

SEGRO PARK
Hackney
Wick

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

Available to pre-let

Wick Road, E3 2JE

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

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

SEGRO

Hackney



Down by the canal, in one of London’s coolest neighbourhoods, comes a pre-let 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 will comprise of two units 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



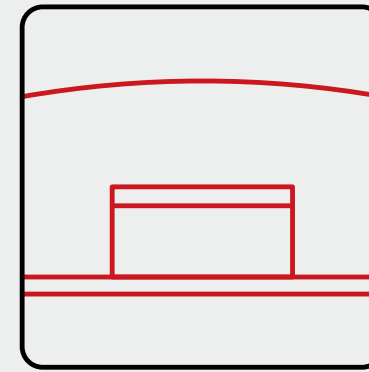


Computer generated image of SEGRO Park Hackney Wick

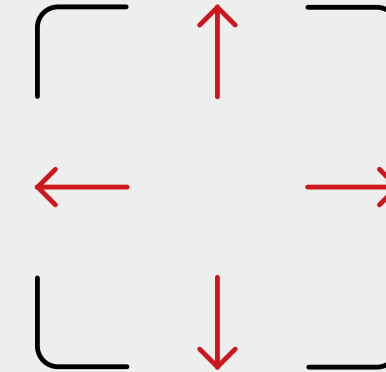


Quality at its centre

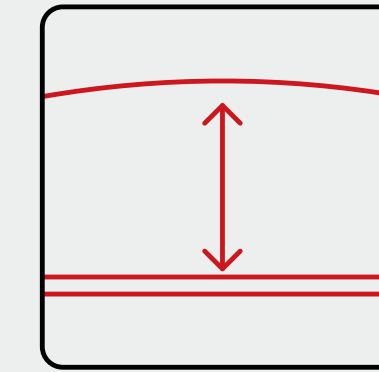
Benefit from all the smart features you need to take your operations to the next level, including energy-efficient LED lighting, comfort cooling and heating systems, all meticulously integrated for optimal performance.



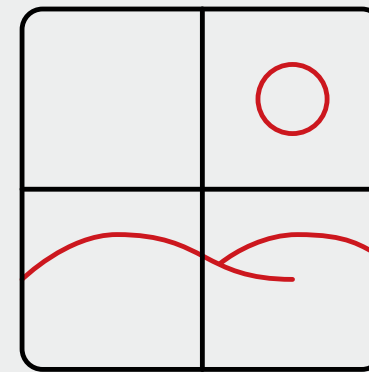
2 level access
doors per unit



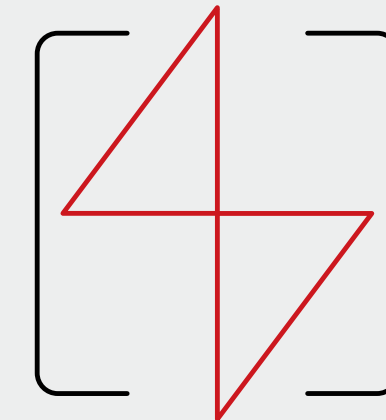
Unit 1 – 35m yard depth
Unit 2 – 30m yard depth



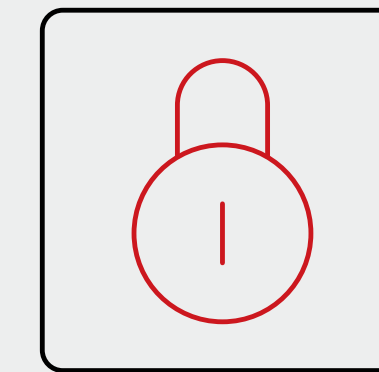
12m clear
internal height



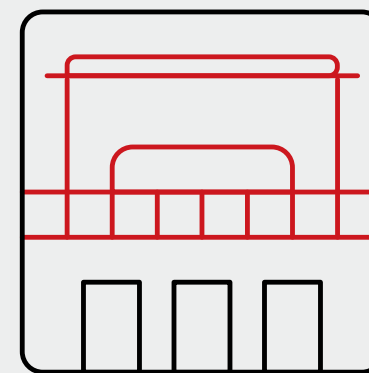
Modern offices with
ample natural light



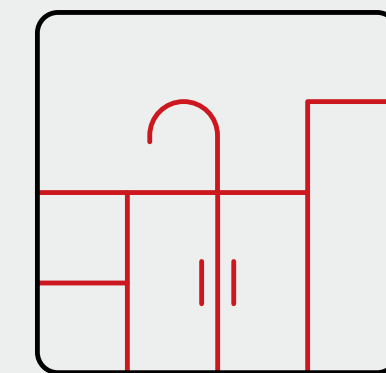
735 kVA
power available



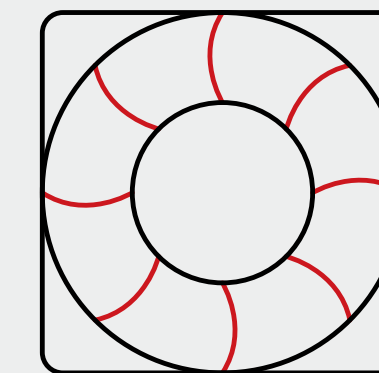
Secure
gated yards



South facing
roof terrace



Modern kitchenette
facilities



Comfort cooling
and heating





Computer generated image of SEGRO Park Hackney Wick

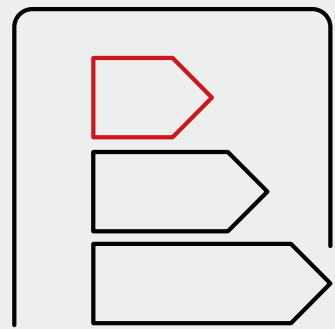


Sustainable

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.

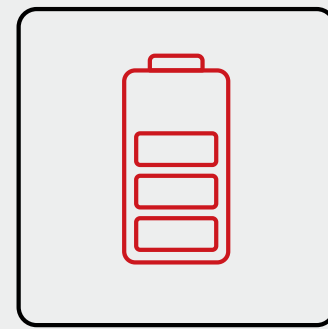
Employees will also benefit from thoughtfully landscaped planting and outdoor seating, while Victoria Park, Queen Elizabeth Olympic Park, and canalside walks are just a lunchtime stroll away.



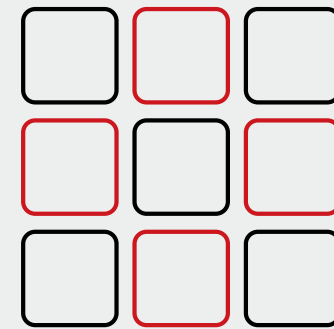
Targeting
EPC A+



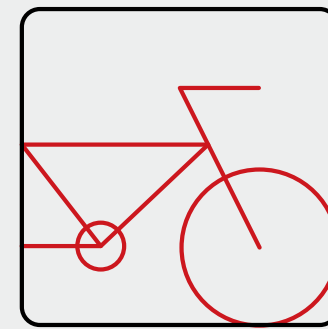
Targeting BREEAM
'Outstanding'



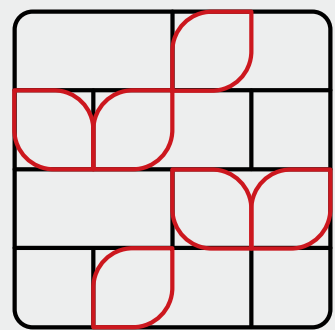
Electric vehicle
charging



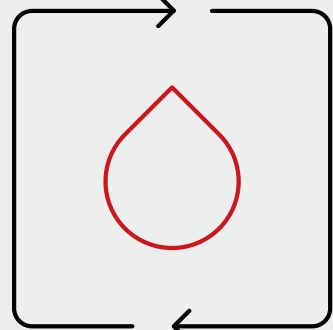
Solar photovoltaic
panels



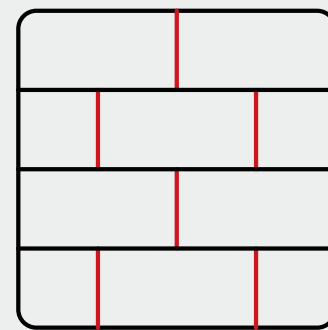
25 cycle
spaces



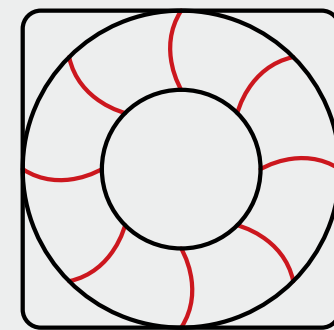
Landscaping and
biodiversity



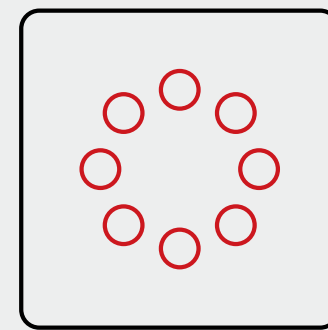
Rainwater
harvesting



Reclaimed building
materials



Air source
heat pumps



LED
lighting

to the
core





Computer generated image of SEGRO Park Hackney Wick





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

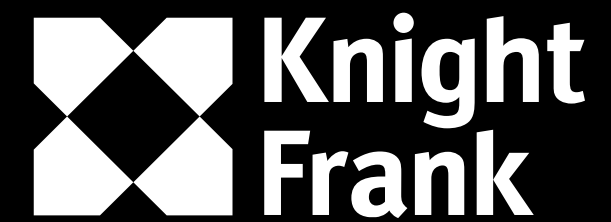


SEGRO PARK Hackney Wick

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.



Victoria Forster
020 3151 0738

Abigail Cunningham
020 3151 0746



Peter Higgins
020 3151 0752

Ryan Anderson
020 3151 0731

Central to city life
segro.com/parkhackneywick

The content of this document is believed to be correct at the date of Publication. However, the Company and its retained agents accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. 07/25.