

# 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

# Wapping



# 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





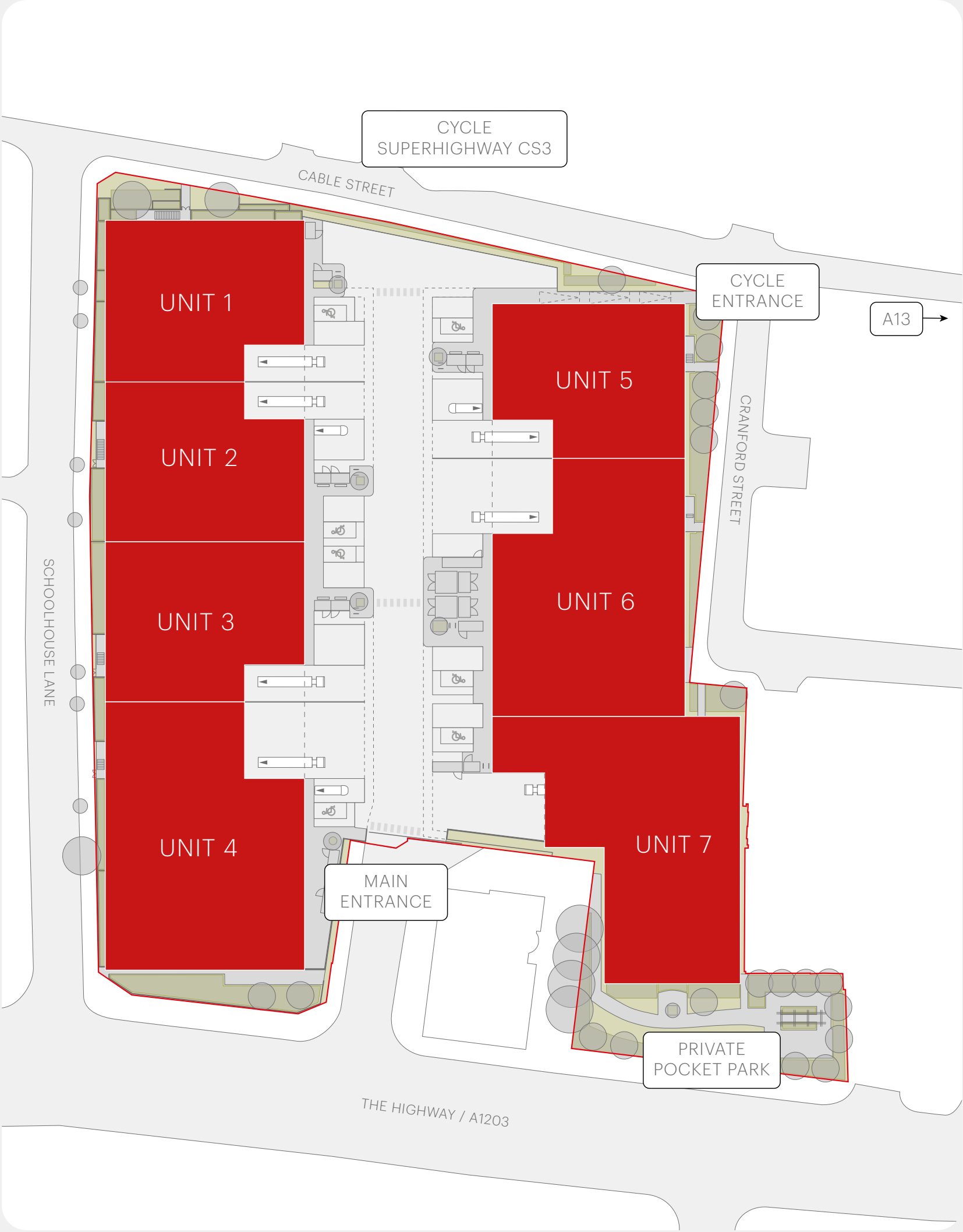
# Last-mile industrial space

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.



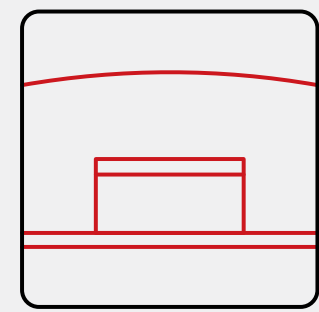




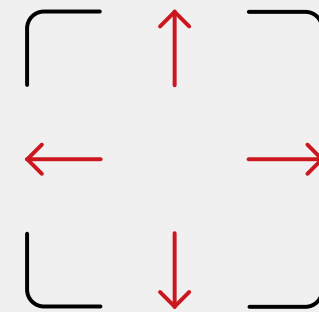
Computer generated image of SEGRO Park Wapping



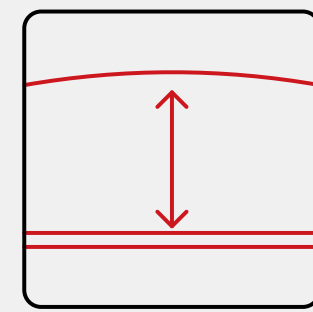




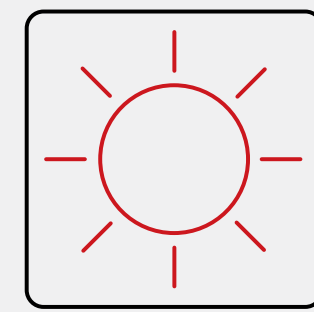
Up to 2 level  
access doors



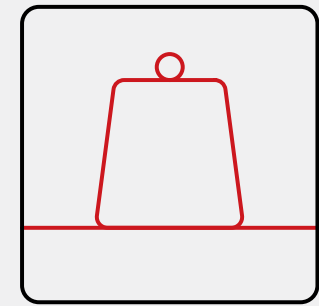
18m yard  
depth



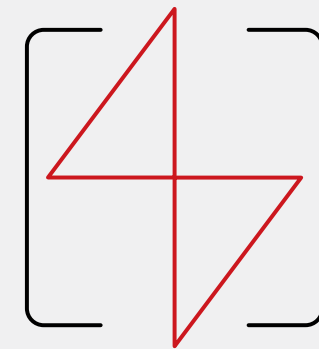
12m clear  
height



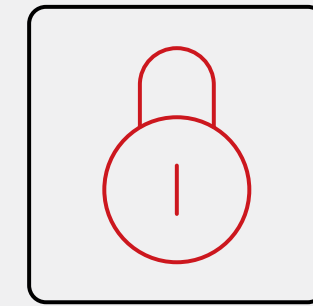
Ample  
natural light



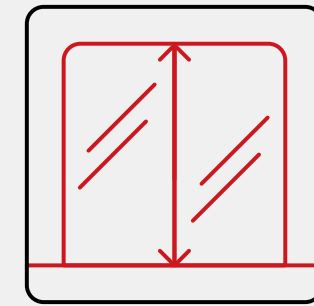
50KN/m<sup>2</sup>  
floor loading



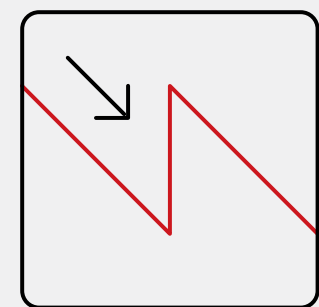
2MVA power  
(potential for up to 5MVA)



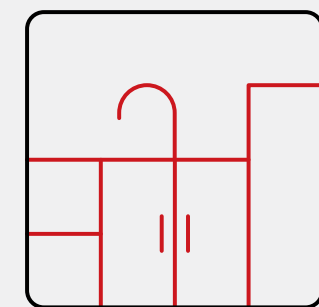
24/7 security and  
gated entrances



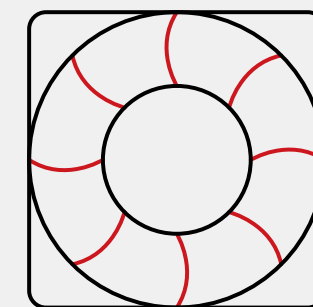
Full height glazing  
to office elevations



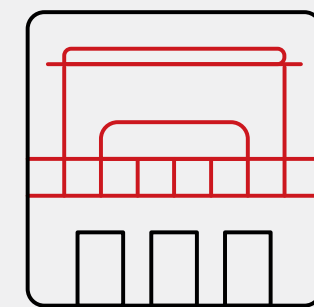
Northlit  
industrial roof



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

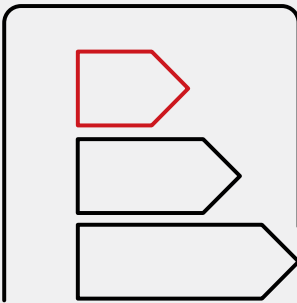




# Central to a cleaner future

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.

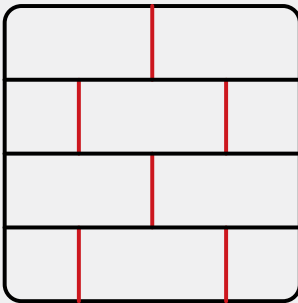
Employees will also benefit from a private pocket park, thoughtfully landscaped with trees, shrubs, flowers, and outdoor seating. In addition, nearby gardens, parks, and riverside trails provide natural spaces to enjoy.



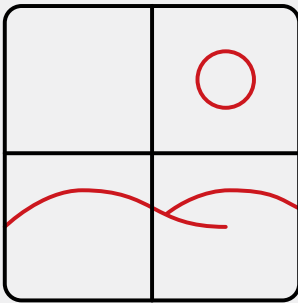
Targeting EPC A+



Targeting BREEAM 'Outstanding'



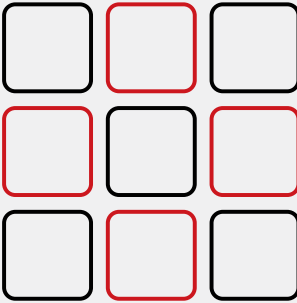
Reclaimed materials



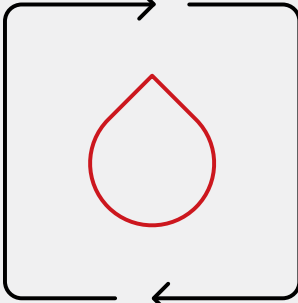
WELL principles



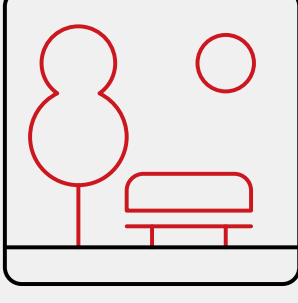
Electric vehicle charging



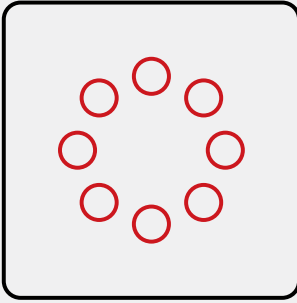
Photovoltaic panels



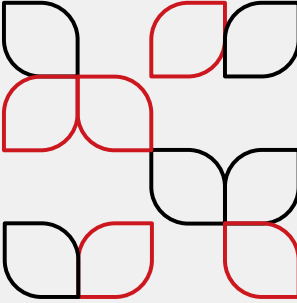
Rainwater harvesting



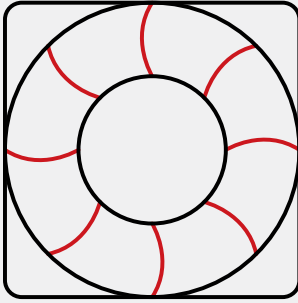
Private pocket park



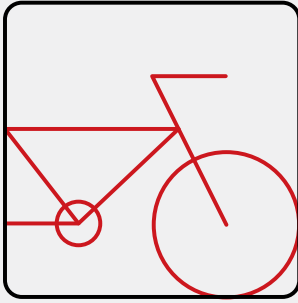
LED lighting



Landscaping and biodiversity



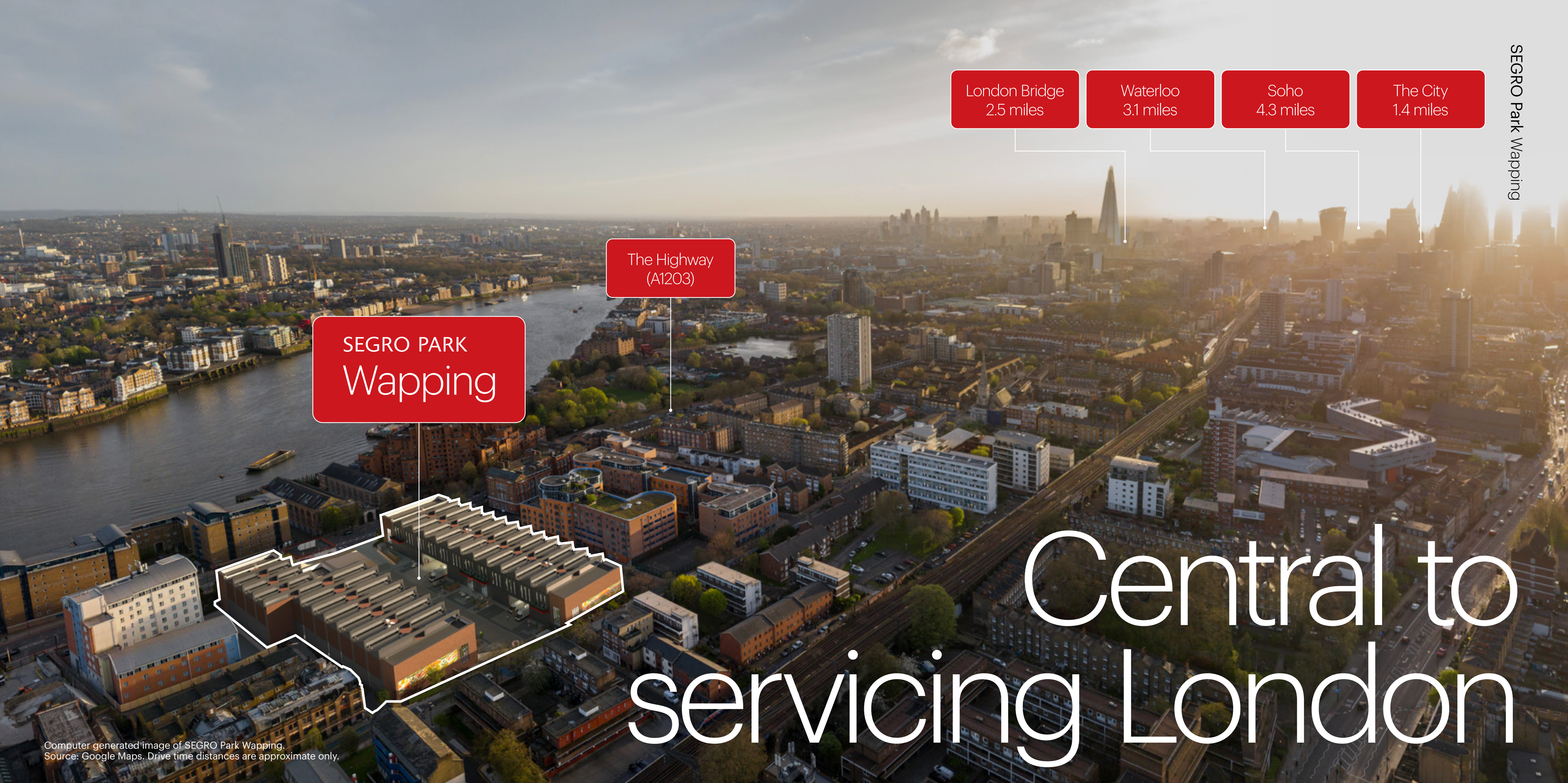
Air source heat pumps



Cycle facilities







SEGRO PARK  
Wapping

The Highway  
(A1203)

London Bridge  
2.5 miles

Waterloo  
3.1 miles

Soho  
4.3 miles

The City  
1.4 miles

# 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	Cycling	Underground
<div><div>Limehouse</div><div>09 mins</div><div></div></div>	<div><div>Tower Hill</div><div>07 mins</div><div> </div></div>	<div><div>Canary Wharf</div><div>04 mins</div><div>  </div></div>
<div><div>Shadwell</div><div>12 mins</div><div> </div></div>	<div><div>Canary Wharf</div><div>10 mins</div><div>  </div></div>	<div><div>Bank</div><div>06 mins</div><div>   </div></div>
<div><div>Wapping</div><div>16 mins</div><div></div></div>	<div><div>London Bridge</div><div>15 mins</div><div> </div></div>	<div><div>Bond Street</div><div>18 mins</div><div>  </div></div>
<div>Walking times based on Google Maps travel from SEGRO Park Wapping</div>	<div>Cycling times based on Google Maps travel from SEGRO Park Wapping</div>	<div>Underground times based on Google Maps travel from Limehouse</div>

# 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
- 2

Ratcliffe Beach
- 3

PureGym Limehouse
- 4

The Baklava Company
- 5

Holy Cow Fine Indian Dining
- 6

Bread Street Kitchen & Bar
- 7

Prince Regent Limehouse
- 8

St. James' Gardens
- 9

King Edward Memorial Park
- 10

The Craft Beer Co. Limehouse
- 11

Il Bordello
- 12

Two Magpies Café
- 13

Boots Pharmacy
- 14

Tesco Express
- 15

Sainsbury's Local
- 16

Tobacco Dock



SEGRO Park Wapping







# 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

”



# SEGRO PARK Wapping

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.



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