

SEGRO PARK PERIVALE

UB6 7RH

PRE-LET OPPORTUNITY

DETAILED PLANING APPLICATION SUBMITTED

Five mid-box units totalling 192,000 sq ft



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Introduction

A FIRST-CLASS TRANSFORMATION

Exceptional industrial / warehouse opportunity in a Prime West London Estate. With a detailed planning application submitted for 192,000 sq ft of Grade A industrial space, SEGRO Park Perivale welcomes a new five unit scheme.

Spanning 10.3 acres, Phase 1 of the development will deliver new best-in-class, modern industrial space that benefits from a prime location with excellent access to the A40 and the national motorway network.



Unit 1

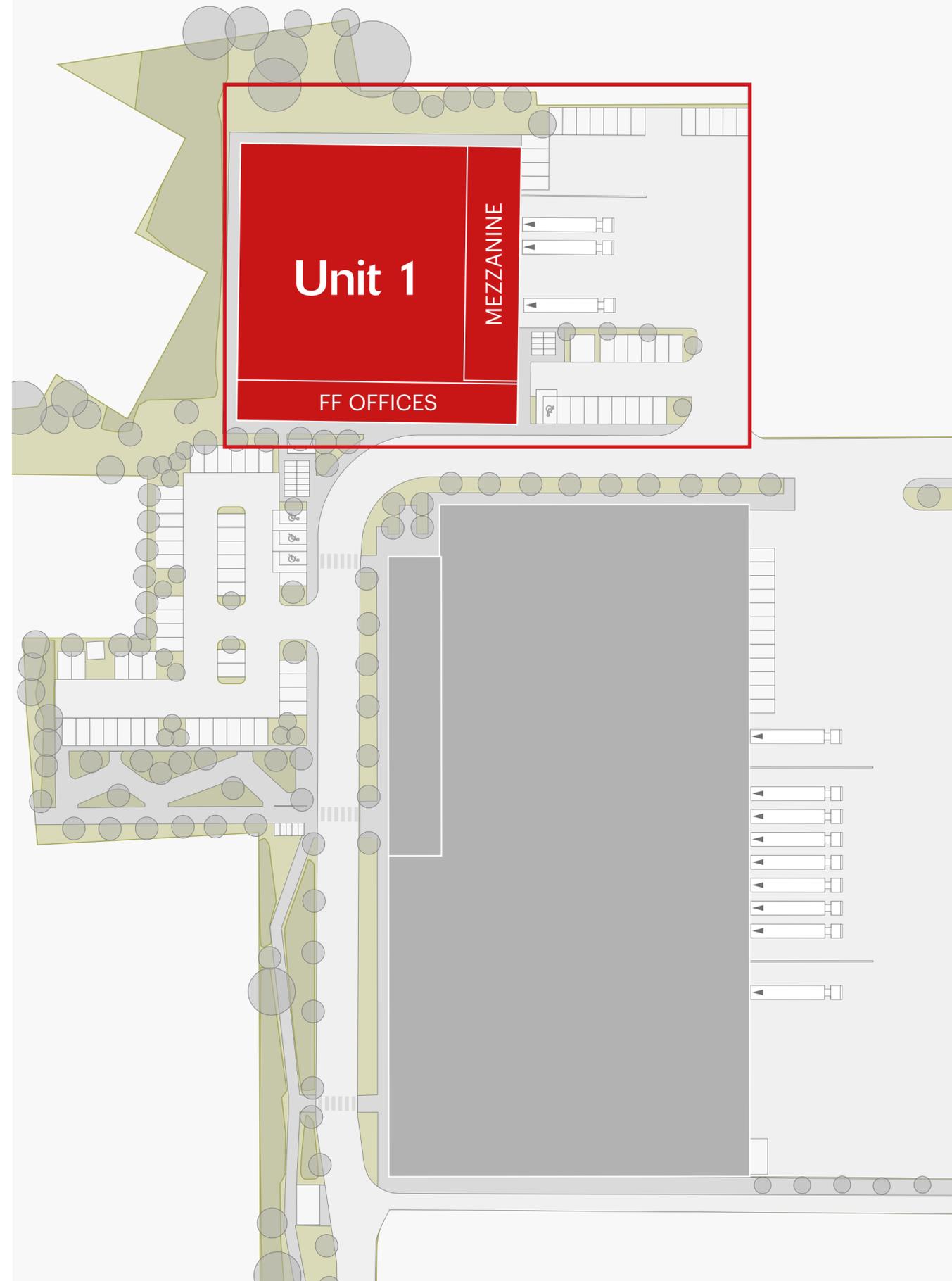
33,735 SQ FT

With planning for e(g)(ii)&(iii), B2 & B8 Unit 1 can cater for a wide range of occupiers including logistics, production, film & tv, food manufacturing and last mile operations.

Accommodation

	sq ft	sq m
Warehouse	25,275	2,348
FF Offices	4,080	379
Mezzanine	4,380	407
Total	33,735	3,134

All areas are approximate and estimated on a Gross External basis.



Warehouse Specification

- 40m yard depth
- 10m haunch height
- 2 Dock loading doors
- 1 Level access loading door
- 31 car parking spaces
- 17 cycle spaces
- First-floor offices
- 24-hour security
- Secure gated yard
- 50kn/m² warehouse floor loading
- Ample power supply

Sustainability Credentials

- Targeting BREEAM 'Outstanding'
- Targeting EPC A+
- Net-zero operational carbon
- Photovoltaic panels
- Electric vehicle charging

Unit 2

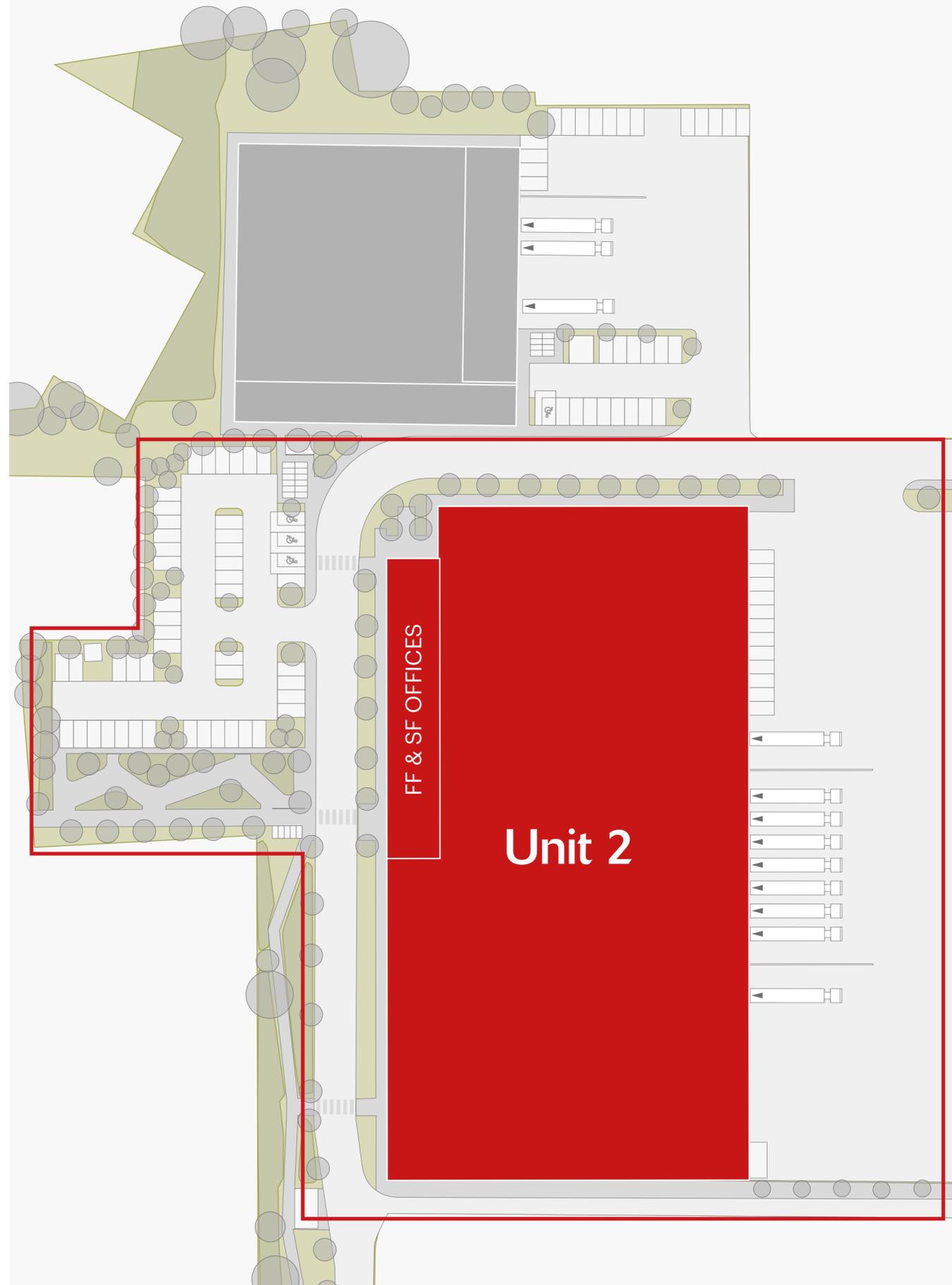
88,240 SQ FT

With planning consent for e(g)(ii)&(iii), B2 & B8 uses, Unit 2 is ideally suited to serve urban logistics operations featuring a 40m yard depth, 7 dock loading doors, 2 level access loading doors and first and second floor offices.

Accommodation

	sq ft	sq m
Warehouse	77,715	7,220
FF & SF Offices	10,525	978
Total	88,240	8,198

All areas are approximate and estimated on a Gross External basis.



Warehouse Specification

- 40m yard depth
- 12.5m haunch height
- 7 Dock loading doors
- 2 Level access loading doors
- 68 car parking spaces
- 36 cycle spaces
- First and second floor offices
- 24-hour security
- Secure gated yard
- 50kn/m² warehouse floor loading
- Ample power supply

Sustainability Credentials

- Targeting BREEAM 'Outstanding'
- Targeting EPC A+
- Net-zero operational carbon
- Photovoltaic panels
- Electric vehicle charging

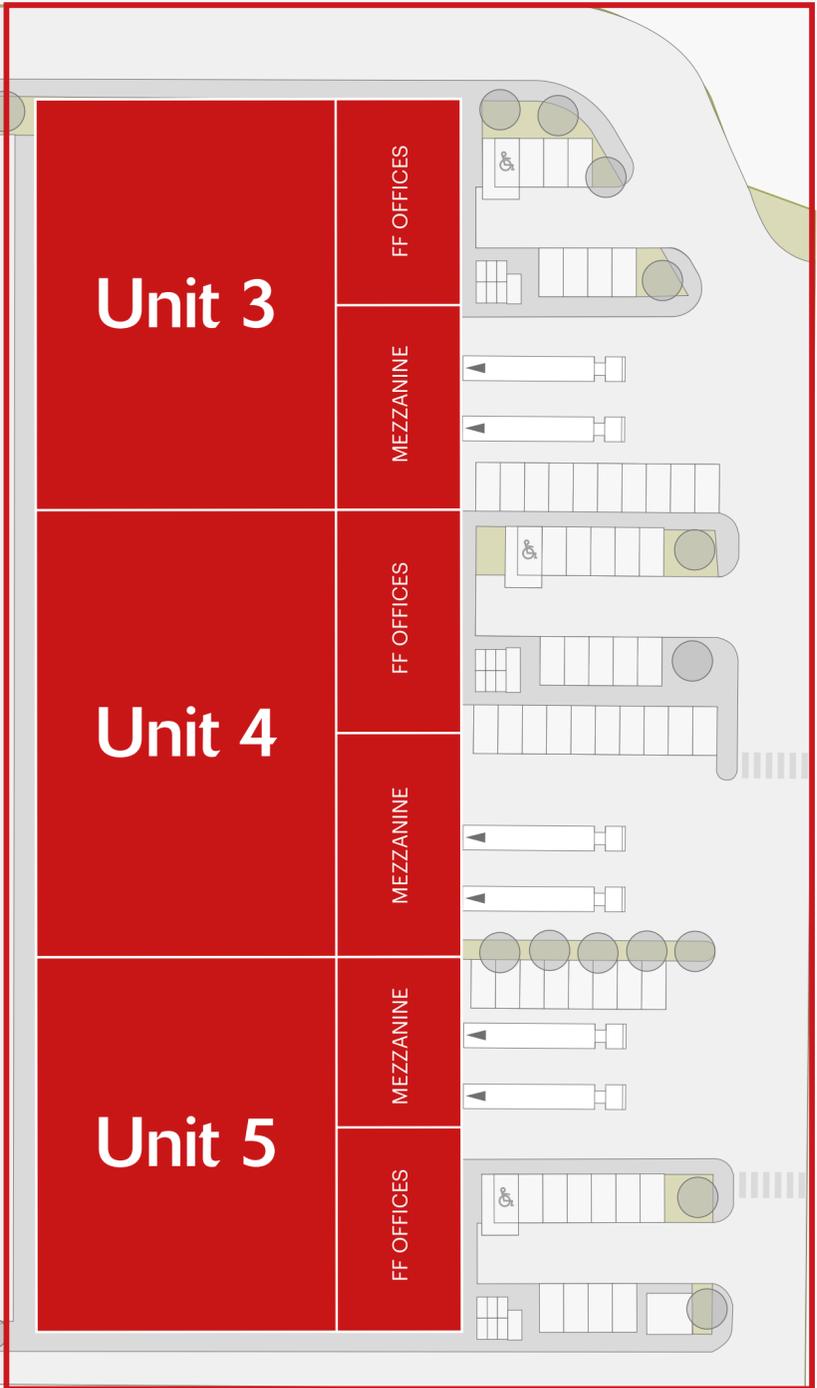
Units 3-5

21,355 – 70,535 SQ FT

Our set of terrace units are ideal for a range of occupiers including SMEs looking to expand their business operations. Each unit includes first floor offices, 25 yard depth, 2 level access loading doors and dedicated parking space.



Units 3-5



Accommodation

Unit 3	sq ft	sq m
Warehouse	18,075	1,679
FF Offices	2,700	251
Mezzanine	2,745	255
Total	23,520	2,185

Unit 4	sq ft	sq m
Warehouse	19,720	1,832
FF Offices	2,950	274
Mezzanine	2,990	278
Total	25,660	2,384

Unit 5	sq ft	sq m
Warehouse	16,415	1,525
FF Offices	2,700	251
Mezzanine	2,240	208
Total	21,355	1,984

All areas are approximate and estimated on a Gross External basis.

Warehouse Specification

- 25m yard depth
- 10m haunch height
- 2 Level access loading doors per unit
- Designated car parking for each unit
- Designated cycle spaces for each unit
- First-floor offices
- 50kn/m² warehouse floor loading
- 24-hour security
- Ample power supply

Sustainability Credentials

- Targeting BREEAM 'Outstanding'
- Targeting EPC A+
- Net-zero operational carbon
- Photovoltaic panels
- Electric vehicle charging

Sustainability & Wellbeing

TAKING ACTION TOGETHER

Against the backdrop of the climate emergency, we work with our customers to drive lasting change while helping everyone hit their own sustainability targets.

This means leading by example. SEGRO is targeting an 81% reduction in corporate and customer emissions intensity and a 58% reduction in the embodied emissions intensity of our developments by 2034. We intend to be net-zero carbon by 2050.

This will be achieved through low-carbon development design, increasing the use of low-carbon building materials, efficient electrical heating systems, and 100% zero-carbon electricity in our properties.

We are dedicated to constructing highly efficient, low-carbon warehouse space that's tailored to your specific operational needs.

To find out more about SEGRO's net-zero ambitions, please visit: [SEGRO.com/responsible-SEGRO/carbon](https://www.segro.com/responsible-segro/carbon)



Indiactive image of estate landscaping at SEGRO Park Greenford



Communal breakout space



Ecology rich area with biodiverse planting and rain garden



Outdoor gym



Net biodiversity gain



Extensive landscaping to improve employee wellbeing



Sustainable drainage systems

Location

EXCELLENT CONNECTIVITY

SEGRO Park Perviale benefits from superb transport links including direct connections to central London. Its strategic position puts 12 million people within an hour of the site – great for both customer reach and future talent.

For commuting, Perviale Underground Station is a 5 minute walk from the site, and the A40 gives quick access to the wider motorway network.

 Walking distance to Perviale Station: 5 mins

 12.7 million consumers within a 1 hour radius

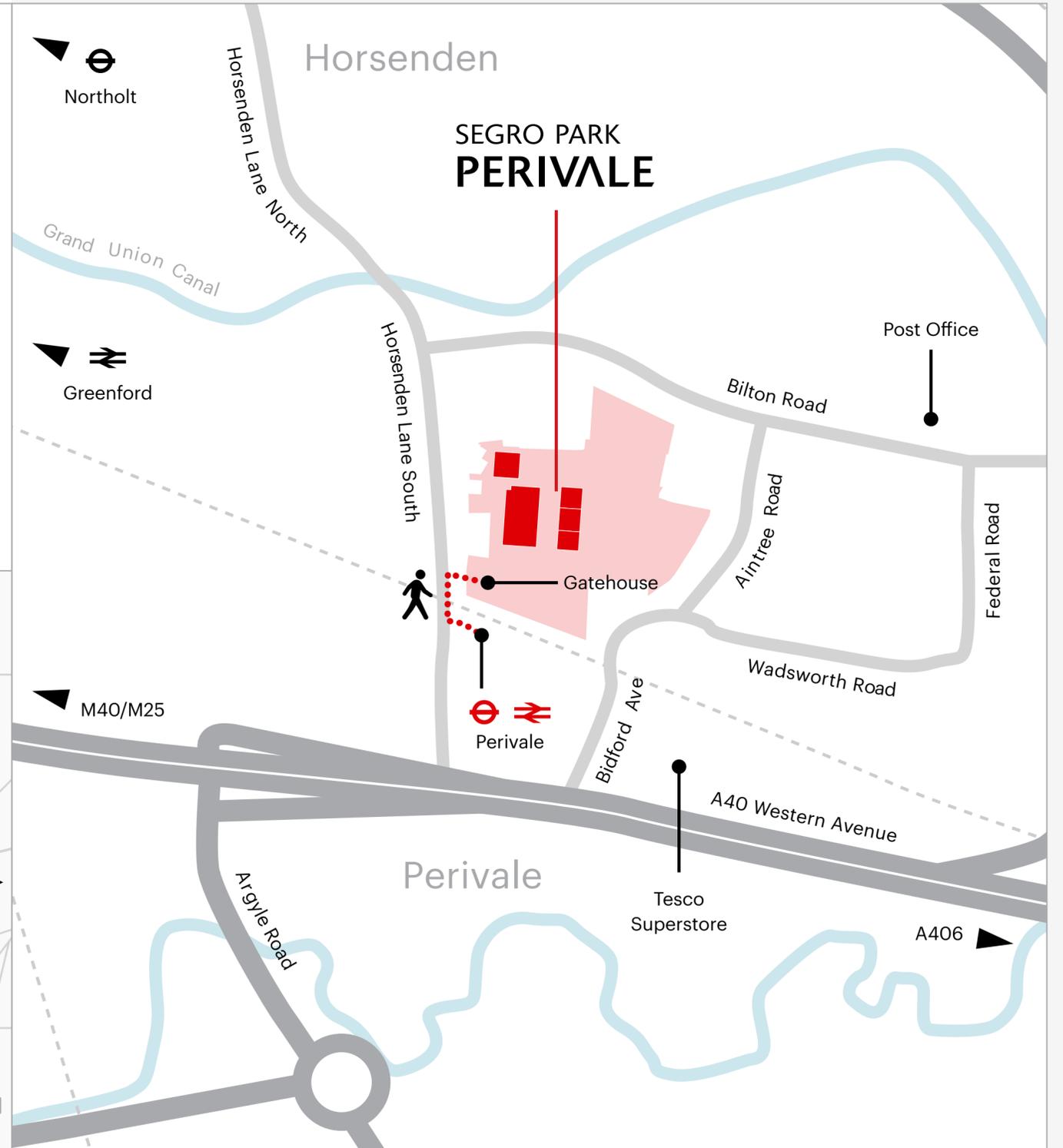
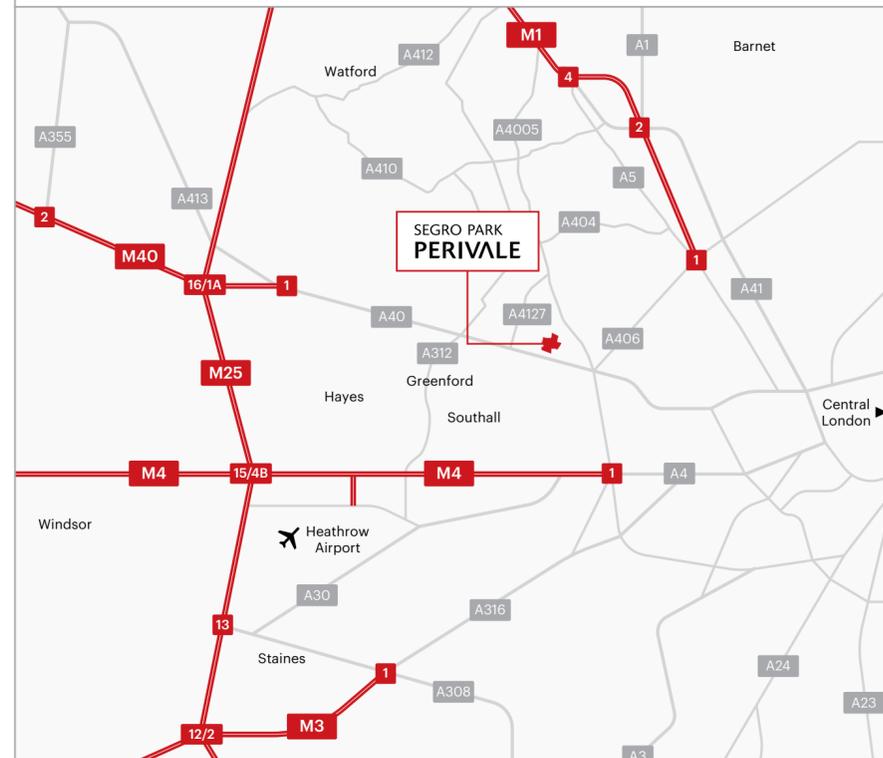
 30 minute drive to Heathrow Airport

Source: Google Maps and Smappen

Driving Distances

Perivale	0.2 Miles
A40	0.5 Miles
M1 (J1)	6.4 Miles
M40 (J1A)	8.4 Miles
M25 (J16)	9.8 Miles
Heathrow Airport	9.8 Miles
Central London	10.6 Miles

Source: Google Maps



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](https://www.segro.com) for further information.



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