

# A ONE-OF-A-KIND INDUSTRIAL SPACE: CENTRAL LONDON'S MOST SUSTAINABLE AND PROGRESSIVE REFURBISHMENT

SEGRO CENTRE  
**KENTISH  
TOWN**

3-6 SPRING PLACE, NW5 3BA

21,910 SQ FT (2,036 SQ M) TO LET

COMPLETE IN Q3 2023 | SUITABLE FOR B2 USE

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

**SEGRO**



# A REINVENTION THAT EXCEEDS ALL EXPECTATIONS

## THE VISION

SEGRO Centre Kentish Town will be the ideal industrial space for innovative businesses looking for a space that matches their ambition. Modern, vibrant, and meeting the highest sustainability standards, its 21,910 sq ft of space is close to central London, and flexible enough to allow for adaptation to a wide range of different business needs.

SEGRO Centre Kentish Town will be ready for occupation from Q3 2023.



# MAKE LONDON YOUR OWN



## THE LOCATION

More than just a cutting-edge, highly sustainable warehouse space, SEGRO Centre Kentish Town's Zone 2 location offers seamless links to Camden, central London, and the rest of the capital, unlocking true industrial agility on a rare scale.

## WALKING DISTANCES

KENTISH TOWN	8 mins
KENTISH TOWN WEST	6 mins
HAMPSTEAD HEATH	Less than 20 mins

Source: Google Maps

## DISTANCES (BY CAR)

KENTISH TOWN WEST	0.3 miles	2 mins
KENTISH TOWN RAILWAY	0.4 miles	3 mins
A1	1.7 miles	8 mins
CITY OF LONDON	4.3 miles	16 mins
M1 (J1)	5.7 miles	16 mins
M25 (J24)	11.4 miles	26 mins

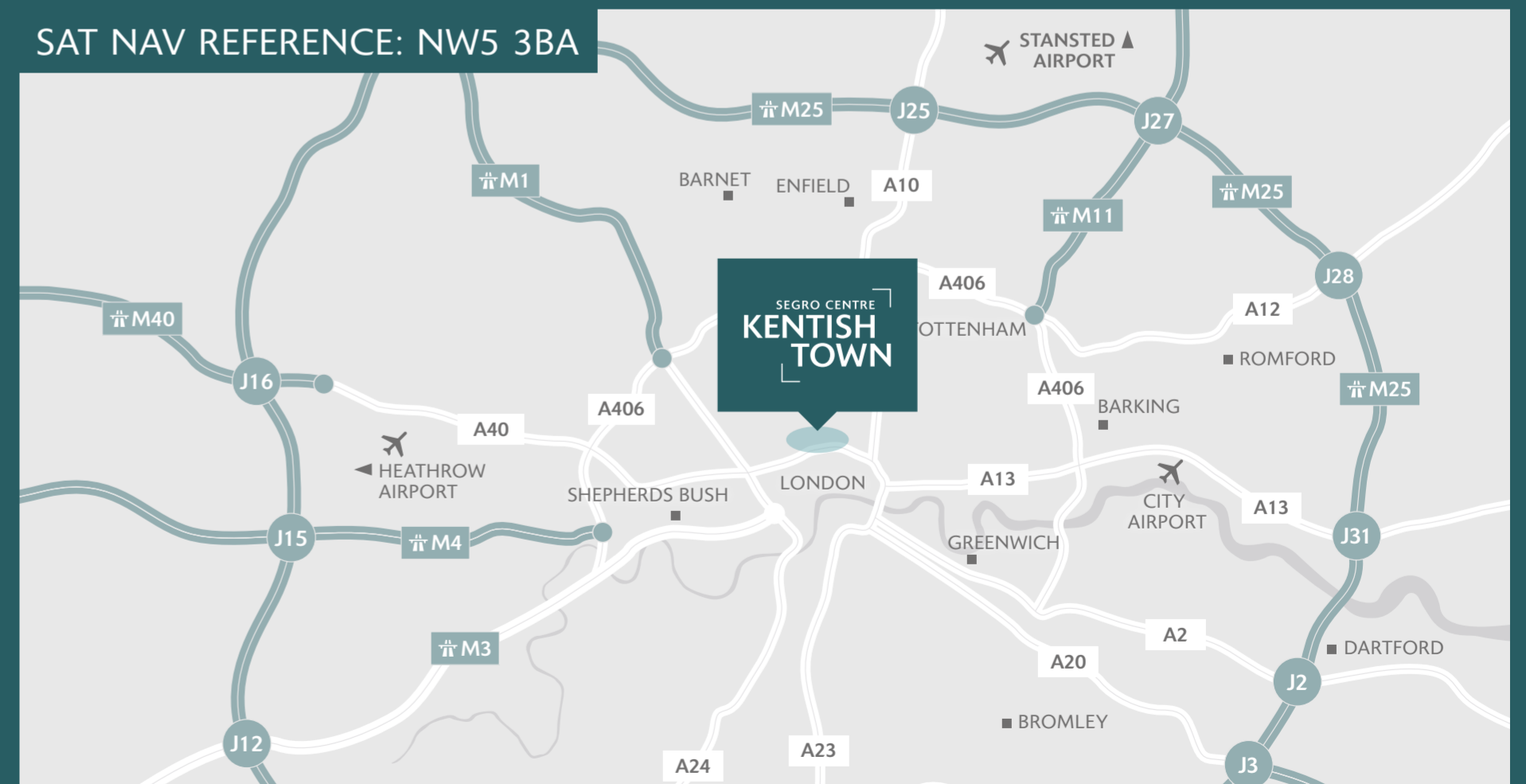
Source: Google Maps

## TRAIN TIMES

KINGS CROSS	7 mins
OXFORD CIRCUS	7 mins
FARRINGDON	10 mins
ST PAUL'S	14 mins
BANK	16 mins

Source: Google Maps

SAT NAV REFERENCE: NW5 3BA

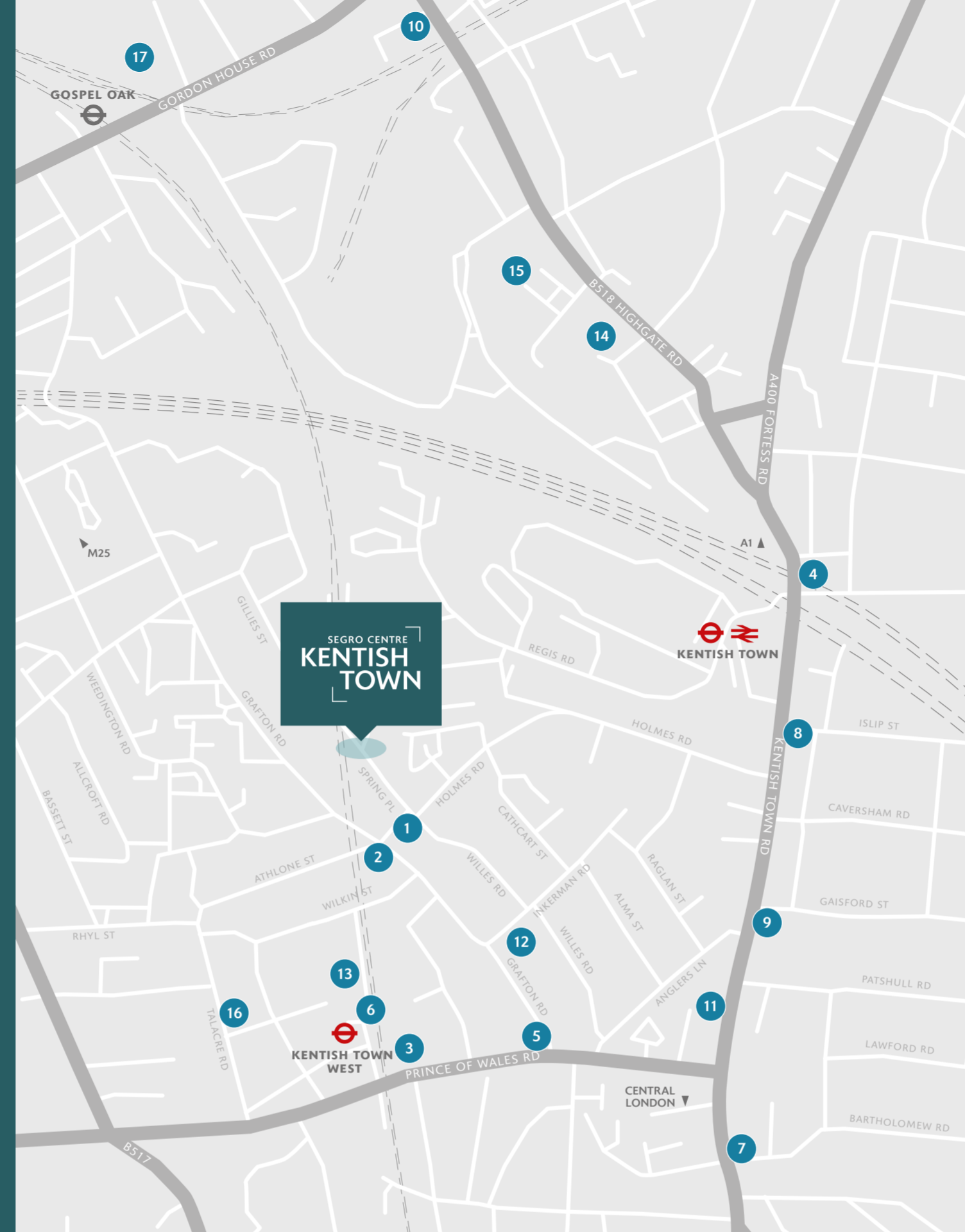




# LOCAL AREA ACCESS

## POWER OF CONNECTIVITY

One of London's most character-filled and iconic neighbourhoods, Kentish Town has a wealth of amenities and experiences on offer that all contribute to a better, more holistic working environment. Plus, it's one of the capital's best-connected areas, with plenty of great transport links that make journeys across the city quicker and easier.



### Local Area

#### RESTAURANTS & CAFES

- 1 Pho Ta Vietnamese Street Food <100 yards
- 2 Andy's Sandwich Bar 0.1 miles
- 3 The Fields Beneath 0.2 miles
- 4 Saint Espresso Bar & Kitchen 0.4 miles

#### PUBS

- 5 The Grafton 0.2 miles
- 6 Camden Beer Hall 0.3 miles
- 7 Abbey Tavern 0.4 miles

#### RETAIL

- 8 Co-op Food 0.3 miles
- 9 Earth Natural Foods 0.3 miles
- 10 Goods Grocery 0.8 miles
- 11 Tesco Express 0.3 miles

#### SPORTS & LEISURE

- 12 Kentish Town Sports Centre 0.2 miles
- 13 Talacre Community Sports Centre 0.3 miles
- 14 The Basement LDN Gym 0.6 miles
- 15 PureGym Kentish Town 0.8 miles

#### GREEN SPACES

- 16 Talacre Gardens 0.3 miles
- 17 Parliament Hill Fields, Hampstead Heath 0.7 miles



From chic cafés and trendy coffee shops to a bustling nightlife scene with all sorts of different pubs and bars, there's plenty of excitement on the menu.



The Camden borough surrounding Kentish Town is well-known for its great shopping, with independent boutiques, big-name outlets, and quirky family-run institutions dotted around the surrounding area.



Head to one of the area's many gyms to get the blood pumping over lunch, or book in a personal training session to really work up a sweat after work.





Last but not least, Kentish Town's public green spaces are fantastic community assets, and perfect places to go for some fresh air or to unwind with a coffee.





CANARY WHARF

CITY OF LONDON

KING'S CROSS   
ST PANCRAS 

SOUTH BANK


WEST END



CAMDEN ROAD 

CAMDEN UNDERGROUND 

REGENTS PARK 

KENTISH TOWN ROAD

KENTISH TOWN WEST 

 KENTISH TOWN 

SEGRO CENTRE  
KENTISH  
TOWN

 HAMPSTEAD HEATH

EASY ACCESS  
TO LONDON



REFURBISHED INTERNAL AND EXTERNAL BRICKWORK



NEW ENTRANCE LOBBY



Setting New Standards

Example customer fit-out

BIKE STORE AND LOCKER ROOM



NEW ROOF THAT IMPROVES NATURAL LIGHT





# INNOVATING TO MAKE AN IMPACT ON OUR ENVIRONMENT

SEGRO Centre Kentish Town is designed to facilitate more efficient, more sustainable operations, as well as the adoption of greener transportation.



## INNOVATIVE SUSTAINABLE MEASURES

SEGRO Centre Kentish Town will set a benchmark for sustainable and environmentally friendly space of this type in London by incorporating modern innovations such as LED lighting (60,000 hours of life), air purifying paint, electric car charging points and PV panels.



## BENCHMARK ENVIRONMENTAL STANDARDS

SEGRO Centre Kentish Town will achieve: EPC A+ / Net Carbon Zero / BREEAM 'Outstanding'.



## RENEWABLE ENERGY

Photovoltaic panels that generate electricity from the sun will produce enough renewable electricity to power the unit – the equivalent of 9.5 average households each day or saving the amount of carbon saved by 306 new trees.



## REDUCING AIR POLLUTION

External green living walls will extract harmful gases from the atmosphere, such as Nitrogen Dioxide, allowing for cleaner air to circulate.



## SUPPORTING TRANSPORT ELECTRIFICATION

With the future of transport changing, SEGRO Centre Kentish Town will provide state-of-the-art infrastructure to support electric vehicle charging points and encourage the use of electric fleets.



## RAINWATER HARVESTING

Modern rainwater harvesting technology will be used to collect and supply water to facilities such as the toilets, to act as a natural and renewable source and reduce the site's impact on Camden's water supplies.



## WALKING AND CYCLING TO WORK

London is one of the world's best cities for active commutes, and modern facilities, cycle racks and a locker room will be installed to encourage employees to cycle, run and walk to work.



Insulated materials reducing heat loss and noise

Rainwater harvesting collecting rain water for WCs

PV panels generating renewable electricity

Mechanical ventilation & heat recovery improving heating, cooling and efficiency

Airlite paint helping to purify the air

Double glazed windows retaining heat and improving efficiency

Infrastructure for electric vehicle charging points to power service vehicles if required

Low-flush toilets saving on water use

LED and daylight dimming lights reducing energy consumption

Green living walls improving air quality and energy levels

Sectional insulated doors reducing heat loss and noise



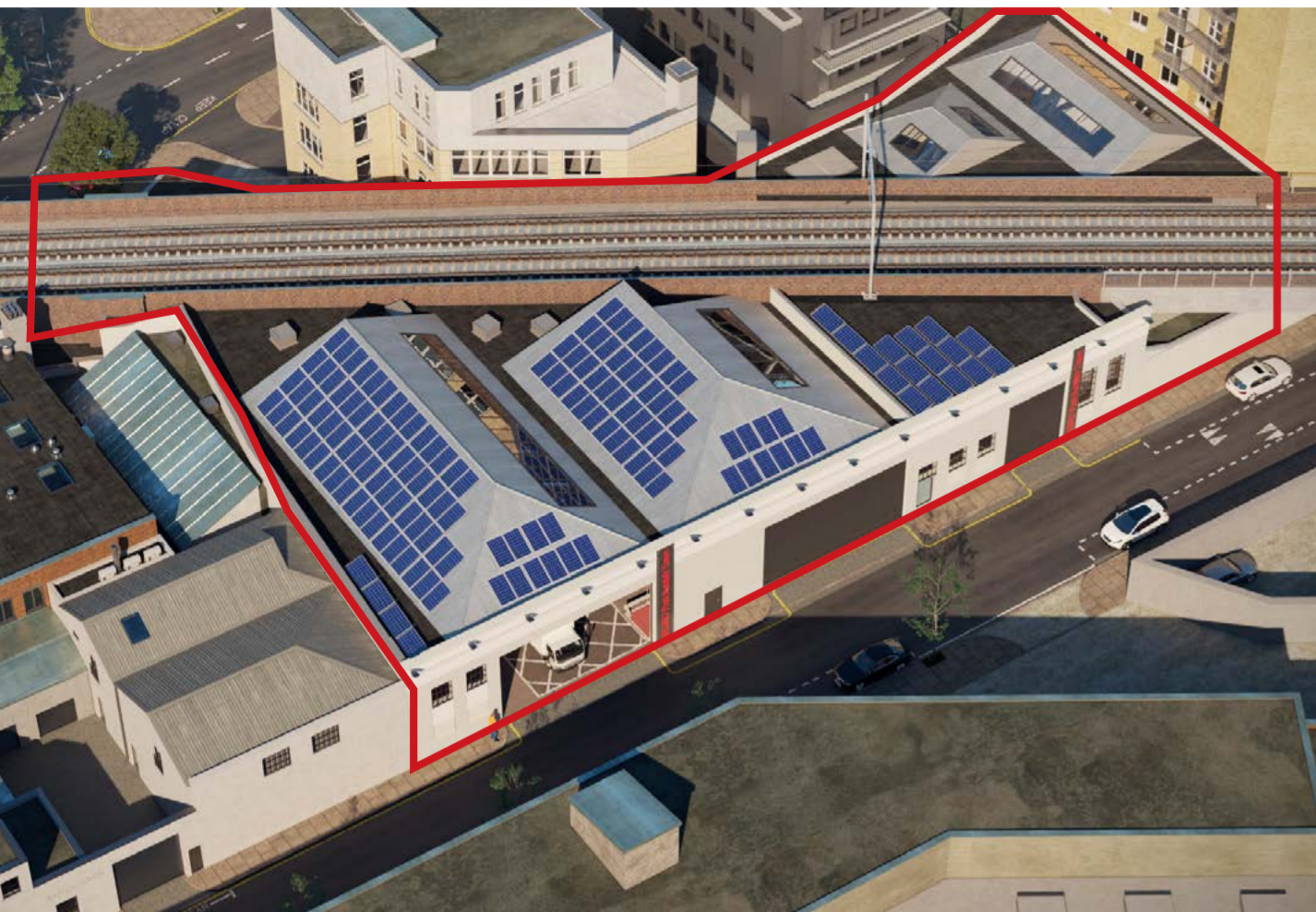
OFFICES



LOCKER ROOM



# IMAGINATIVE SPACE THAT FLEXES FOR BUSINESS NEEDS



## VERSATILE SPACE

SEGRO Centre Kentish Town is designed with flexibility at its core. Its high-specification warehouse spaces can be easily adapted to suit a range of industrial business needs, and ancillary facilities and amenities make it a full-service solution for the long term.

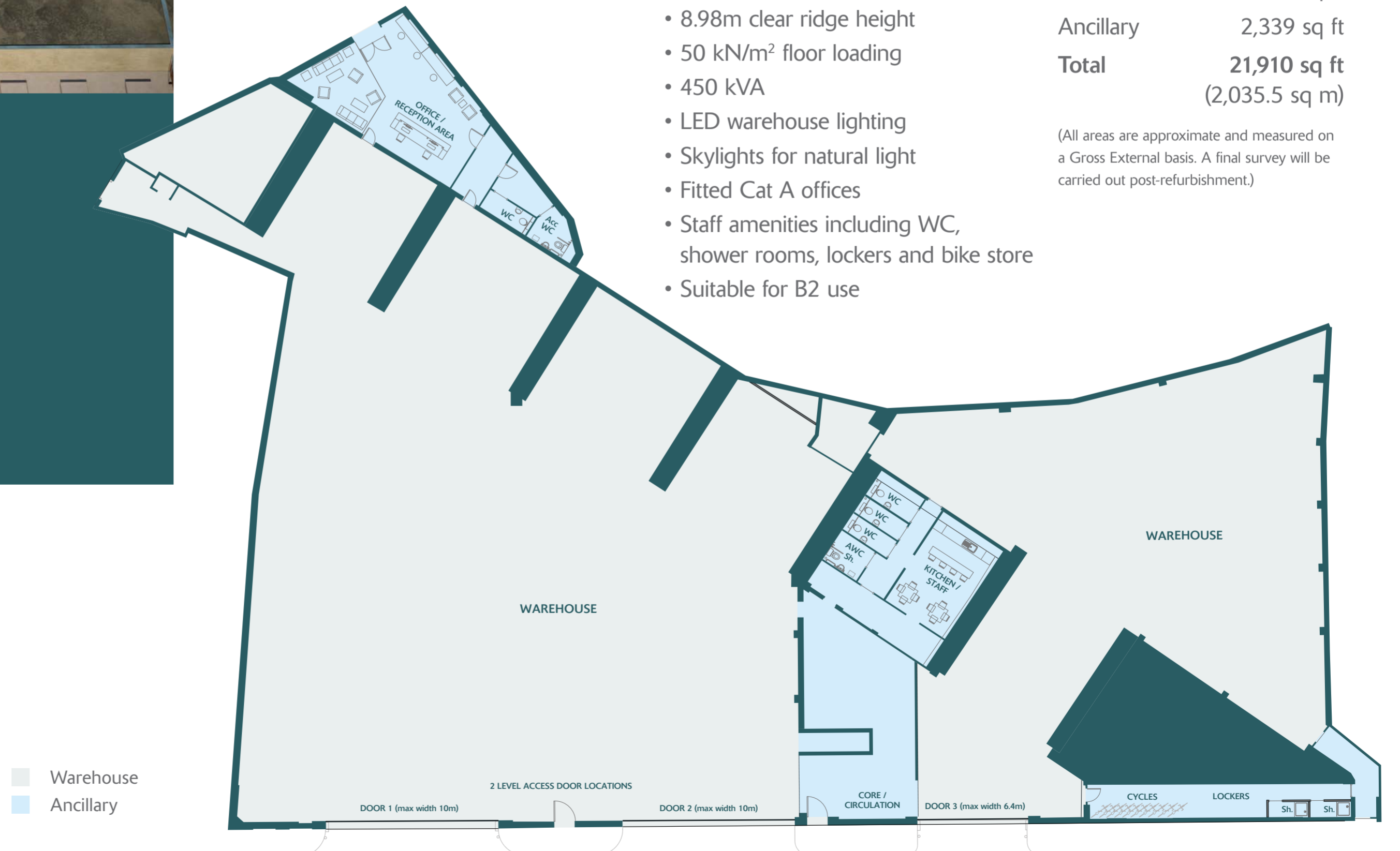
### BUILDING SPECIFICATION

- Three level-access loading doors
- 5.45m clear height
- 8.98m clear ridge height
- 50 kN/m<sup>2</sup> floor loading
- 450 kVA
- LED warehouse lighting
- Skylights for natural light
- Fitted Cat A offices
- Staff amenities including WC, shower rooms, lockers and bike store
- Suitable for B2 use

### ACCOMMODATION

Warehouse	17,624 sq ft
Office	1,947 sq ft
Ancillary	2,339 sq ft
<b>Total</b>	<b>21,910 sq ft</b> (2,035.5 sq m)

(All areas are approximate and measured on a Gross External basis. A final survey will be carried out post-refurbishment.)





# INDICATIVE LAYOUT

FOOD PRODUCTION





# INDICATIVE LAYOUT

CREATIVE INDUSTRIES





# INDICATIVE LAYOUT

WORKSHOP SPACE





# LIVING, BREATHING SPACE TO THINK

## EMPLOYEE WELLBEING

SEGRO is a member of the International WELL Building Institute and a founding member of the UK Green Building Council. As such, we've put the health and wellness of our customers, and their teams, at the heart of this building's design and refurbishment.



Considerable thought has gone into the site's wellness facilities and how they create a pleasant working environment. Modern facilities including showers and changing rooms will be available for employee use. Living green walls externally will improve air quality and promote wellbeing, while intelligent heating and cooling systems provide optimal comfort.



# HAPPILY EVER AFTERCARE

## SEGRO AS A LANDLORD

By working closely with local stakeholders, SEGRO enables businesses to thrive. Future-proofing new buildings and providing ongoing support and access to training and recruitment opportunities meets the changing needs of customers. And our personal approach ensures we're always asking questions to better understand those needs.

### Customer service

All customers benefit from a dedicated Asset Management and Property Management team, a relationship that adds real value to your business. SEGRO is committed to providing on-going support for customers through high-quality service standards, flexibility and innovative property solutions.

### Employment & training

SEGRO's Partnership Development Team works with customers to understand their recruitment needs and, through a network of partners, can help customers to access a local talented workforce as well as training providers.



# SEGRO CENTRE KENTISH TOWN

## CONTACT

Enquire at:  
[SEGRO.com/centrekentishtown](https://www.segro.com/centrekentishtown)  
or call our agents below.



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## ABOUT SEGRO

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 9.9 million square metres of space (106 million square feet) valued at £20.9 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](https://www.segro.com) for further information.