

SEGRO PARK

CANNING

TOWN

LONDON
E16 4ST

UNIT 8



17,850 SQ FT
(1,658 SQ M)

NEWLY REFURBISHED

[SEGRO.com/parkcanningtown](https://www.segro.com/parkcanningtown)

SEGRO



WELL-PLACED FOR
ACCESS TO PORTS



Unit 8 at SEGRO Park Canning Town provides 17,850 sq ft (1,658 sq m) of rare urban warehouse space in one of London's most premium and well-connected city logistics parks.

The estate has undergone significant improvement works during 2022 including the construction of a new security gatehouse. Here's why a variety of businesses have already set up shop and called SEGRO Park Canning Town home:

- > An enviable location in the heart and bustle of East London
- > A key location for London centric customers, SEGRO Park Canning Town's proximity to Canary Wharf and the City make it ideal for serving the Central London market
- > Within walking distance of three Zone 2/3 tube stations, making it an ideal location for workers on the estate
- > With convenient links to London Gateway and Tilbury Port, SEGRO Park Canning Town provides direct access to the city's large shipping network



CLOSE PROXIMITY
TO THE CITY



IN THE HEART
OF EAST LONDON

Unit 8 has undergone a complete refurbishment which will enhance employee wellbeing and set a new sustainability standard creating a more holistic working environment.



ACCOMMODATION

| |
|---------------------|
| TOTAL |
| 17,850 SQ FT |
| 1,658 SQ M |

All areas are approximate and measured on a Gross External basis



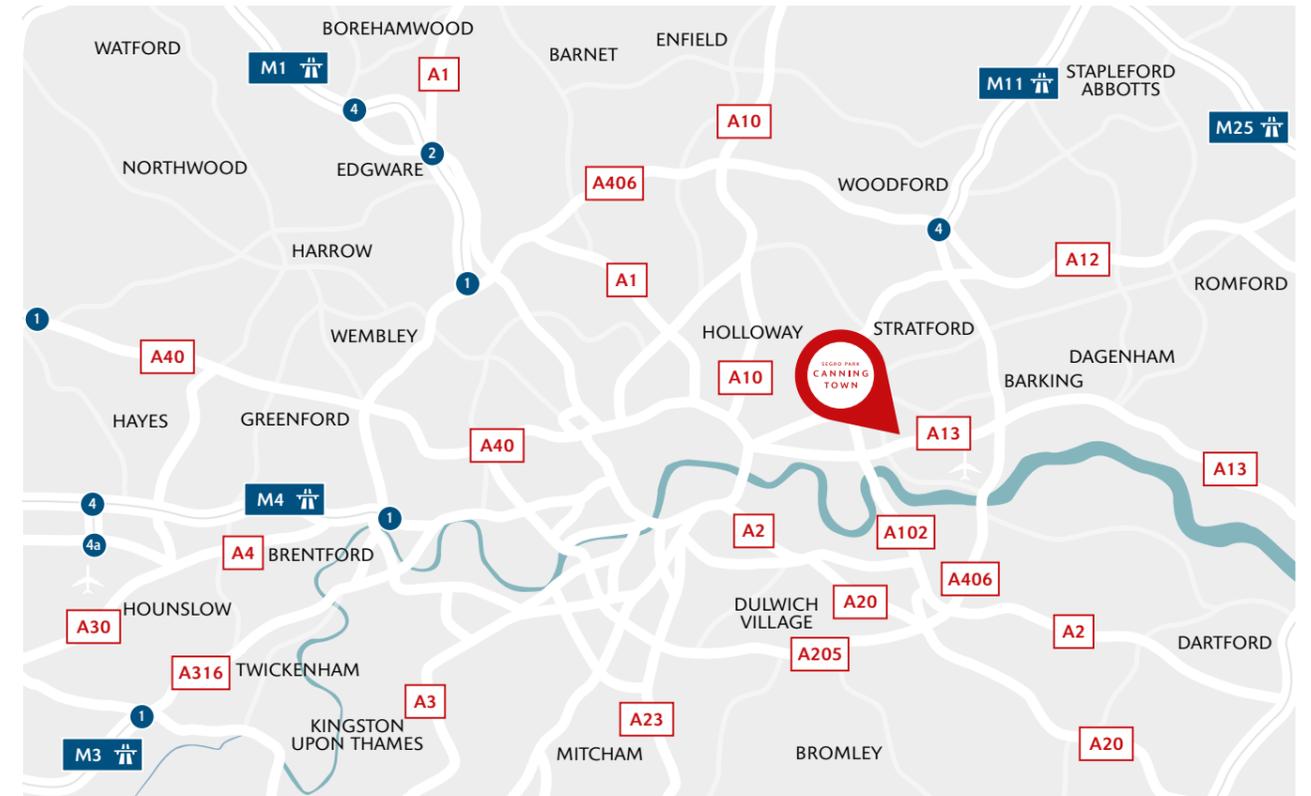
SPECIFICATION

- > 2 level loading doors
- > 7.5m clear internal height
- > Fitted offices with raised floor
- > Secure fenced yard
- > 24 hour manned security



ESG

- > Photovoltaic panels
- > EV charging available
- > LED lighting
- > SMART sensors and metering



CONNECTIONS

| | |
|---|-----------|
| Star Lane (DLR) | 0.1 miles |
| Canning Town (DLR & Jubilee Underground) | 0.5 miles |
| West Ham (DLR, Jubilee Underground & National Rail) | 0.6 miles |

DRIVING DISTANCES

| | |
|---------------------------------|------------|
| A13 | 0.5 miles |
| A12 / A102 (Blackwall Tunnel N) | 2 miles |
| Canary Wharf | 2 miles |
| London City Airport | 2 miles |
| City of London | 2.5 miles |
| A406 North Circular Road | 3.5 miles |
| M25 Junction 3 | 13.3 miles |
| Tilbury Port | 21 miles |

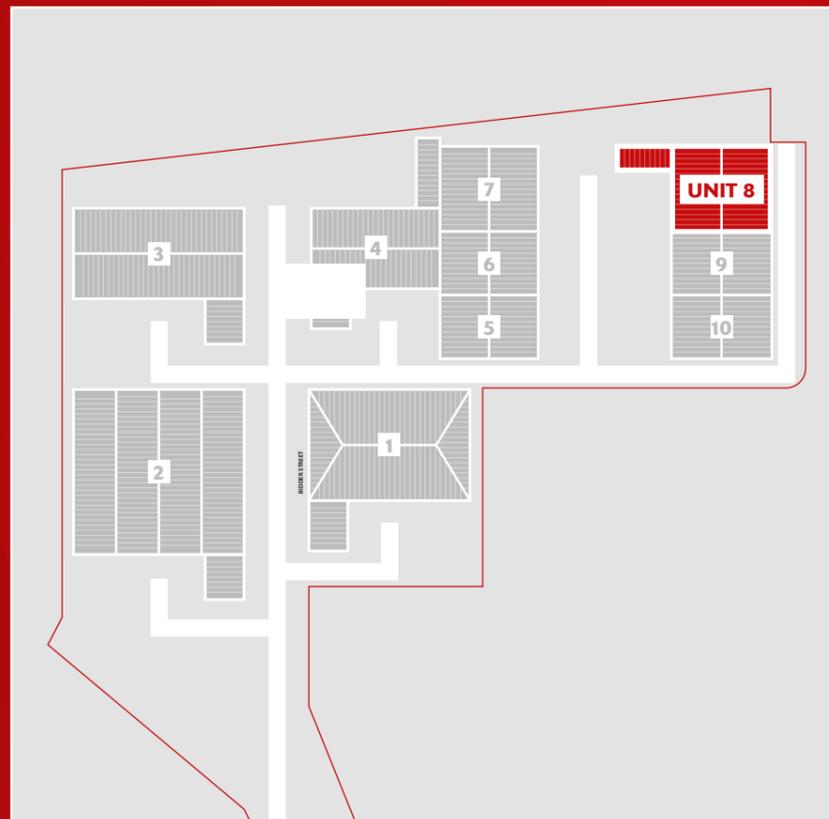
LOCAL AMENITIES

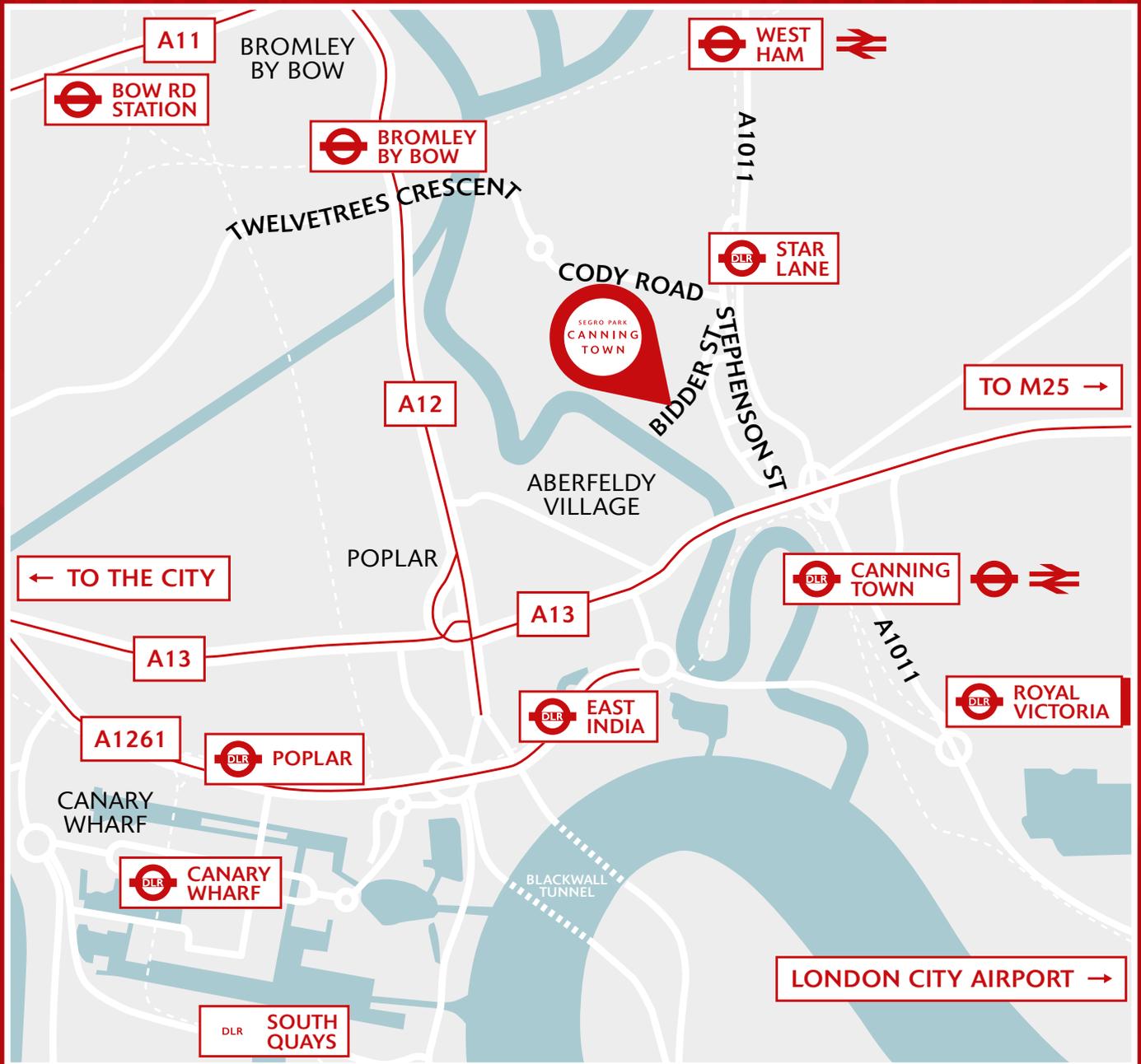
| | |
|------------------------------|-----------|
| ExCel London | 1.7 miles |
| Westfield Stratford City | 2.3 miles |
| Queen Elizabeth Olympic Park | 2.7 miles |
| The O2 Arena | 3 miles |

OCCUPIERS

SEGRO Park Canning Town is home to a variety of businesses:

- 1** CCF
- 2** OCCUPIED
- 3** CUBIC TRANSPORTATION SYSTEMS LTD
- 4** OCCUPIED
- 5** DRAKES
- 6** LUTRON EA
- 7** FDM PLC
- 8** **VACANT**
- 9** OCCUPIED
- 10** OCCUPIED





FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PARKCANNINGTOWN

Or, alternatively, please contact the joint agents:

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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 www.SEGRO.com

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