

SEGRO PARK Wapping

Central London industrial
and logistics space

Available to pre-let

The Highway, E1W 3HS

Ultra-urban units
ranging from
12,808 – 63,360 sq ft

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



SEGRO

Central to *city* life

Positioned in Zone 2, with unparalleled proximity to central London, SEGRO Park Wapping is available to pre-let with construction ready to commence immediately and a contractor already appointed.

This is a rare and exceptional opportunity to position your business at a centrally located new ultra-urban industrial and logistics hub in London.

With seven best-in-class warehouse units, the space is designed to help support your supply chain and last-mile logistics operations, serving both customers and communities in the heart of the city.



Computer generated image of SEGRO Park Wapping



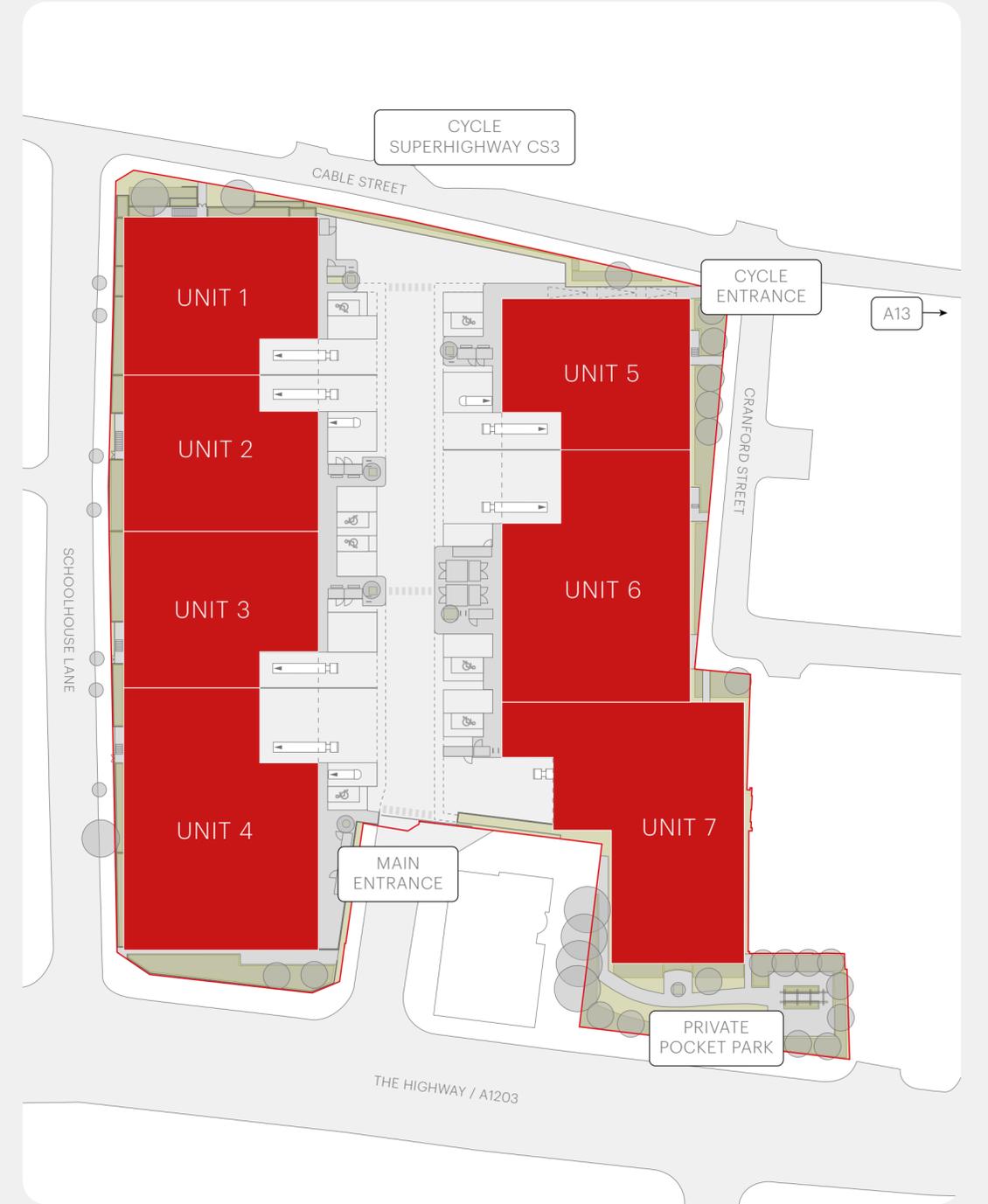
Last-mile industrial space

With varying sizes across the units, all seven will be built to the highest industrial standard—adaptable to your specific operation.

Incorporating brickwork traditional to the area, the development blends seamlessly with the surrounding landscape.

	Floor	Sq Ft	Sq M
Unit 1	Ground floor Warehouse	7,798	724
	First floor Warehouse	2,425	225
	First & second floor Office	3,464	322
	TOTAL	13,687	1,272
Unit 2	Ground floor Warehouse	7,719	717
	First floor Warehouse	2,496	232
	First & second floor Office	3,265	303
	TOTAL	13,480	1,252
Unit 3	Ground floor Warehouse	7,719	717
	First floor Warehouse	2,496	232
	First & second floor Office	3,323	309
	TOTAL	13,538	1,258
Unit 4	Ground floor Warehouse	12,943	1,202
	First floor Warehouse	4,415	410
	First & second floor Office	5,297	492
	TOTAL	22,655	2,105
Unit 5	Ground floor Warehouse	7,230	672
	First floor Warehouse	2,277	212
	First & second floor Office	3,302	307
	TOTAL	12,808	1,190
Unit 6	Ground floor Warehouse	12,135	1,127
	First floor Warehouse	4,338	403
	First & second floor Office	5,057	470
	TOTAL	21,531	2,000
Unit 7	Ground floor Warehouse	11,197	1,040
	First floor Warehouse & office	5,559	516
	TOTAL	16,756	1,557

All areas are approximate and calculated on a gross external space (GEA) basis. Units available individually or combined.

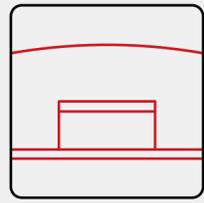




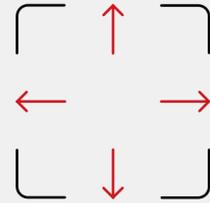
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Computer generated image of SEGRO Park Wapping

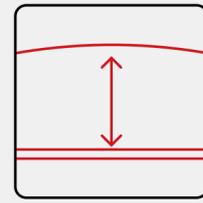




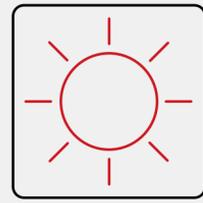
Up to 2 level access doors



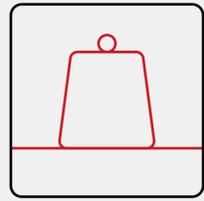
18m yard depth



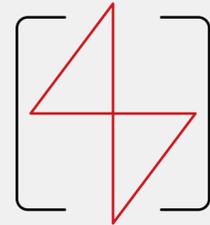
12m clear height



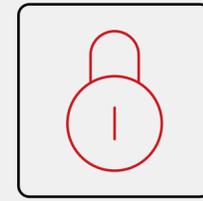
Ample natural light



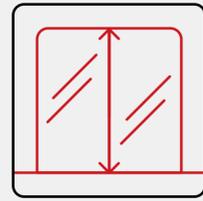
50KN/m² floor loading



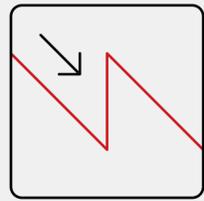
2MVA power (potential for up to 5MVA)



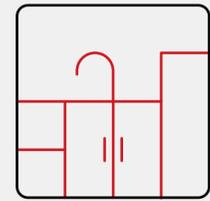
24/7 security and gated entrances



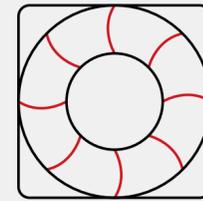
Full height glazing to office elevations



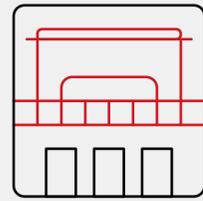
Northlit industrial roof



Modern kitchenette facilities



Comfort cooling and heating



Office balconies

High spec at its centre

The specification will be nothing short of exceptional with a comprehensive suite of cutting-edge features including energy-efficient LED lighting, comfort cooling and heating systems, all meticulously integrated for optimal performance.

Each unit will benefit from 12m clear height, 18m service yards, level access loading doors, and a share of 2 MVA power. Arranged over three floors, the space offers flexibility with the first and second floors suited to office fit out, enabling hybrid production and office use. The second floor includes high-quality fitted office space, while the first floor mezzanine can also serve as office or storage.





Computer generated image of SEGRO Park Wapping

Central to a cleaner future

Sustainability is at the heart of our design, to ensure we're having a positive impact on customers' operations. The site is targeting BREEAM 'Outstanding' and EPC A+ rating demonstrating our dedication to an eco-conscious development.

Employees will also benefit from a private pocket park, thoughtfully landscaped with trees, shrubs, flowers, and outdoor seating. In addition, nearby gardens, parks, and riverside trails provide natural spaces to enjoy.

- London Bridge 2.5 miles
- Waterloo 3.1 miles
- Soho 4.3 miles
- The City 1.4 miles

The Highway (A1203)

SEGRO PARK Wapping



Central to servicing London

Computer generated image of SEGRO Park Wapping. Source: Google Maps. Drive time distances are approximate only.

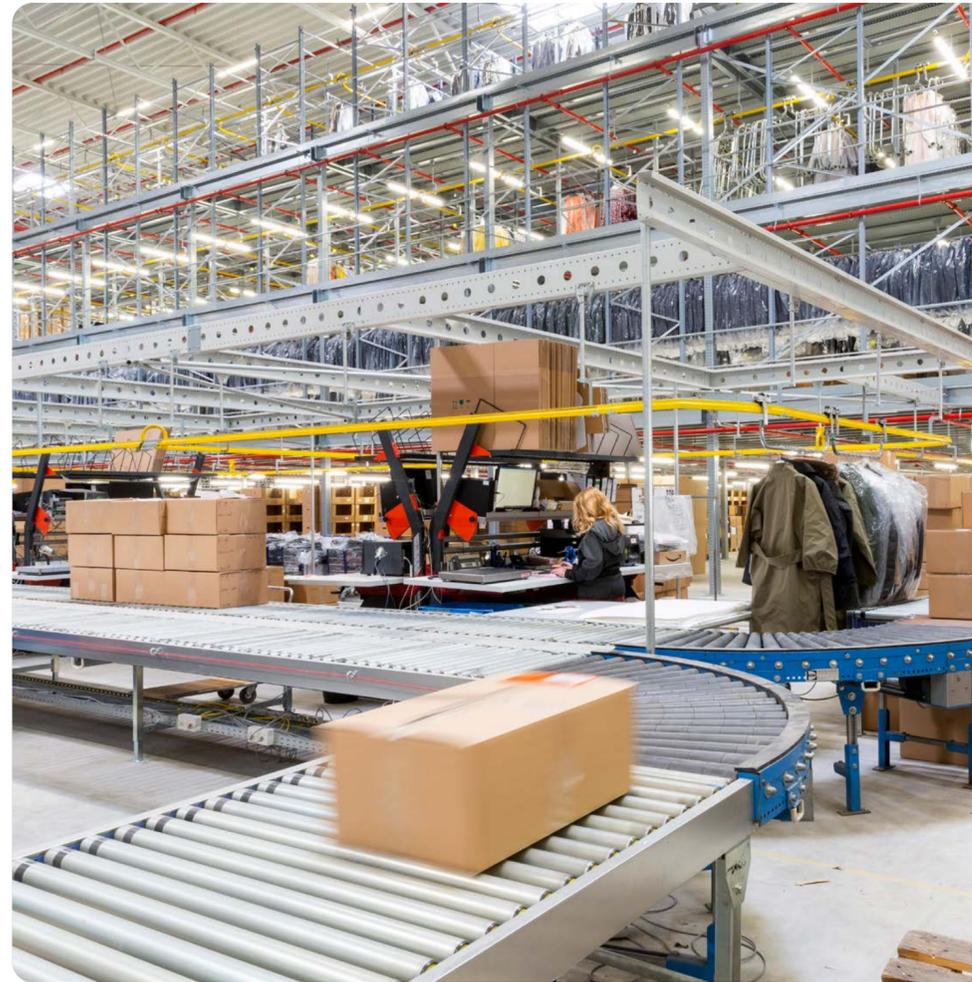


An epicentre of activity

London is bustling with opportunity and Wapping puts you at the heart of it. Home to an eclectic array of businesses, the capital is a powerhouse for growth. SEGRO Park Wapping is perfectly situated to meet the demands of central London and its vast customer base.

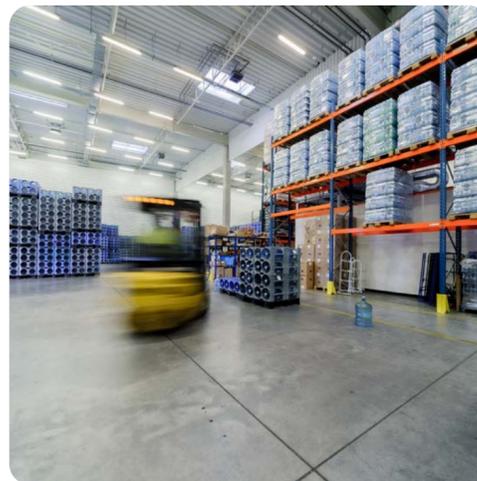
Whether you're distributing goods, servicing clients, or scaling up operations, SEGRO Park Wapping positions you for success.

18,570
active businesses in
Tower Hamlets



546,000
people within a 1 hour walk

282,575
active businesses in
Inner London



12.4M
people within a 1 hour drive



Sources: Smappen, The Office for National Statistics





Limehouse
🚶🚇

Canary Wharf
2.3 miles

SEGRO PARK
Wapping

Cycle Superhighway
CS3

The Highway
(A1203)

Fronting the Highway (A1203), SEGRO Park Wapping provides easy access to both Canary Wharf and the City of London. With direct links to the Cycle Superhighway 3, commuting has never been easier.

Computer generated image of SEGRO Park Wapping



Walking

Limehouse
09 mins
e

Shadwell
12 mins
e e

Wapping
16 mins
e

Walking times based on Google Maps travel from SEGRO Park Wapping

Cycling

Tower Hill
07 mins
e e

Canary Wharf
10 mins
e e e

London Bridge
15 mins
e e

Cycling times based on Google Maps travel from SEGRO Park Wapping

Underground

Canary Wharf
04 mins
e e e

Bank
06 mins
e e e e

Bond Street
18 mins
e e e

Underground times based on Google Maps travel from Limehouse

Overground, underground and breaking new ground

Perfectly primed to be your east London last-mile hub, SEGRO Park Wapping boasts immaculate inner city connections via road and rail.

Cycle superhighway 3

Direct access including separate cycle entrance for deliveries and commuters.

Direct links to London

Easy access to central London, the City and the docklands.

PTAL 6 rating

Received the highest score for public transportation.



Central to roads, routes, railways and rivers

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

Driving distances

	Miles	Mins
A1203	0.1	01
A13	0.3	03
A11	1.5	08
Canary Wharf	2.3	09
The City	2.5	19
London City Airport	4.8	14
M25 (J27)	18.6	25

Drive times based on Google Maps





Surrounded by places people love



Full of colour, character and community

Wapping offers plenty to enhance employee wellbeing. It's home to scenic riverside walks, independent cafés, and welcoming pubs, perfect for unwinding after work. Local amenities, including shops and gyms, making it convenient for running errands or staying active.

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

- | | | | |
|---|-----------------------------|----|------------------------------|
| 1 | The Prospect of Whitby | 9 | King Edward Memorial Park |
| 2 | Ratcliffe Beach | 10 | The Craft Beer Co. Limehouse |
| 3 | PureGym Limehouse | 11 | Il Bordello |
| 4 | The Baklava Company | 12 | Two Magpies Café |
| 5 | Holy Cow Fine Indian Dining | 13 | Boots Pharmacy |
| 6 | Bread Street Kitchen & Bar | 14 | Tesco Express |
| 7 | Prince Regent Limehouse | 15 | Sainsbury's Local |
| 8 | St. James' Gardens | 16 | Tobacco Dock |





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 said to us, ‘we want to grow with you, and we can see this happening’.

Paul Finch, Finch Electrical Distribution Ltd

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SEGRO PARK Wapping

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](https://www.segro.com)



Luca Nardini
020 3151 0286

Nicholas Peters
020 3151 0290



Victoria Foster
020 3151 0315

Abigail Cunningham
020 3151 0316



Jeremy Grundy
020 3151 0350

Andrew Hughes
020 3151 0351

Central to city life
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