SEGRO PARK

CANNING TOWN

LONDON
E16 4ST

UNIT 5





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

RECENTLY REFURBISHED
AVAILABLE NOW

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.

RECENTLY REFURBISHED

AVAILABLE NOW

ACCOMMODATION

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

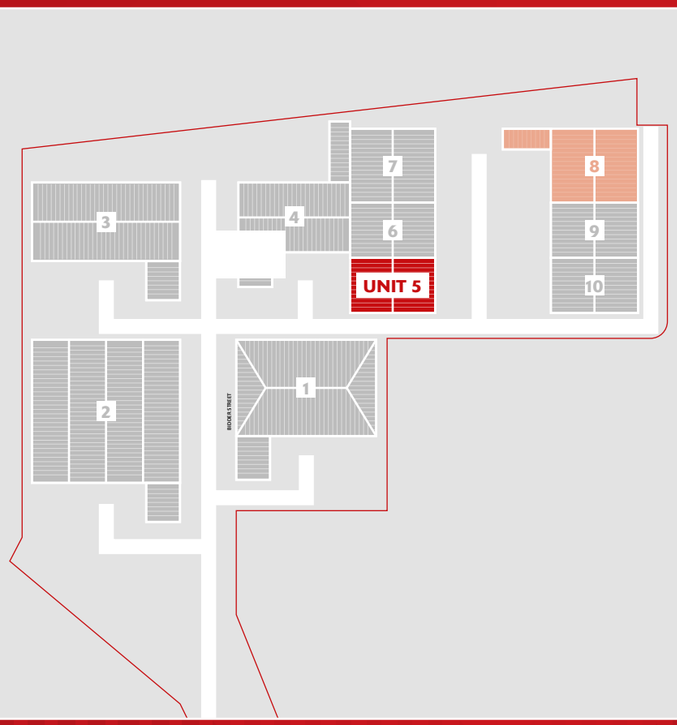
All areas are approximate and measured on a Gross External basis

SPECIFICATION

- 1 roller shutter loading door
- Dedicated loading bay
- 7.5m 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

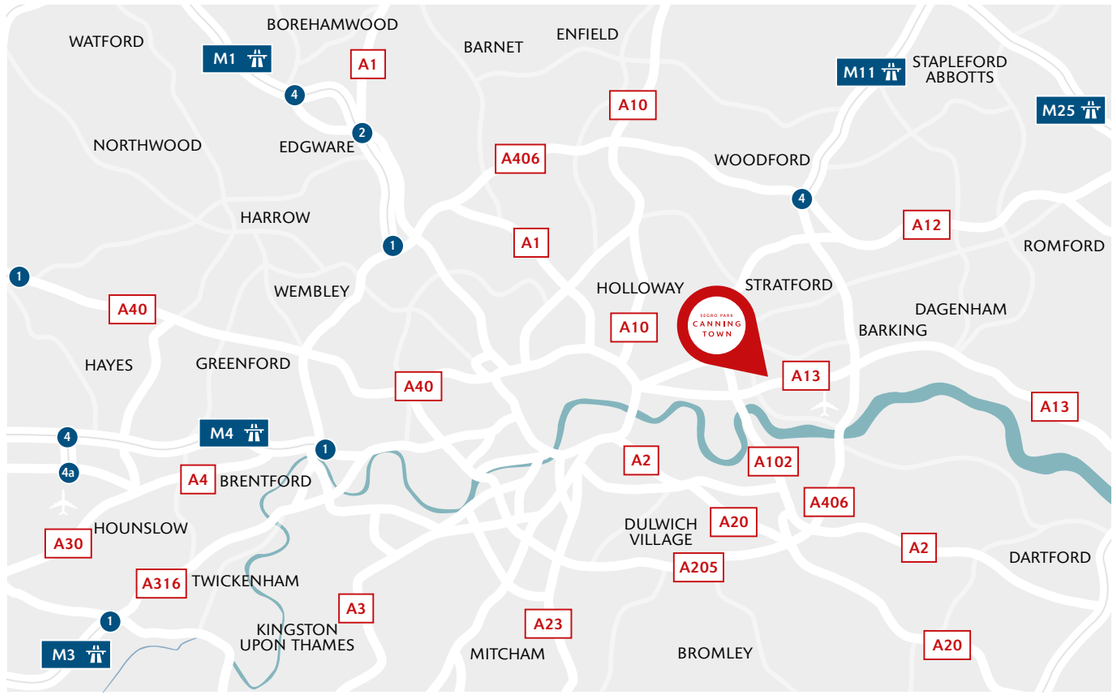
- Photovoltaic panels
- EV charging available
- LED lighting
- EPC rating A+



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



PUBLIC TRANSPORT CONNECTIONS

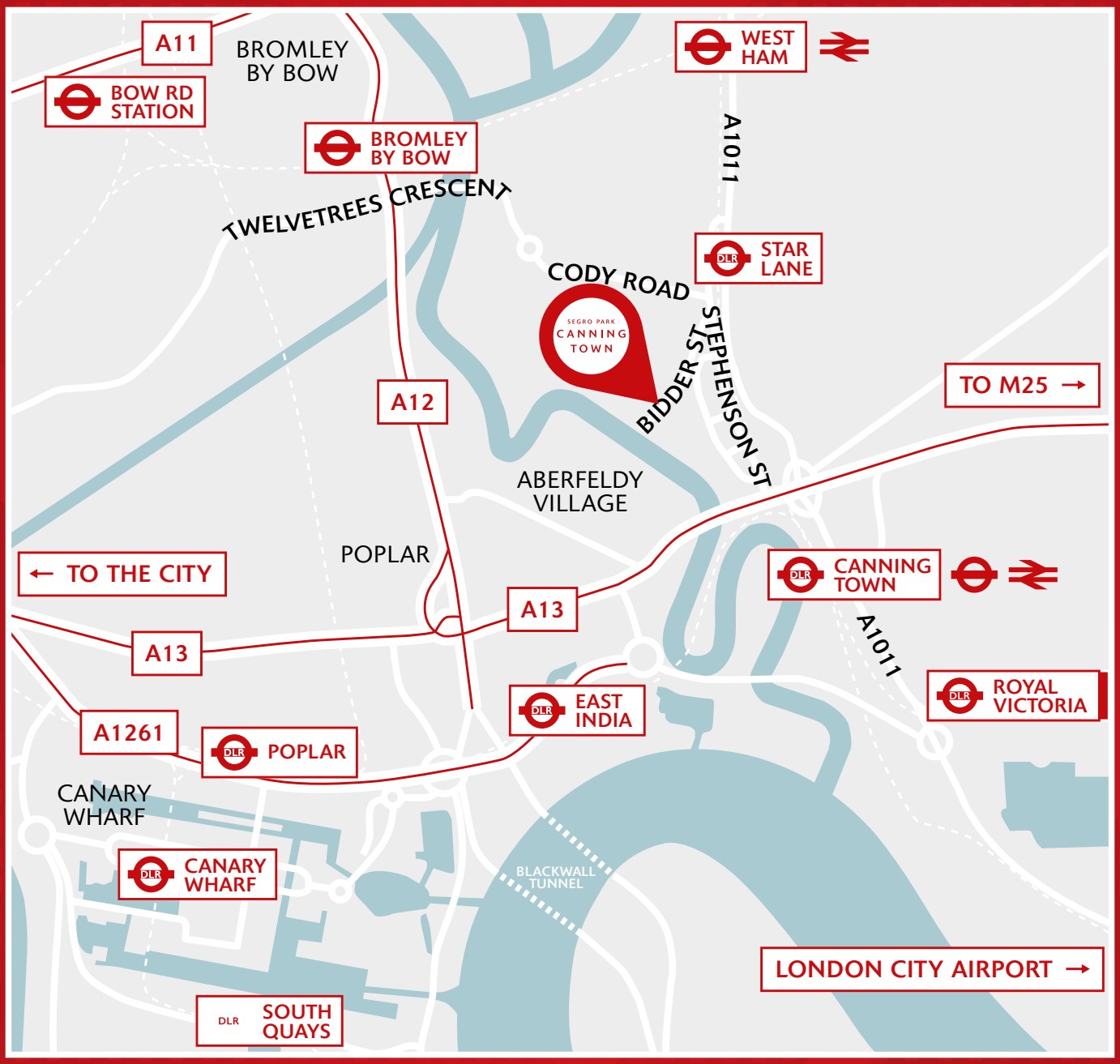
Star Lane (DLR)	0.1 miles
Canning Town (DLR & Jubilee Underground)	0.5 miles
West Ham (DLR, Jubilee Underground & National Rail)	0.6 miles

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



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PARKCANNINGTOWN

Or, alternatively, please contact the joint agents:

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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 SEGRO.com

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