

SEGRO LOGISTICS PARK RADLETT

BUILT-TO-SUIT UNITS FROM 120,000 - 1,000,000 SQ FT.
UP TO 3.56 MILLION SQ FT AVAILABLE TO LET

120
000+

The London Strategic
Rail Freight Interchange

The UK's only logistics park on the
M25 and M1 motorway networks



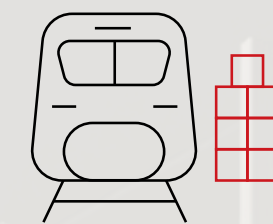
THE LONDON STRATEGIC RAIL FREIGHT INTERCHANGE

A next-generation, sustainable logistics and rail-freight hub designed for the future of UK supply chains.

SEGRO Logistics Park Radlett is designed to unlock the extraordinary for modern logistics businesses.

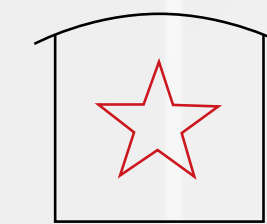
Strategically located at the intersection of the UK's most critical supply chain routes, and connected by a Strategic Rail Freight Interchange, it provides the space, infrastructure, and flexibility needed to move goods faster and smarter.

Where ambition becomes a reality:



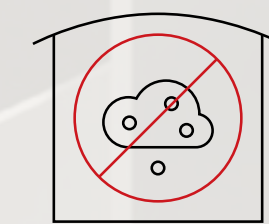
Optimum speed to market

built on faster and uncompromised connections



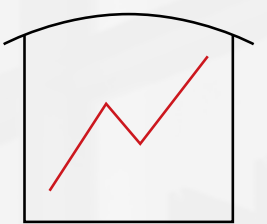
Operational excellence

delivered within space designed around your ambition



Genuine net-zero horizons

measured through Science Based Targets

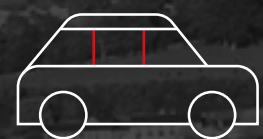


Growth unlocked

driven by scalable, automation-ready design



THE **GATEWAY** TO THE UK



5 mins drive to M1 J8

The UK's only logistics
park on the M25 and
M1 network



Dedicated rail connection

A new dedicated rail
connection to the
Midland Mainline





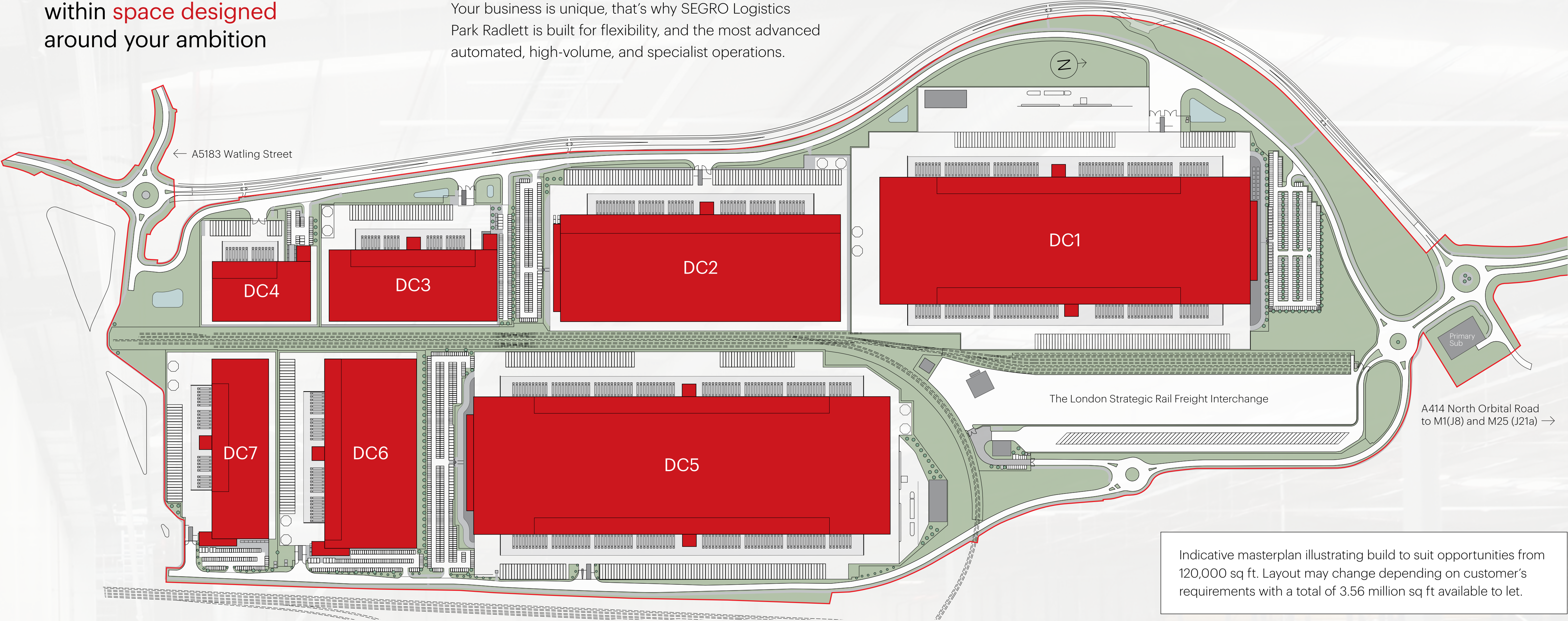
Click on units to view more information:

DC1: 930,736 sq ft	DC2: 592,533 sq ft	DC3: 238,573 sq ft	DC4: 118,921 sq ft
DC5: 1,128,441 sq ft	DC6: 346,386 sq ft	DC7: 207,230 sq ft	Back to masterplan

OPERATIONAL EXCELLENCE

within **space designed**
around your ambition

Your business is unique, that’s why SEGRO Logistics Park Radlett is built for flexibility, and the most advanced automated, high-volume, and specialist operations.



Indicative masterplan illustrating build to suit opportunities from 120,000 sq ft. Layout may change depending on customer’s requirements with a total of 3.56 million sq ft available to let.



Click on
thumbnail images
for larger view:





SUPERIOR AS STANDARD

Every opportunity at SEGRO
Logistics Park Radlett embodies
best-in-class specifications.

Click on tabs to view specification highlights:

- Warehouse

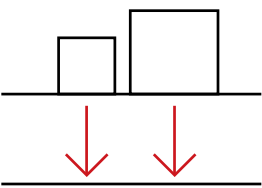
External

Estate

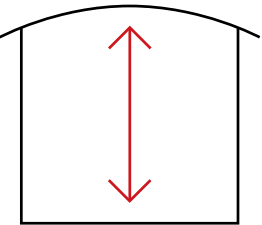
Offices

Sustainability

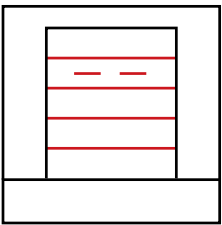
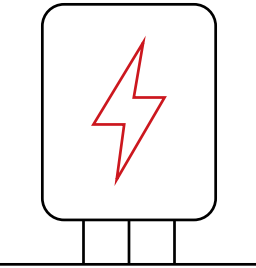
50kN/m² warehouse
floor loading



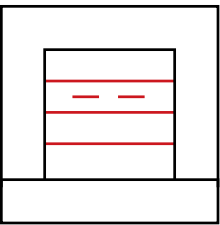
Flexible eaves
heights up to 20m



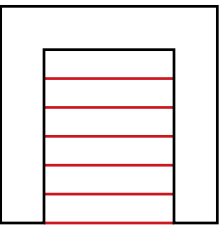
18MVA
on-site



EU Dock
loading doors



Dock
loading doors



Level access
loading doors



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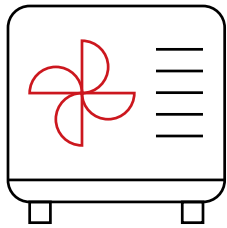
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- Warehouse

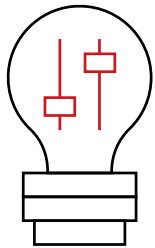
Offices
- External

Sustainability
- Estate

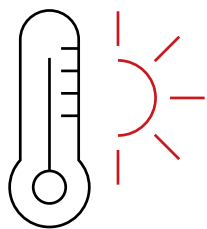
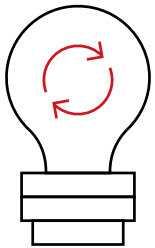
Comfort
cooling



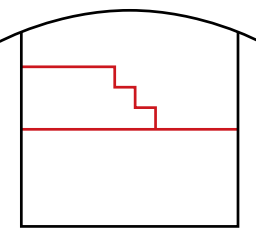
Intelligent
lighting controls



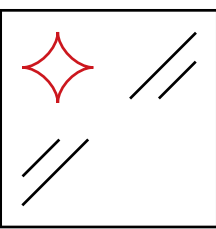
Low energy high
frequency lighting



Solar thermal
heating



Mezzanine
offices



Modern high
quality finishes



SUPERIOR AS STANDARD

Every opportunity at SEGRO Logistics Park Radlett embodies **best-in-class** specifications.

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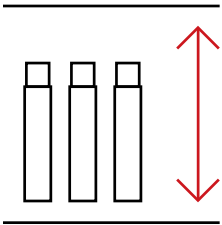
- Warehouse

External

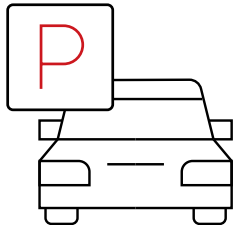
Estate
- Offices

Sustainability

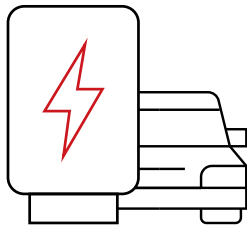
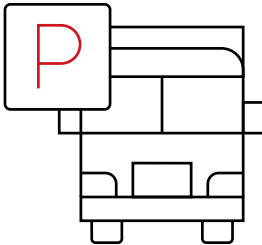
Minimum 50m
yard depths



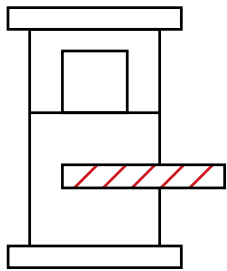
Ample car parking
provision/ratios



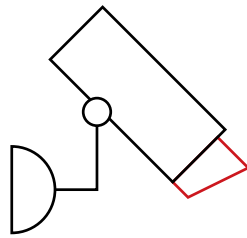
Ample HGV parking
provision/ratios



Electric vehicle
charging provisions



Dedicated
gatehouses



24/7 security
and CCTV





SUPERIOR AS STANDARD

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best-in-class specifications.

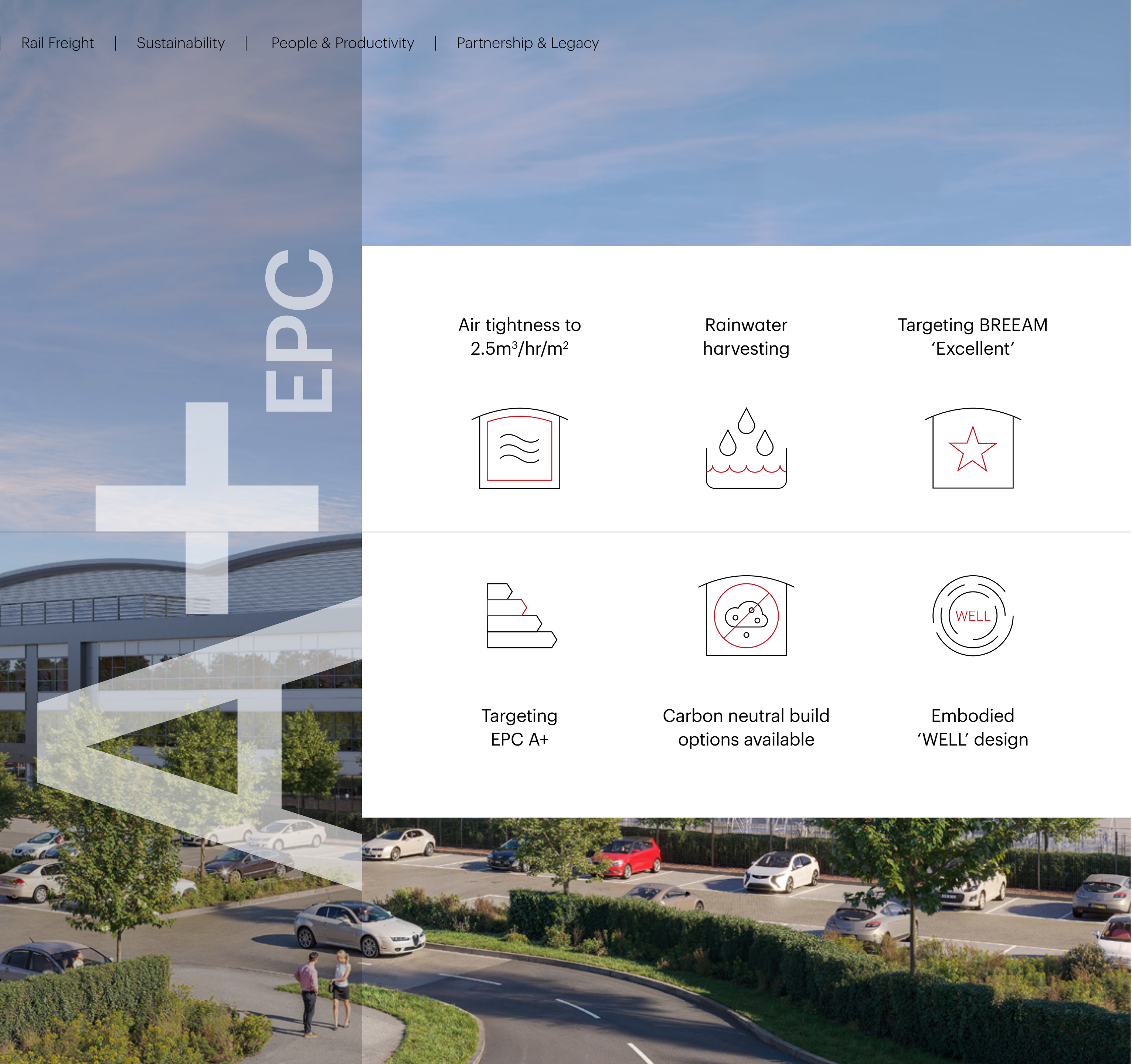
Click on tabs to view specification highlights:

- Warehouse

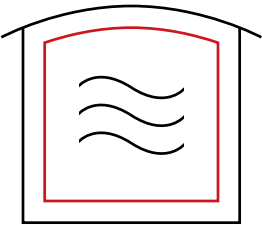
External

Estate
- Offices

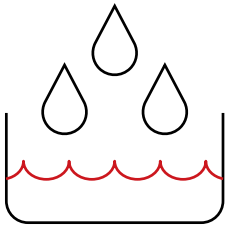
Sustainability



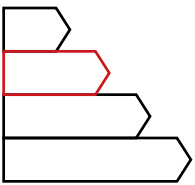
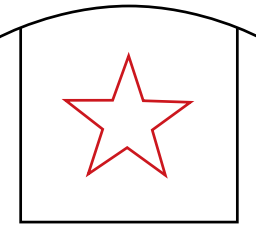
Air tightness to
2.5m³/hr/m²



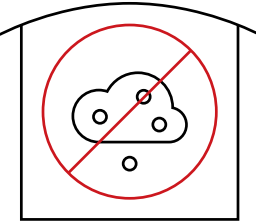
Rainwater
harvesting



Targeting BREEAM
'Excellent'



Targeting
EPC A+



Carbon neutral build
options available



Embodied
'WELL' design



SUPERIOR AS STANDARD

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Click on tabs to view specification highlights:

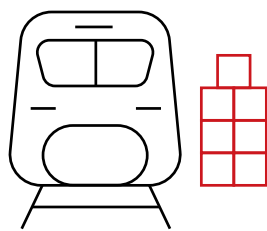
- Warehouse

External

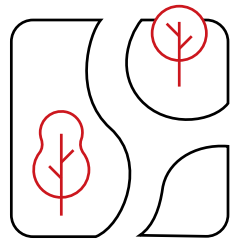
Estate
- Offices

Sustainability

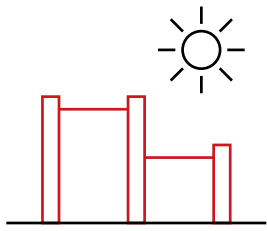
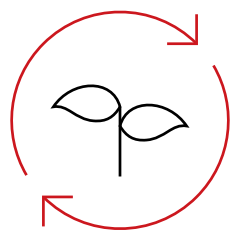
Access to the London Strategic Rail Freight Interchange



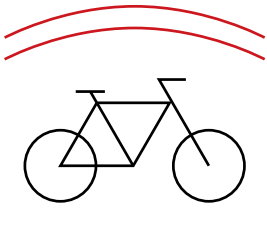
Extensive landscaping initiatives across the park



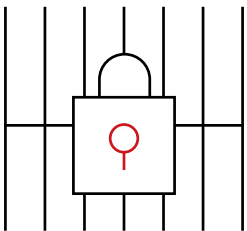
Enhanced biodiversity



Outdoor community gym



Covered cycle parking



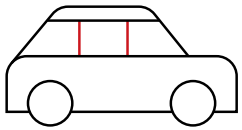
24/7 security and CCTV



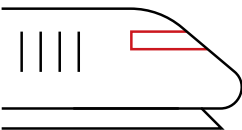
Click on tabs to view more information:

- Local area map
- National map
- Road
- Rail
- Air
- Ports

OPTIMUM SPEED AND VOLUMES TO MARKET



5 mins
drive to M1 J8



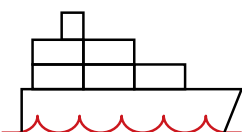
18 mins
journey to London
St Pancras



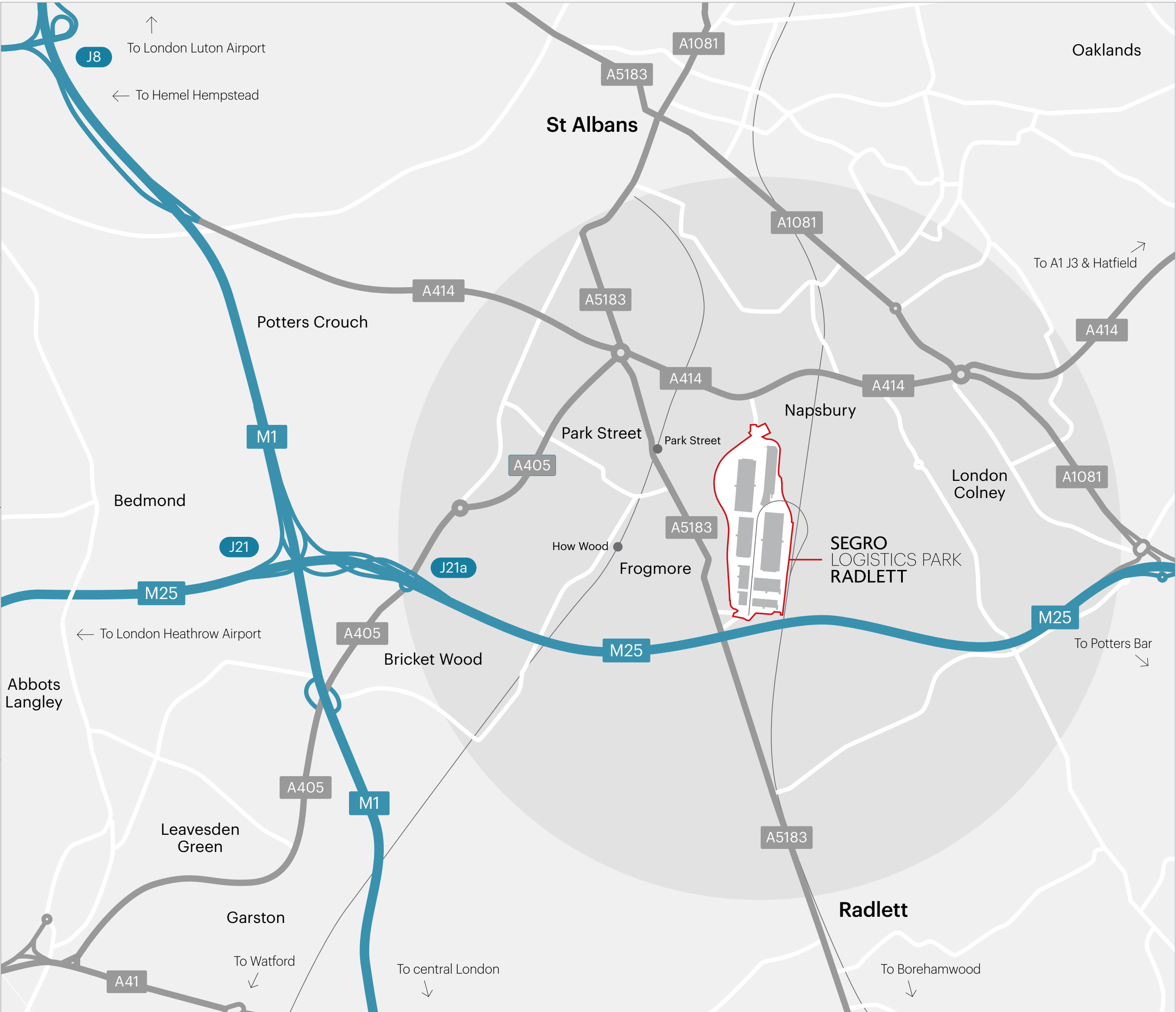
Built on **faster** and
uncompromised connections.

SEGRO Logistics Park Radlett is located at the gateway to the UK’s critical distribution network. Giving businesses unique access to London’s 9 million consumers and the Midlands’ logistics launchpad - the ‘Golden Triangle’ - within hours.

That means shorter delivery times, lower logistics costs, and a stronger competitive position.



55 mins
drive to London
Gateway Port



- Statistics
- UK rail connections
- London rail connections
- European rail connections

135

acre strategic rail freight interchange

24

operational 24 hours per day

18

minutes to Central London

W12

W12 rail track loading gauge

MAXIMISED FREIGHT CAPACITY

...at The London Strategic Rail Freight Interchange.

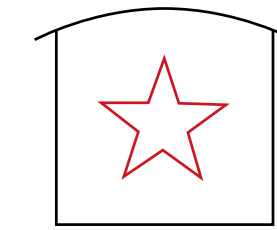
SEGRO Logistics Park Radlett is reshaping logistics in the south east, with the only Strategic Rail Freight Interchange directly serving London and the M25 Region.



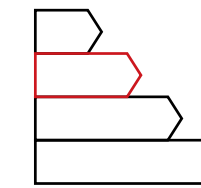
NET ZERO HORIZONS

Reduce operational carbon while maintaining performance, by integrating renewable energy, EV-ready infrastructure, and biodiversity-led landscaping into your future.

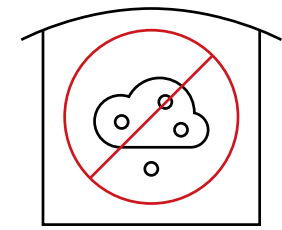
Measured and ensured by **science based targets.**



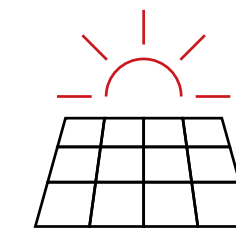
Targeting BREEAM 'Excellent'



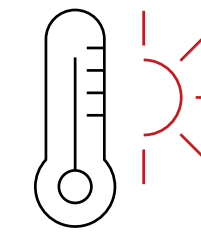
Targeting EPC 'A+'



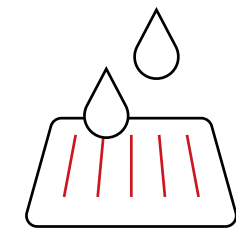
Carbon neutral build options available



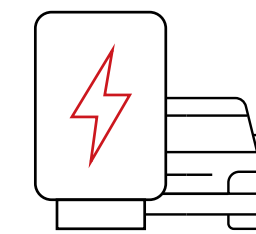
Photovoltaic panels



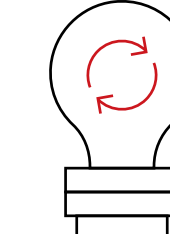
Solar thermal heating



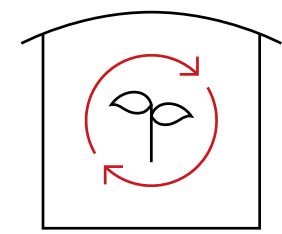
Rainwater harvesting



Electric vehicle charging



Low energy high frequency lighting



Sustainable interiors

STABILITY AND PRODUCTIVITY

Made possible by a local
and **talented** workforce.

With over 1.5 million people within a 45-minute commute, SEGRO Logistics Park Radlett gives occupiers access to a large, skilled, and diverse labour pool.

What's more, strong local employment partnerships, sustainable transport links, and onsite wellbeing initiatives help attract and retain your talent.

Outstanding access to talent:

8.9 million	46.6 million	£36.7k	677,000
population within a 1-hour drive	population within a 4-hour drive	average 2025 salary within 30-minute drive	workforce within 30-minute drive



Finding a property

Customer experience

Business growth

THE SPACE WHERE **EXTRAORDINARY** THINGS HAPPEN

Our purpose is to enable our customers to achieve the extraordinary. To do this, we understand that our buildings are only a small part of your journey to success.

At SEGRO, when you become a customer, you locate to a SEGRO Park but join the SEGRO community.

Benefits you will experience:

Finding the perfect property

100+ years of customer expertise

Planning consultation

Flexible leases

Built-to-suit specialists

Transparent and supported lease process

SEGRO LOGISTICS PARK RADLETT

Radlett | AL2 2ET | [///Ports.Print.Push](#)

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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