

SEGRO LOGISTICS PARK RADLETT

DC3 BUILD-TO-SUIT PLOT:
OUTLINE PLANNING C.239,000 SQ FT

The London Strategic Rail Freight Interchange

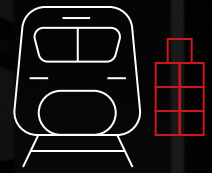
The UK's only logistics park on the
M25 and M1 motorway networks

238 573

DC3 OUTLINE PLANNING

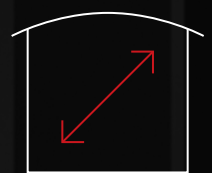
	sq m	sq ft
Warehouse	17,757	191,135
Office	867	9,335
Hub office	465	5,000
Gatehouse	24	262
Total area	19,113	205,732
Mezzanine	3,051	32,841
Total area (inc. Mezzanine)	22,164	238,573

DC3 Estate features



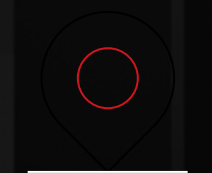
Rail connectivity

Access to an on-site strategic rail freight interchange making it the gateway to the UK's distribution network with improved access to London via W12 gauge clearance on the Midlands Mainline



Development capability

Build to Suit opportunities up to 1 million sq ft



Unrivalled location


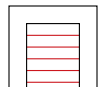
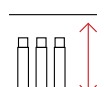

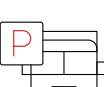
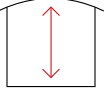
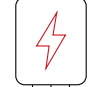
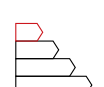

UK's only logistics park on the M1 and M25 motorway networks

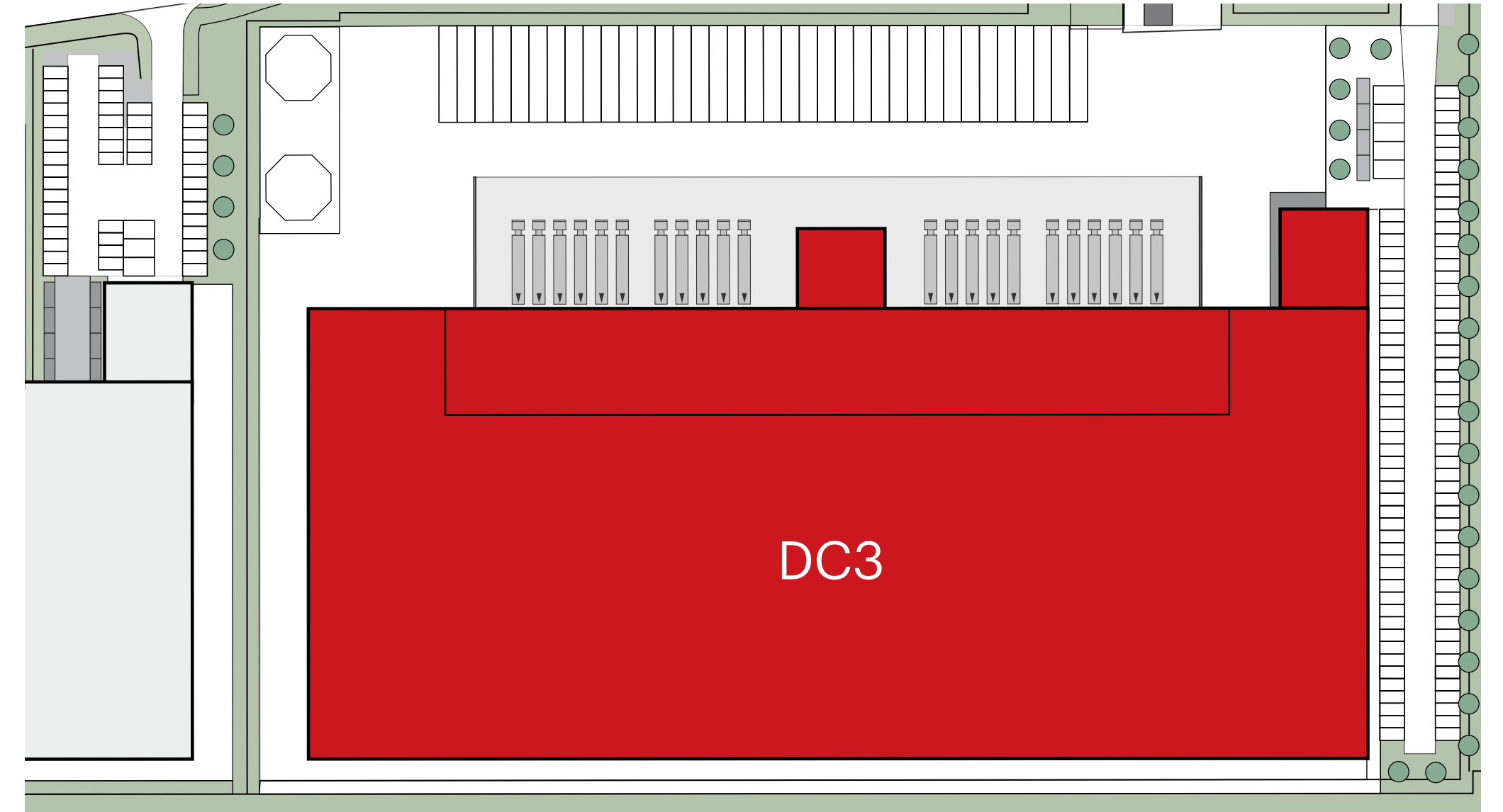


Excellent green credentials

Targeting both BREEAM 'Excellent' and EPC A+ with carbon neutral build options available

DC3 Specification

-  **22** Dock loading doors
-  **2** Level access loading doors
-  **55m** Yard depth
-  **107** Car parking spaces
-  **36** HGV parking spaces
-  Flexible eaves height of up to **20m**
-  **18MVA** power available on-site
-  Targeting **EPC A+**
-  Targeting BREEAM 'Excellent'



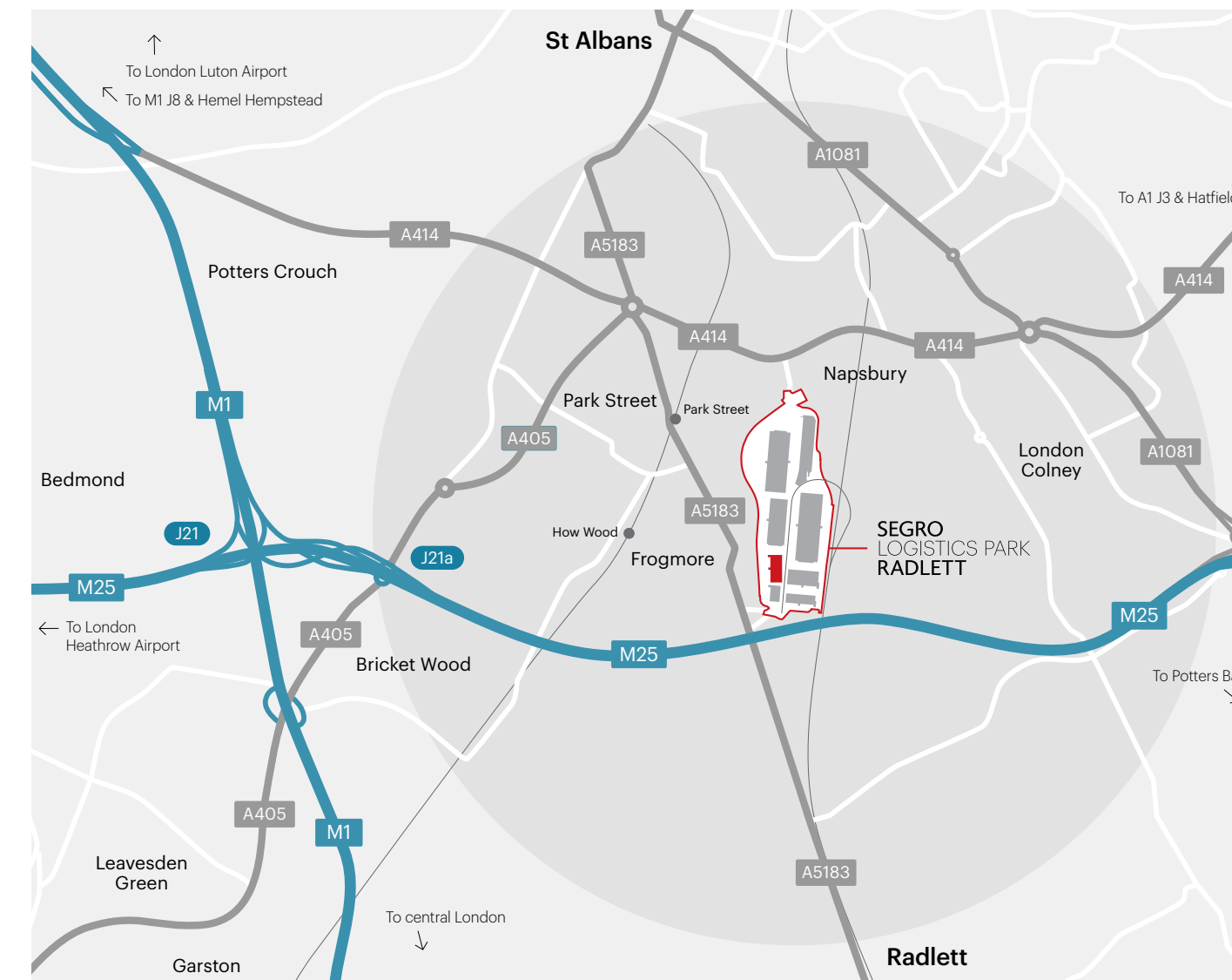
DC3 Location

Radlett | AL2 2ET | ///Ports.Print.Push

Distances:

M1 J8	4.5 miles	6 mins
M25 J23 / A1(M) J1	5.5 miles	7 mins
London	26 miles	50 mins
M6 J1 / M1 J19	65 miles	1 hr 20 mins
Birmingham	99 miles	1 hr 40 mins
Sheffield	149 miles	2 hrs 3 mins
Manchester	181 miles	2 hrs 20 mins

Sources: Google Maps and londonmidland.com



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.

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