

# SEGRO PARK Clapham North

Ultra-urban industrial and  
logistics units in Zone 2  
Available to pre-let

Timber Mill Way, SW4 6LY

77,600 sq ft units  
ranging from  
5,985 – 18,105 sq ft

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

# Clapham North

SEGRO



# Central to city life

SEGRO Park Clapham North offers a rare opportunity for ultra-urban industrial space in the heart of South London.

Situated in Zone 2, the site pairs a prime location with a highly sustainable specification. Not only helping your business achieve its ESG goals but also servicing millions of households, thousands of businesses by shortening delivery times and keeping the last stop of the supply chain as close to the heart of London as possible.

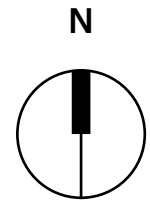
Beyond the space, the area offers fantastic pubs, must-try restaurants and bustling markets, as well as spaces to unwind, keep fit, and enjoy a quiet coffee.

Computer generated image of SEGRO Park Clapham North



# Your ultra-urban hub

Ranging from 5,985 to 18,105 sq ft, SEGRO Park Clapham North will offer eight highly sustainable units geared towards last-mile logistics.







Computer generated image of SEGRO Park Clapham North

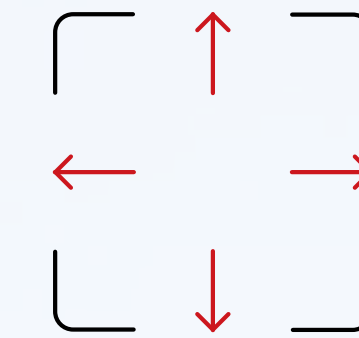




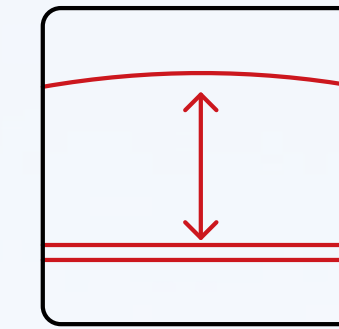
# Central to your success

With an outstanding specification, SEGRO Park Clapham North will enable businesses to streamline their operations, maximising their potential.

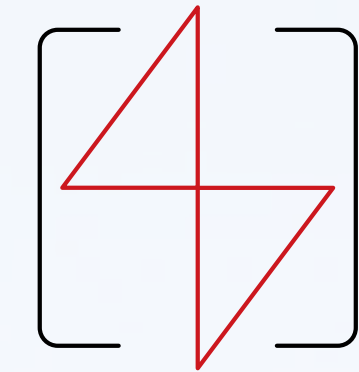
Meanwhile, smart features like LED lighting, comfort cooling and heating systems help businesses to save on operational costs while saving the planet.



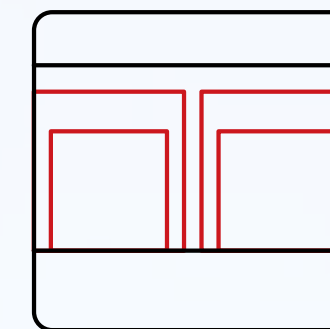
8-12.5m yard depth



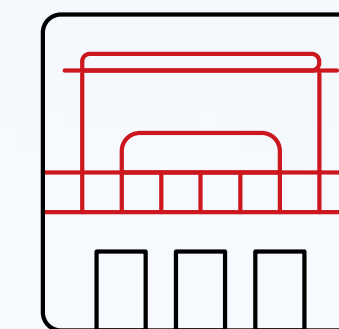
10.5m clear  
internal height



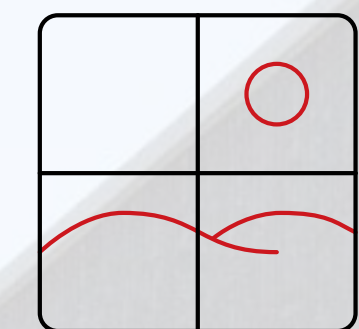
1 MVA power  
available to site



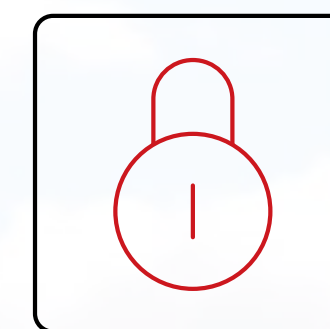
Operational  
loading bays



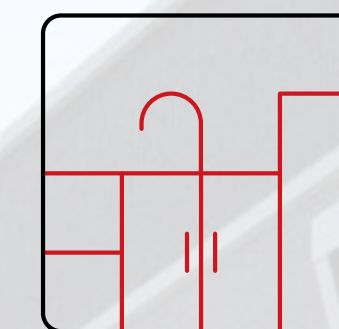
First floor  
balconies over  
internal yard space



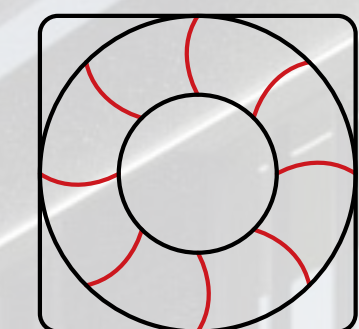
Modern offices with  
ample natural light



24/7 security and  
gated entrances



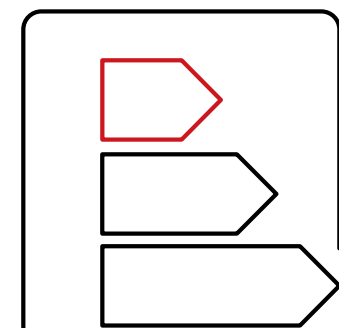
Modern kitchenette  
facilities



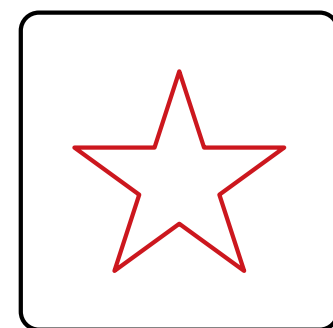
Comfort cooling  
and heating



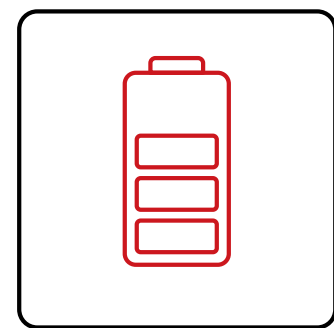




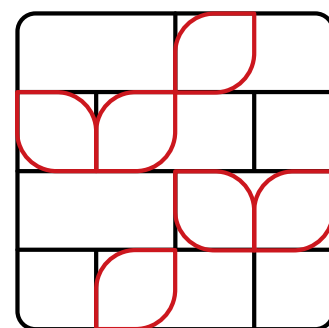
Targeting  
EPC rating A+



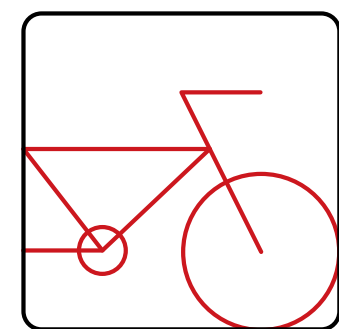
Targeting BREEAM  
'Outstanding'



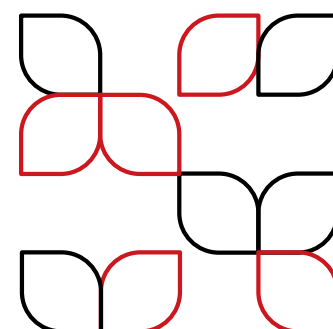
EV charging, with ability  
to increase over time for  
a full electric fleet



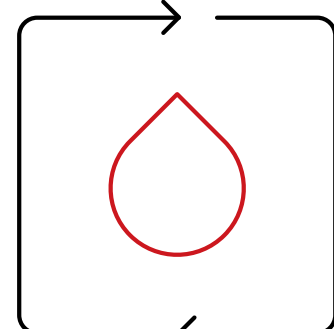
Maximum PV coverage  
for renewable energy



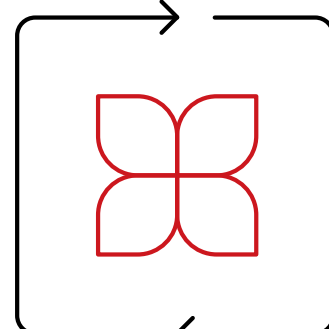
33 cycle spaces,  
with 17 spaces  
provided within units



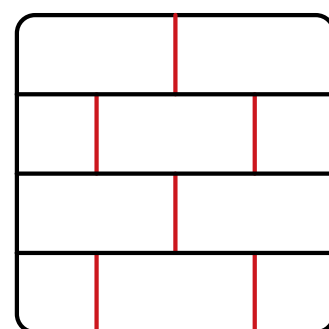
Biodiversity net gain  
of over 100%



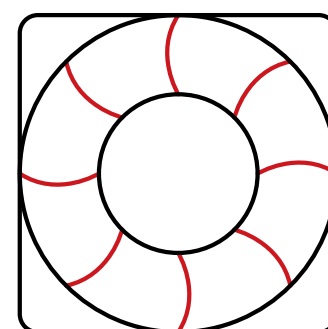
Sustainable urban  
drainage solution  
incorporated on site



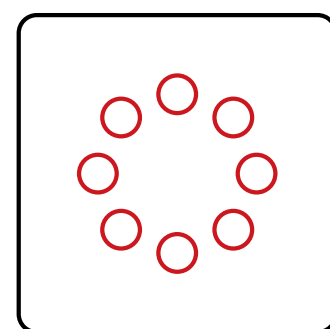
Net zero  
operational carbon



Reclaimed  
materials



Air source  
heat pumps



LED lighting

# Sustainability in focus

With the scheme targeting BREEAM 'Outstanding' and EPC rating A+, sustainability has been carefully considered at every level of the scheme's design.

Features include extensive PV coverage, EV charging infrastructure, and air source heat pumps. A biodiversity net gain of over 100% and sustainable drainage further support the eco-led approach, making SEGRO Park Clapham North a future-focused space that's efficient, resilient, and ready for greener ways of working.





Canary Wharf  
7.3 Miles

London Bridge  
3.7 Miles

Central London  
3.7 Miles

Battersea  
2.2 Miles

SEGRO PARK  
Clapham  
North

Clapham Common  
0.7 Miles

Computer generated image of SEGRO Park Clapham North





# A borough big on potential

In Clapham, you're never far from an exciting enterprise or energetic start-up. There are new creative, tech and financial businesses popping up all the time, making it a highly sought-after area.

With 12 million people living within an hour's drive, the last-mile potential is significant. The local demographic is affluent and well-qualified too, with 52% in managerial, administrative or professional roles – and an average household income of £72,000.

12M people within an hour drive

52% of local population in managerial, admin or professional roles

£72,000

Average household income of the local population

Sources: smappen.com and crystalroof.co.uk



# Get in the zone


With its unbeatable Zone 2 location, SEGRO Park Clapham North offers effortless access across the city and beyond.

On Lime + Uber time

## Walking

Clapham North

06 mins




Stockwell

17 mins



Brixton

24 mins




Walking times based on Google Maps travel from SEGRO Park Clapham North

## Cycling

Brixton

06 mins




Clapham Junction

11 mins



Waterloo

17 mins



Cycling times based on Google Maps travel from SEGRO Park Clapham North

## Underground

Stockwell

08 mins



Elephant & Castle

14 mins



King's Cross

20 mins



Underground times based on Google Maps travel from Clapham North





# Make your mark on London

Whether it's river, road or rail, SEGRO Park Clapham North is highly accessible, with arterial roads and tube stations nearby.

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

Driving distances		
	Miles	Mins
A3	0.2	01
A24	0.6	03
A23	1.1	06
Central London	3.5	23
London City Airport	11.4	49
M25 (J8)	17.2	55

Drive times based on Google Maps



SEGRO Park Clapham North

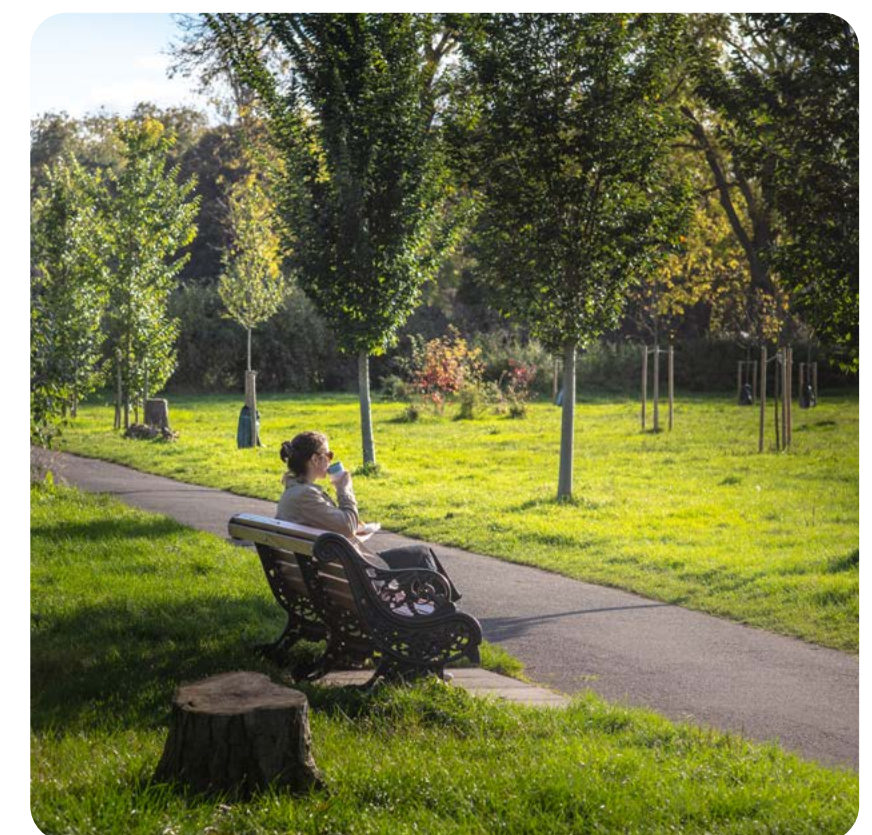




# Next door to new experiences



SEGR0 Park Clapham North






# From common to grand, Clapham has range

There’s always something new to uncover in Clapham. Within a five-minute walk of the site, you’ll find numerous cafés and restaurants, perfect for a midday bite or casual meeting spot.

Just 13 minutes away, Clapham Common offers over 220 acres of open green space, making it one of London’s largest and best-loved parks. Then, for after work, Clapham Grand is an iconic staple of London nightlife, hosting an array of events from movie nights to comedy gigs.

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

- 1

The Little Orange Door
- 2

Clapham Picturehouse
- 3

Megan’s Clapham Old Town
- 4

Boots
- 5

GAILES Bakery Clapham Old Town
- 6

The Falcon
- 7

PureGym London Clapham
- 8

The Ox
- 9

The Railway
- 10

Hopper Coffee
- 11

Clapham North
- 12

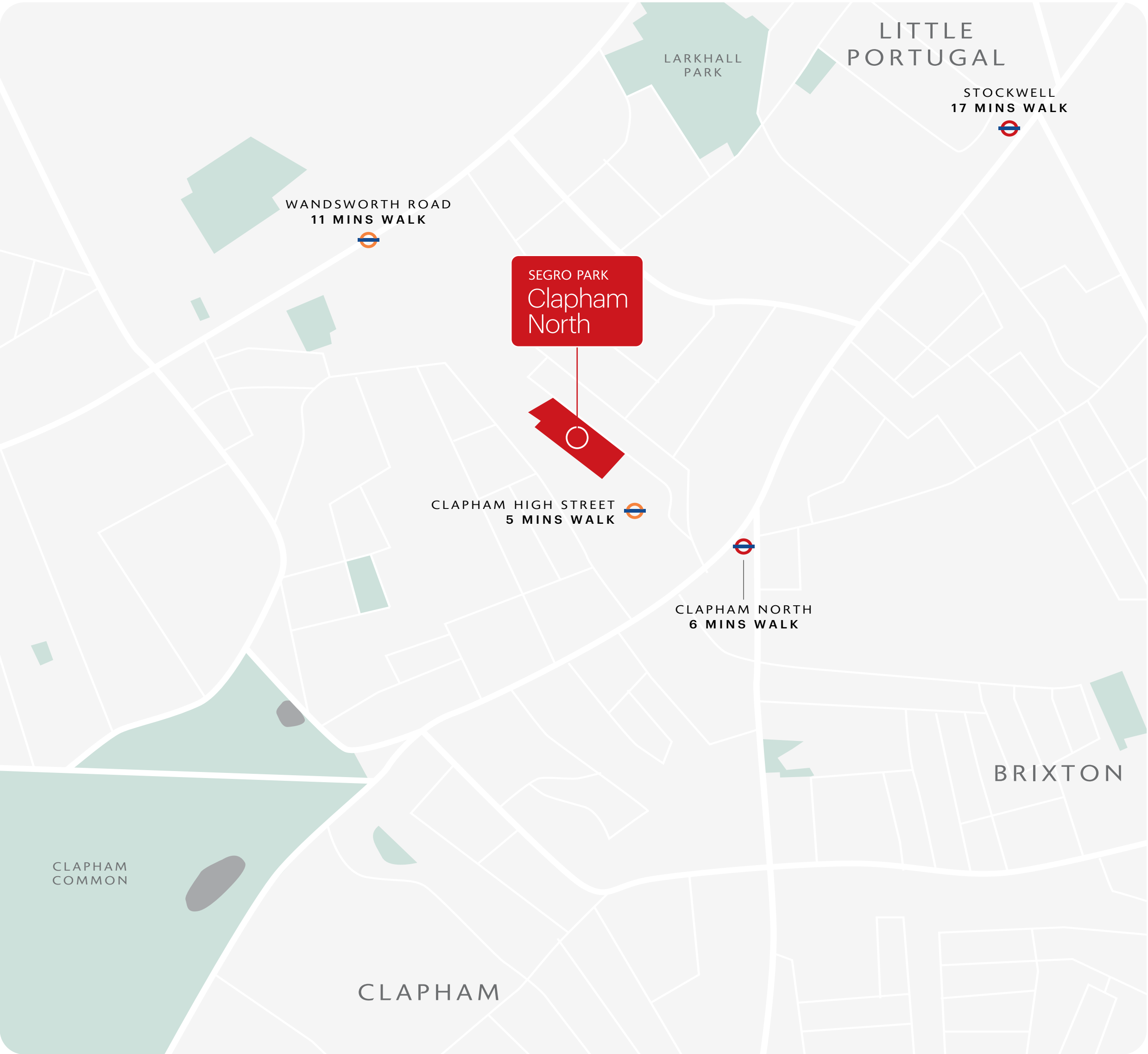
Old Post Office Bakery
- 13

Landor 78
- 14

Doctor Espresso Mama V’s
- 15

Clapham Leisure Centre – Active Lambeth
- 16

Sainsbury’s



SEGRO Park Clapham North





# Bringing 100 years of **customer-centric** **experience**

All our customers benefit from dedicated expert teams who know our estates inside and out.

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 PARK Clapham North

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.



**Luca Nardini**  
020 3151 0162

**Will Fennell**  
020 3151 0146

**Niamh Bell**  
020 3151 0165



**Andrew Hughes**  
020 3151 0191

**Henry Newland**  
020 3151 0175

**Jeremy Grundy**  
020 3151 0673

Central to city life  
[segro.com/parkclaphamnorth](https://segro.com/parkclaphamnorth)

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](mailto:marcomms@SEGRO.com). 07/25.