times based on Google Maps travel from Clapham North



Make your mark on London

Whether it's river, road or rail, SEGRO Park Clapham North is highly accessible, with arterial roads and tube stations nearby.

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

Driving distances

	Miles	Mins
A3	0.2	01
A24	0.6	03
A23	1.1	06
Central London	3.5	23
London City Airport	11.4	49
M25 (J8)	17.2	55

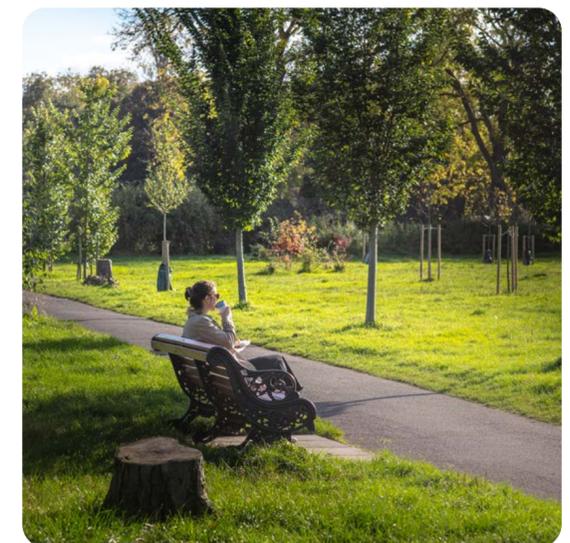
Drive times based on Google Maps



Next door to new experiences



SEGRO Park Clapham North



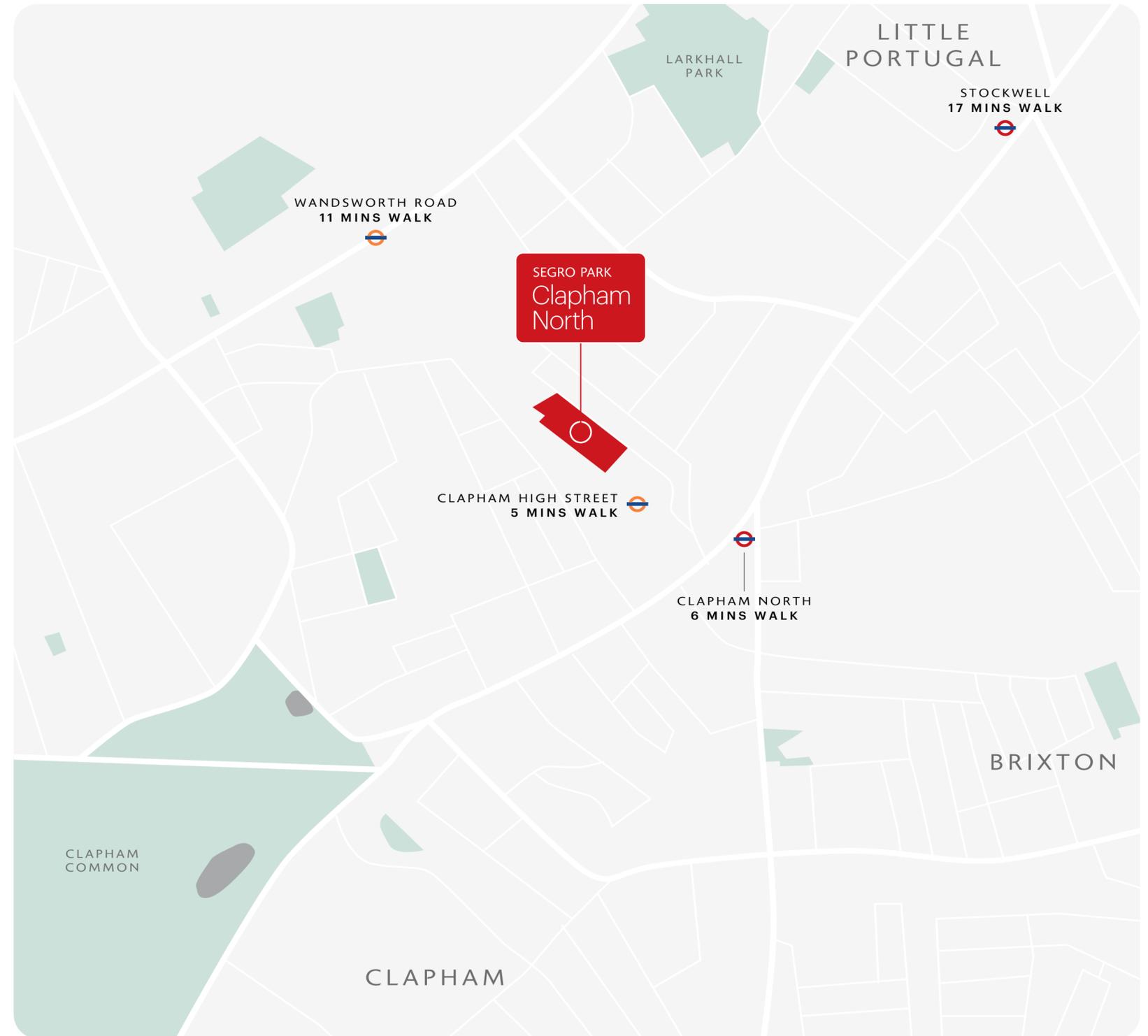
From common to grand, Clapham has range

There's always something new to uncover in Clapham. Within a five-minute walk of the site, you'll find numerous cafés and restaurants, perfect for a midday bite or casual meeting spot.

Just 13 minutes away, Clapham Common offers over 220 acres of open green space, making it one of London's largest and best-loved parks. Then, for after work, Clapham Grand is an iconic staple of London nightlife, hosting an array of events from movie nights to comedy gigs.

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

- | | |
|--|---|
| 1 The Little Orange Door | 9 The Railway |
| 2 Clapham Picturehouse | 10 Hopper Coffee |
| 3 Megan's Clapham Old Town | 11 Clapham North |
| 4 Boots | 12 Old Post Office Bakery |
| 5 GAILS Bakery Clapham Old Town | 13 Landor 78 |
| 6 The Falcon | 14 Doctor Espresso Mama V's |
| 7 PureGym London Clapham | 15 Clapham Leisure Centre – Active Lambeth |
| 8 The Ox | 16 Sainsbury's |





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 PARK Clapham North

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



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Central to city life
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