

Enabling
extraordinary
things

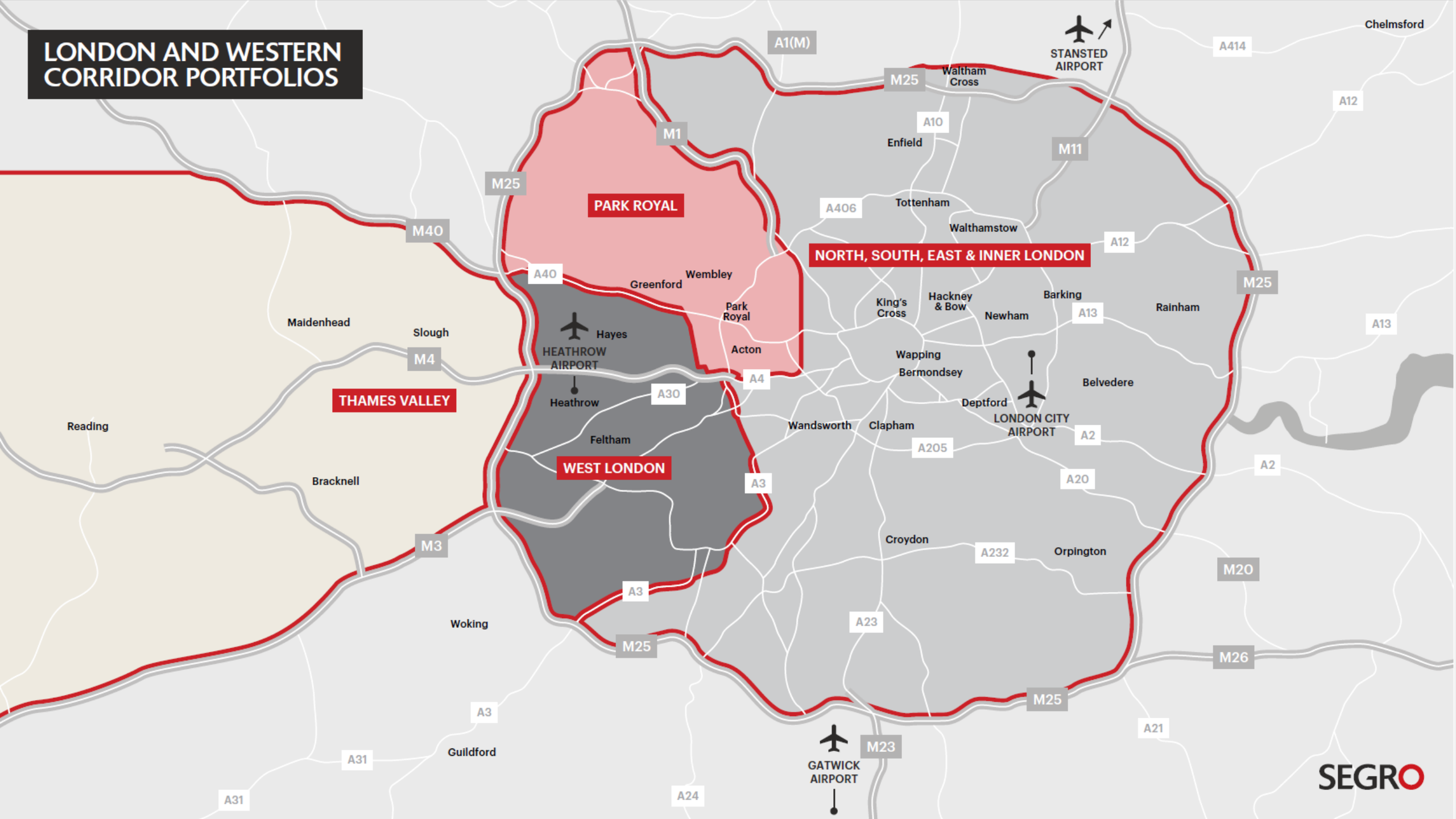
North London Asset Tour

UBS Global Real Estate Conference

1 December 2025

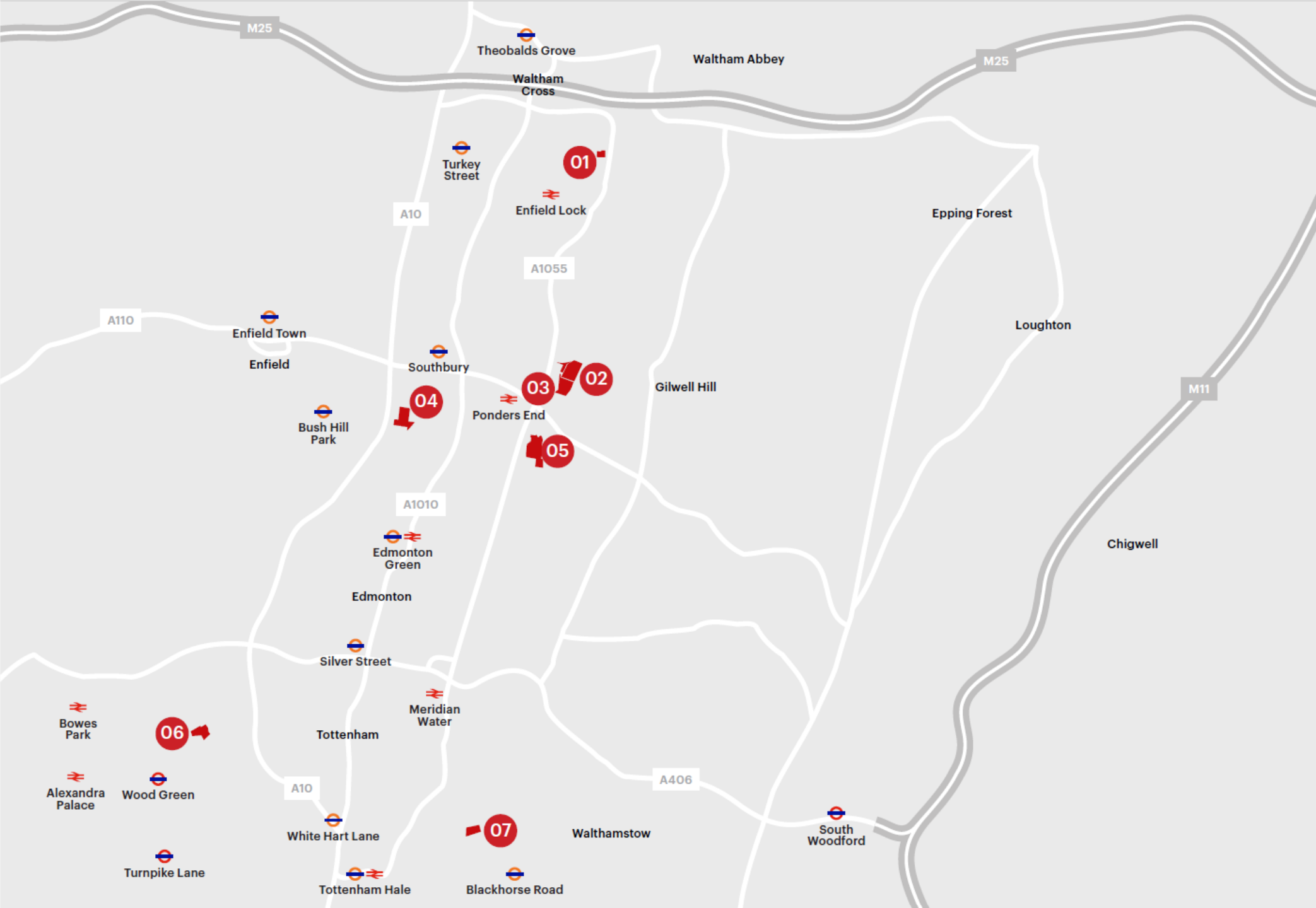
Alex Keith – Director, London Portfolio
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LONDON AND WESTERN CORRIDOR PORTFOLIOS



NORTH LONDON PORTFOLIO

- 01 SEGRO Centre Innova
- 02 SEGRO Park Enfield
- 03 SEGRO Enfield Distribution Park
- 04 SEGRO Park Great Cambridge
- 05 SEGRO Park Morson Road
- 06 SEGRO Park Tottenham
- 07 SEGRO Park Walthamstow



SEGRO Park Morson Road

Located on the site of a former factory

Completed in 2016

213,000 sq ft of warehousing across 4 units:

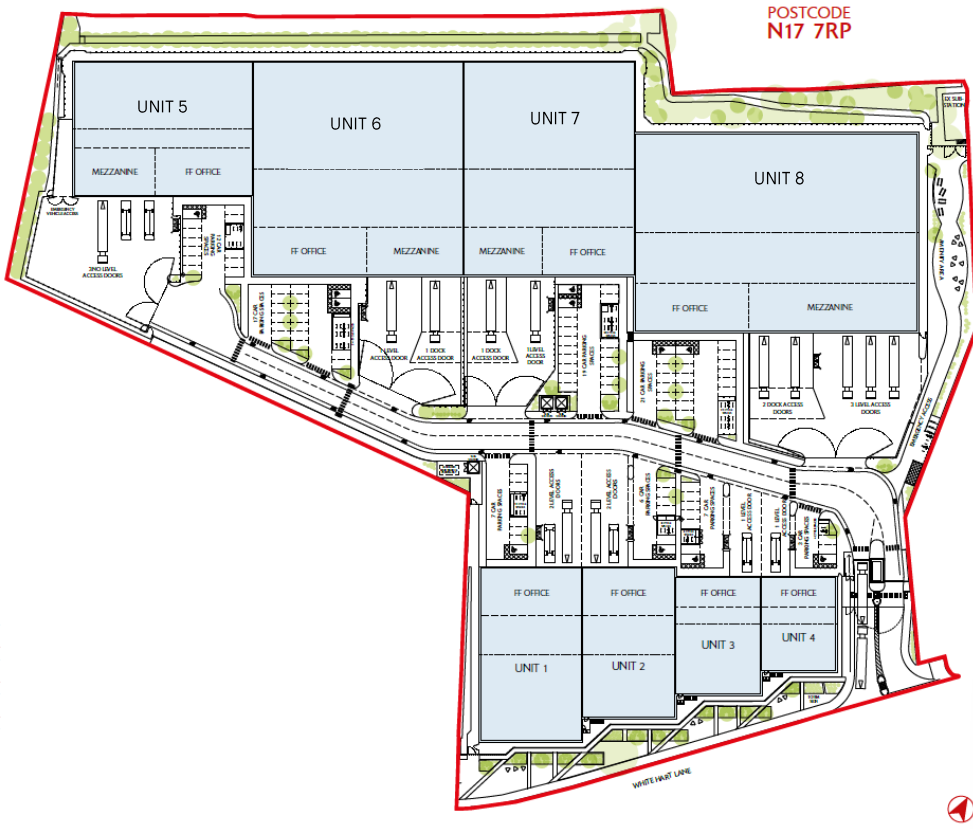
- Unit 1: 35,000 sq ft, let to DPD
- Unit 2: 54,000 sq ft, let to Camden Town Brewery
- Unit 3: 64,000 sq ft, let to DHK/ UK Mail
- Unit 4: 45,000 sq ft, let to Caesarstone

First carbon neutral industrial building in London:

- Natural light complemented by energy efficient LED lighting
- EPC rating A+, BREEAM 'Excellent'
- Photovoltaic panels on all rooves
- Rainwater harvesting system



SEGRO Park Tottenham



SEGRO Park Tottenham

Off-market purchase of 8 acres of land,
former self-storage warehouse

Construction started in H1-21, completed in Sep-22

190,000 sq ft of modern sustainable space, built with
workplace and environmental wellbeing as its first priority

BREEAM 'Outstanding'

Features include:

- Net-zero carbon in operation
- Exemplary energy efficiency
- Green walls and biodiverse landscaping
- Electric car charging points
- Outdoor gyms and cycle facilities
- Creating 225 jobs in the local community
- Supply chain initiatives and a skills & training programme, including apprenticeships



Contact details

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