

SEGRO PARK  
Hackney  
Wick

Ultra-urban industrial  
space in the vibrant  
heart of Hackney Wick

Wick Road, E3 2JE

Two units  
ranging from  
23,170 sq ft – 30,155 sq ft

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







Down by the canal, in one of London’s coolest neighbourhoods, comes a distribution opportunity rarely seen in Zone 2.

Perfectly placed for last-mile logistics, SEGRO Park Hackney Wick is surrounded by industry and transport links, as well as breweries, theatres, and acclaimed restaurants.

A cutting-edge space targeting BREEAM ‘Outstanding’, the development is designed to streamline supply chains, turbo-charge last-mile logistics, and serve customers and communities in the heart of the city.

SEGRO Park Hackney Wick

# Central to city life





# Ultra-urban warehouse space

SEGRO Park Hackney Wick comprises two units, both built to the same exceptional standard – and both adaptable to your company’s unique requirements.

Fronted by landscaped greenery, the development slots seamlessly into the buzz and dynamism of the surrounding area.

	Floor	Sq Ft	Sq M
Unit 1	Warehouse	19,490	1,811
	Mezzanine	5,660	526
	Office	5,005	465
	TOTAL	30,155	2,802
Unit 2	Warehouse	14,205	1,320
	Mezzanine	3,530	328
	Office	5,435	505
	TOTAL	23,170	2,153

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







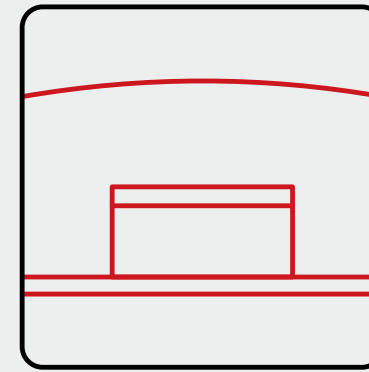
Computer generated image of SEGRO Park Hackney Wick



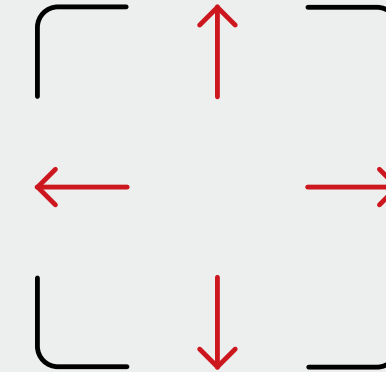


# Quality at its core

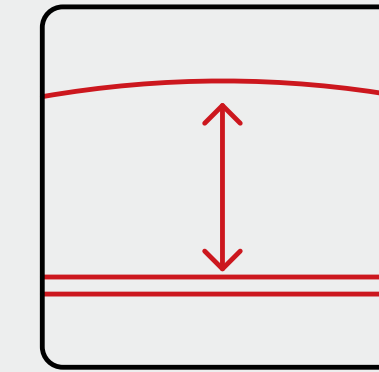
Benefit from all the smart features you need to take your operations to the next level, including energy-efficient LED lighting, comfort cooling and heating systems, all meticulously integrated for optimal performance.



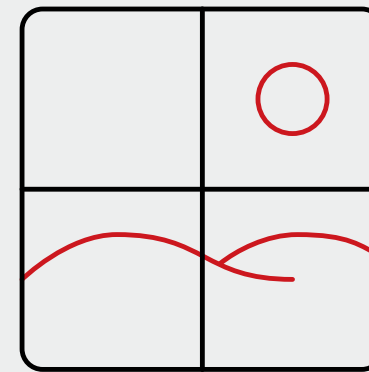
2 level access  
doors per unit



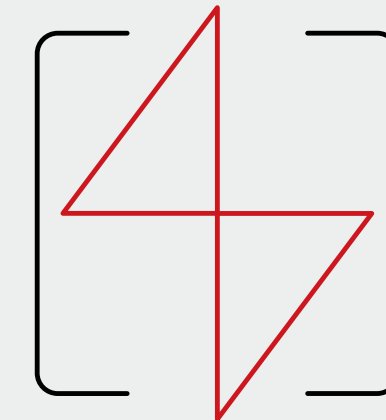
Unit 1 – 35m yard depth  
Unit 2 – 30m yard depth



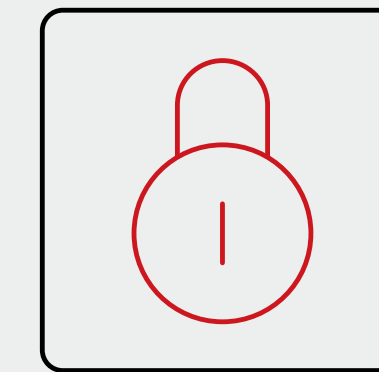
12m clear  
internal height



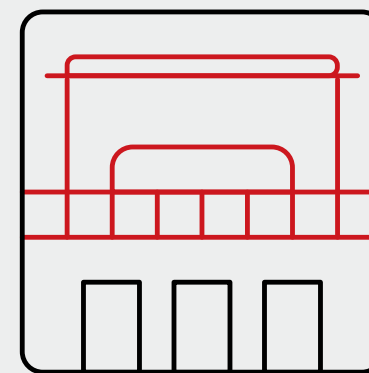
Modern offices with  
ample natural light



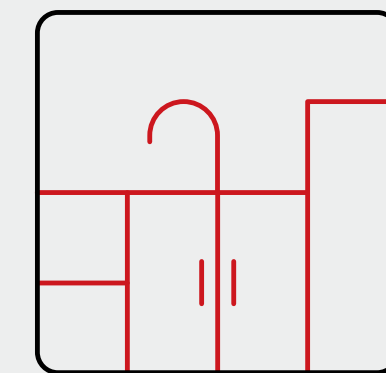
735 kVA  
power available



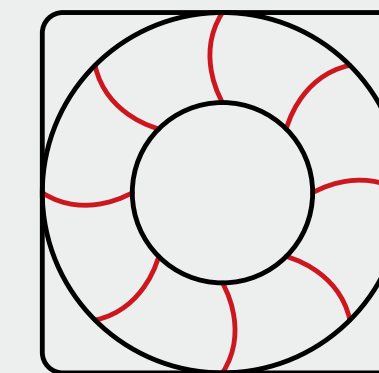
Secure  
gated yards



South facing  
roof terrace



Modern kitchenette  
facilities



Comfort cooling  
and heating





Computer generated image of SEGRO Park Hackney Wick





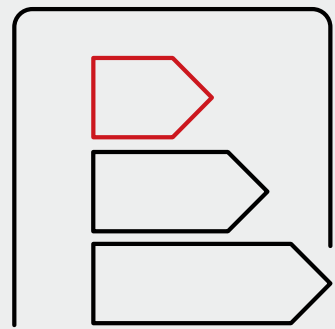
# Sustainable

Complete with the latest photovoltaic panels, rainwater harvesting, and electric vehicle charging, sustainability is at the heart of our smart net zero design.

Targeting BREEAM 'Outstanding' and EPC A+, the space will be built with green credentials at its core, helping customers to decarbonise their operations whilst reducing energy costs.

Employees will also benefit from thoughtfully landscaped planting and outdoor seating, while Victoria Park, Queen Elizabeth Olympic Park, and canalside walks are just a lunchtime stroll away.

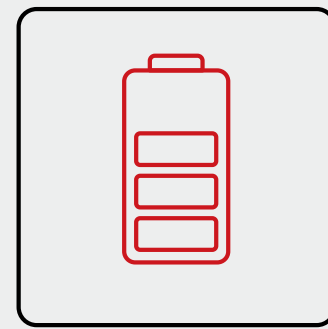
SEGRO Park Hackney Wick



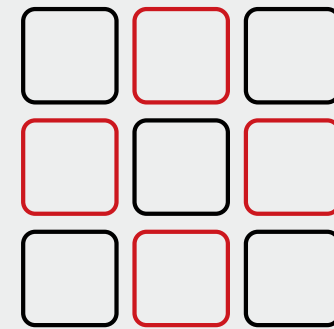
Targeting  
EPC A+



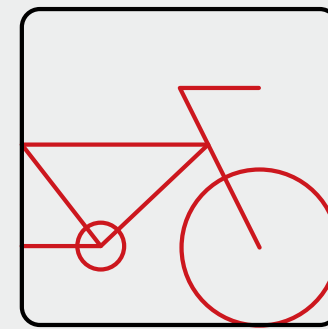
Targeting BREEAM  
'Outstanding'



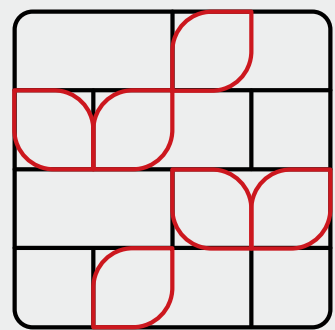
Electric vehicle  
charging



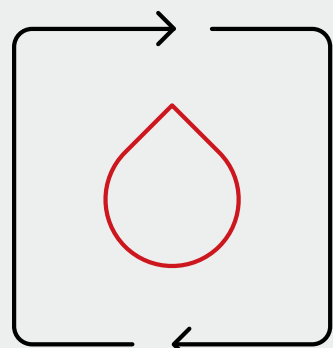
Solar photovoltaic  
panels



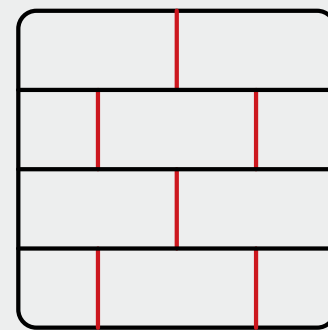
25 cycle  
spaces



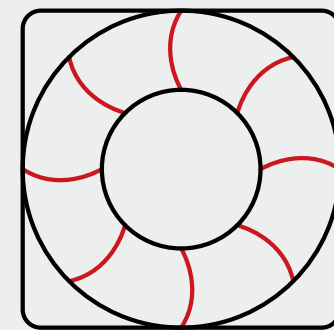
Landscaping and  
biodiversity



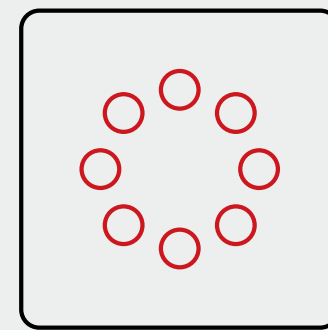
Rainwater  
harvesting



Reclaimed building  
materials



Air source  
heat pumps



LED  
lighting

to the  
core







Computer generated image of SEGRO Park Hackney Wick







Canary Wharf

SEGRO PARK  
Hackney  
Wick

A12

SEGRO Park Hackney Wick

Computer generated image of SEGRO Park Hackney Wick





Whether you're distributing goods, directly serving clients, or stepping up your operations, SEGRO Park Hackney Wick positions you for success with 12.4 million people within a one-hour drive.

Closer to home, you'll be part of a thriving Creative Enterprise Zone with 14 cafés and restaurants within 0.2 miles – and hundreds of hectares of parkland within a 7-minute walk.

12.4M

people within an hour drive

7mins

walk to Queen Elizabeth Olympic Park

14

Cafés and restaurants within a five-minute walk

57%

of local population educated to degree level or above

£64k

Local population of high income households (avg. £64k pa)

12mins

walk to Victoria Park's 86 hectares of green space

>60%

Over 60% increase in local creative industries since 2018

48%

of local population in managerial, admin or professional roles

# The heart of the east end



SEGRO Park Hackney Wick





# Everything in your orbit

From road and rail to cycles and strolls,  
SEGRO Park Hackney Wick offers unbeatable  
connections to East London and the city beyond.



## Underground

Hackney Central

05 mins

Stratford

06 mins

Highbury & Islington

10 mins

Underground times based  
on Google Maps travel from  
Hackney Wick station

## Cycling

Hackney Wick

04 mins

Stratford

09 mins

Bow Road

06 mins

Cycling times based on  
Google Maps travel from  
SEGRO Park Hackney Wick

## Walking

Hackney Wick

18 mins

Bow Church

17 mins

Pudding Mill Lane

17 mins

Walking times based on  
Google Maps travel from  
SEGRO Park Hackney Wick







Computer generated image of SEGRO Park Hackney Wick





# Central to servicing London

One stop from Stratford and moments from the A12, here you can be at the airport, in central London, or on the M25 in less than 25 minutes.

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

Driving distances		
	Miles	Mins
A12	0.2	01
A11	0.6	03
A118	2.1	07
London City Airport	4.8	17
Central London	5.7	37
M25 (J30)	15.3	25

Drive times based on Google Maps



SEGRO Park Hackney Wick








Computer generated image of SEGRO Park Hackney Wick





# Central to market stalls and macchiatos

Hackney Wick is the type of place where people love coming into work. One of London’s most characterful neighbourhoods, this hipster hangout is full of street food, independent bars, and wellbeing studios, as well as all the essential amenities that make working days seamless and convenient.

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

- 1

Forman’s Restaurant
- 2

Two More Years
- 3

LVLS
- 4

The Island Reformer
- 5

Lanterna
- 6

ArtSect Gallery
- 7

Ethical Bean Company
- 8

Barge East
- 9

CRATE Brewery & Pizzeria
- 10

The Yard Theatre
- 11

Superdrug
- 12

Tesco Express
- 13

Darling’s Eatery
- 14

Anytime Fitness Bow



SEGRO Park Hackney Wick







# Bringing 100 years of customer-centric experience

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 Hackney Wick

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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[segro.com/parkhackneywick](https://segro.com/parkhackneywick)

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