

SEGRO LOGISTICS PARK RADLETT

BUILT-TO-SUIT UNITS FROM 120,000 - 1,000,000 SQ FT.
UP TO 3.56 MILLION SQ FT AVAILABLE TO LET

120,000+

Radlett | AL2 2ET |

The London Strategic
Rail Freight Interchange

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

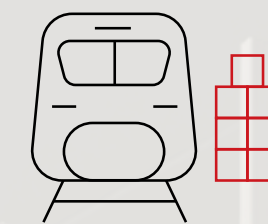
THE LONDON STRATEGIC RAIL FREIGHT INTERCHANGE

A next-generation, sustainable logistics and rail-freight hub designed for the future of UK supply chains.

SEGRO Logistics Park Radlett is designed to unlock the extraordinary for modern logistics businesses.

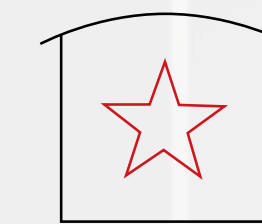
Strategically located at the intersection of the UK's most critical supply chain routes, and connected by a Strategic Rail Freight Interchange, it provides the space, infrastructure, and flexibility needed to move goods faster and smarter.

Where ambition becomes a reality:



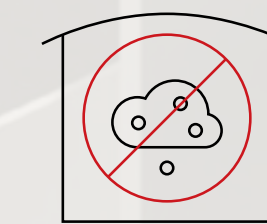
Optimum speed to market

built on faster and uncompromised connections



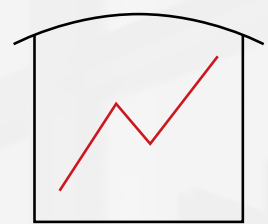
Operational excellence

delivered within space designed around your ambition



Genuine net-zero horizons

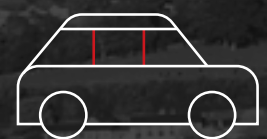
measured through Science Based Targets



Growth unlocked

driven by scalable, automation-ready design

THE **GATEWAY** TO THE UK



5 mins drive to M1 J8

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



Dedicated rail connection

A new dedicated rail connection to the Midland Mainline

◀ To M1 (J8), M25 (J21a)
& Hemel Hempstead

A414 North Orbital Road

**SEGRO
LOGISTICS PARK
RADLETT**

St.Albans

Main entrance

A414 North Orbital Road

To A1 (J3) & Hatfield ▶

The London Strategic Rail Freight Interchange

Park Street bypass

DC1

DC2

DC5

DC3

DC4

DC6

DC7

Midland Mainline

New rail connection

Park Street bypass entrance

◀ To M25 (J21a)

M25 motorway

M25 motorway

To M25 (J22) ▶

Click on units to view more information:

OPERATIONAL EXCELLENCE

within **space designed**
around your ambition

Your business is unique, that's why SEGRO Logistics Park Radlett is built for flexibility, and the most advanced automated, high-volume, and specialist operations.

Indicative masterplan illustrating build to suit opportunities from 120,000 sq ft. Layout may change depending on customer's requirements with a total of 3.56 million sq ft available to let.

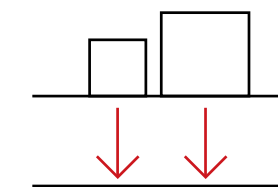
Click on
thumbnail images
for larger view:

SUPERIOR AS STANDARD

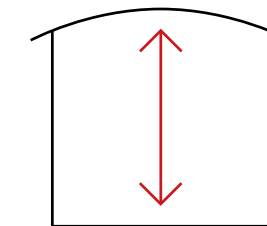
Every opportunity at SEGRO
Logistics Park Radlett embodies
best-in-class specifications.

Click on tabs to view specification highlights:

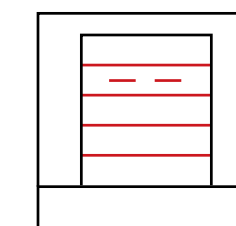
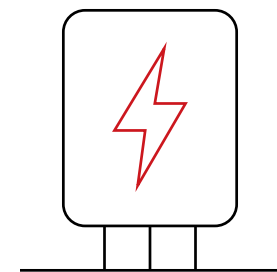
50kN/m² warehouse
floor loading



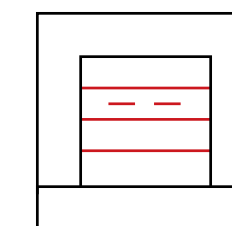
Flexible eaves
heights up to 20m



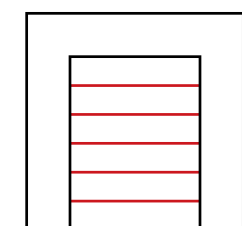
18MVA
on-site



EU Dock
loading doors



Dock
loading doors



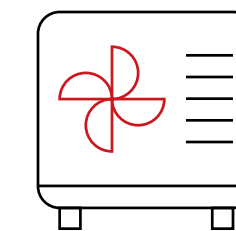
Level access
loading doors

SUPERIOR AS STANDARD

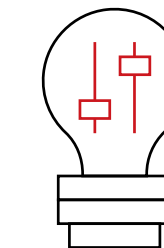
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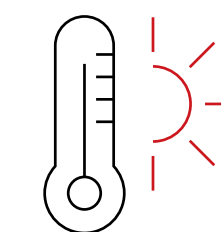
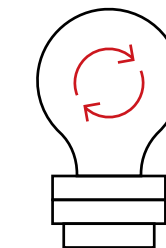
Comfort
cooling



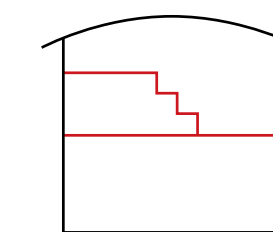
Intelligent
lighting controls



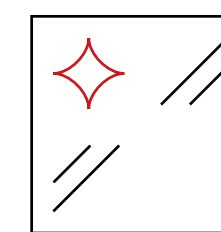
Low energy high
frequency lighting



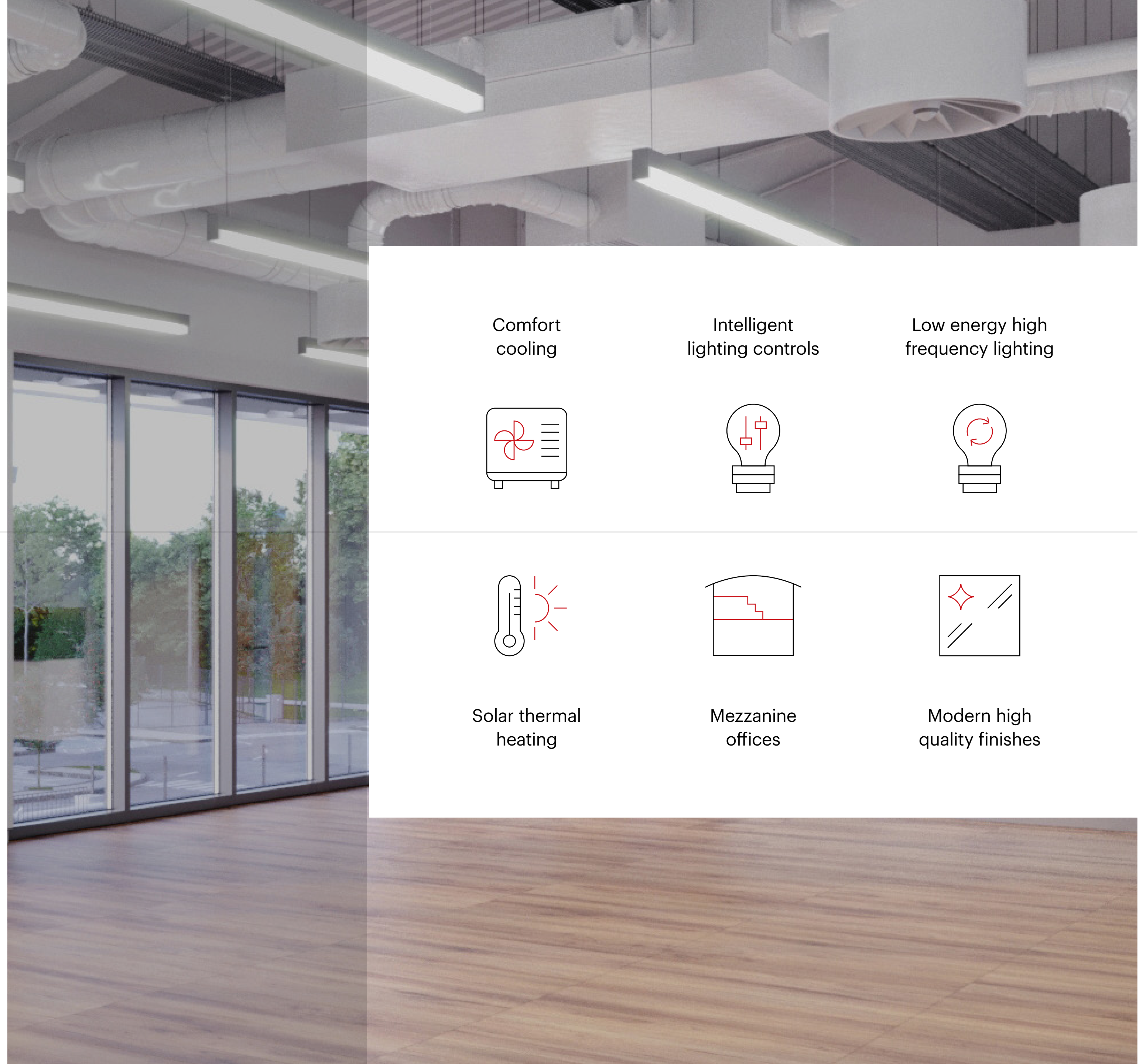
Solar thermal
heating



Mezzanine
offices



Modern high
quality finishes

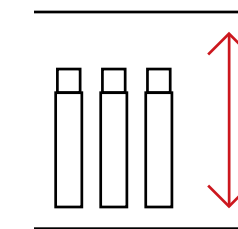


SUPERIOR AS STANDARD

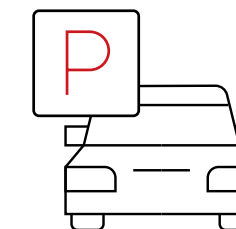
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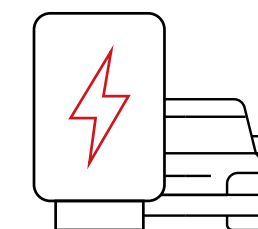
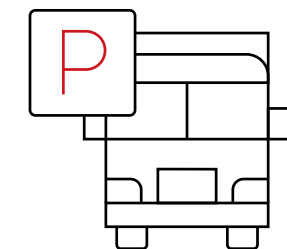
Minimum 50m
yard depths



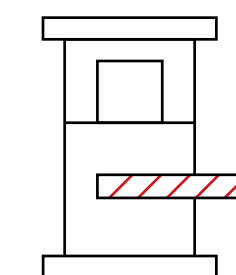
Ample car parking
provision/ratios



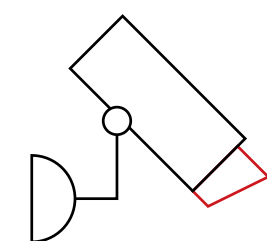
Ample HGV parking
provision/ratios



Electric vehicle
charging provisions



Dedicated
gatehouses



24/7 security
and CCTV



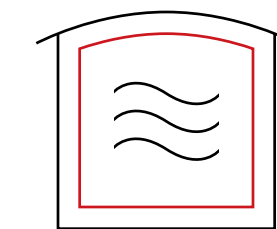
SUPERIOR AS STANDARD

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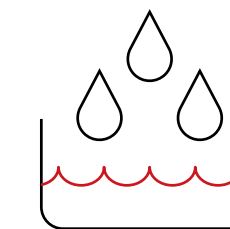
Click on tabs to view specification highlights:

EPC

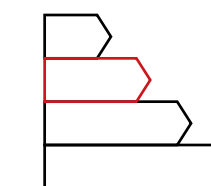
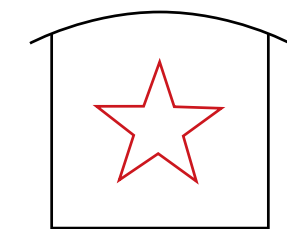
Air tightness to
 $2.5\text{m}^3/\text{hr}/\text{m}^2$



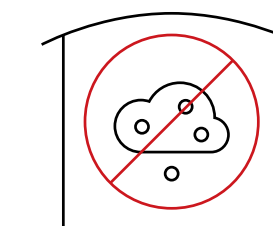
Rainwater
harvesting



Targeting BREEAM
'Excellent'



Targeting
EPC A+



Carbon neutral build
options available



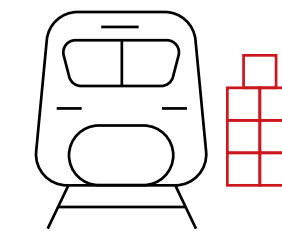
Embodied
'WELL' design

SUPERIOR AS STANDARD

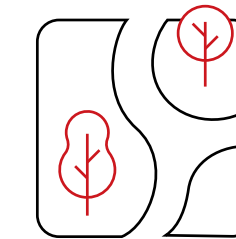
Every opportunity at SEGRO
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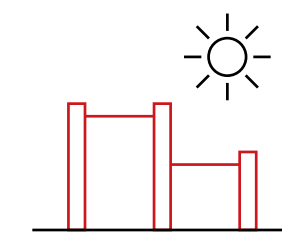
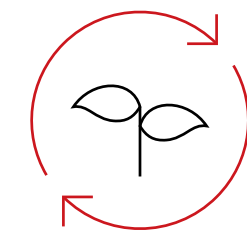
Access to the London
Strategic Rail Freight
Interchange



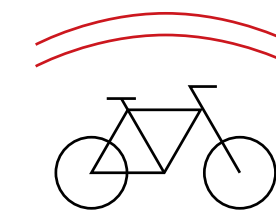
Extensive landscaping
initiatives across
the park



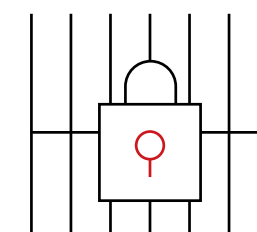
Enhanced
biodiversity



Outdoor
community gym



Covered
cycle parking



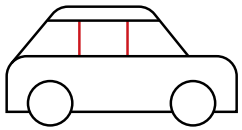
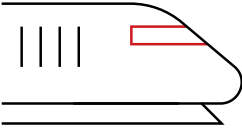
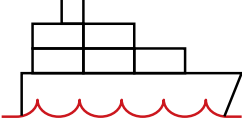
24/7 security
and CCTV

OPTIMUM SPEED AND VOLUMES TO MARKET

Built on **faster** and
uncompromised connections.

SEGRO Logistics Park Radlett is located at the gateway to the UK’s critical distribution network. Giving businesses unique access to London’s 9 million consumers and the Midlands’ logistics launchpad - the ‘Golden Triangle’ - within hours.

That means shorter delivery times, lower logistics costs, and a stronger competitive position.

 5 mins drive to M1 J8
 18 mins journey to London St Pancras
 21 mins drive to London Luton Airport
 55 mins drive to London Gateway Port

Click on tabs to view more information:

MAXIMISED FREIGHT CAPACITY

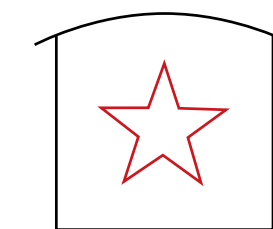
...at The London Strategic
Rail Freight Interchange.

SEGRO Logistics Park Radlett is reshaping logistics in the south east, with the only Strategic Rail Freight Interchange directly serving London and the M25 Region.

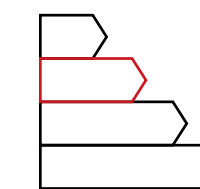
NET ZERO HORIZONS

Reduce operational carbon while maintaining performance, by integrating renewable energy, EV-ready infrastructure, and biodiversity-led landscaping into your future.

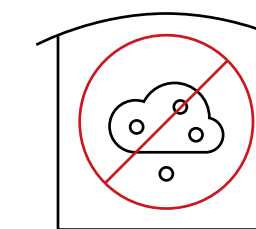
Measured and ensured by **science based targets.**



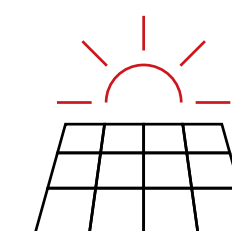
Targeting BREEAM
'Excellent'



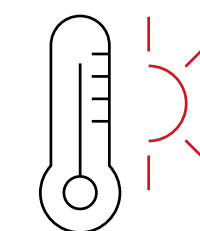
Targeting
EPC 'A+'



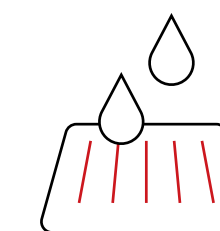
Carbon neutral build
options available



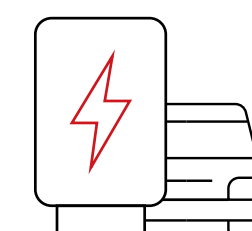
Photovoltaic
panels



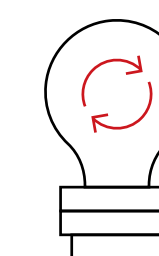
Solar thermal
heating



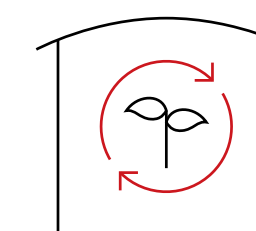
Rainwater
harvesting



Electric vehicle
charging



Low energy high
frequency lighting



Sustainable
interiors

STABILITY AND PRODUCTIVITY

Made possible by a local
and **talented** workforce.

With over 1.5 million people within a 45-minute commute, SEGRO Logistics Park Radlett gives occupiers access to a large, skilled, and diverse labour pool.

What's more, strong local employment partnerships, sustainable transport links, and onsite wellbeing initiatives help attract and retain your talent.

Outstanding access to talent:

8.9
million

population within
a 1-hour drive

46.6
million

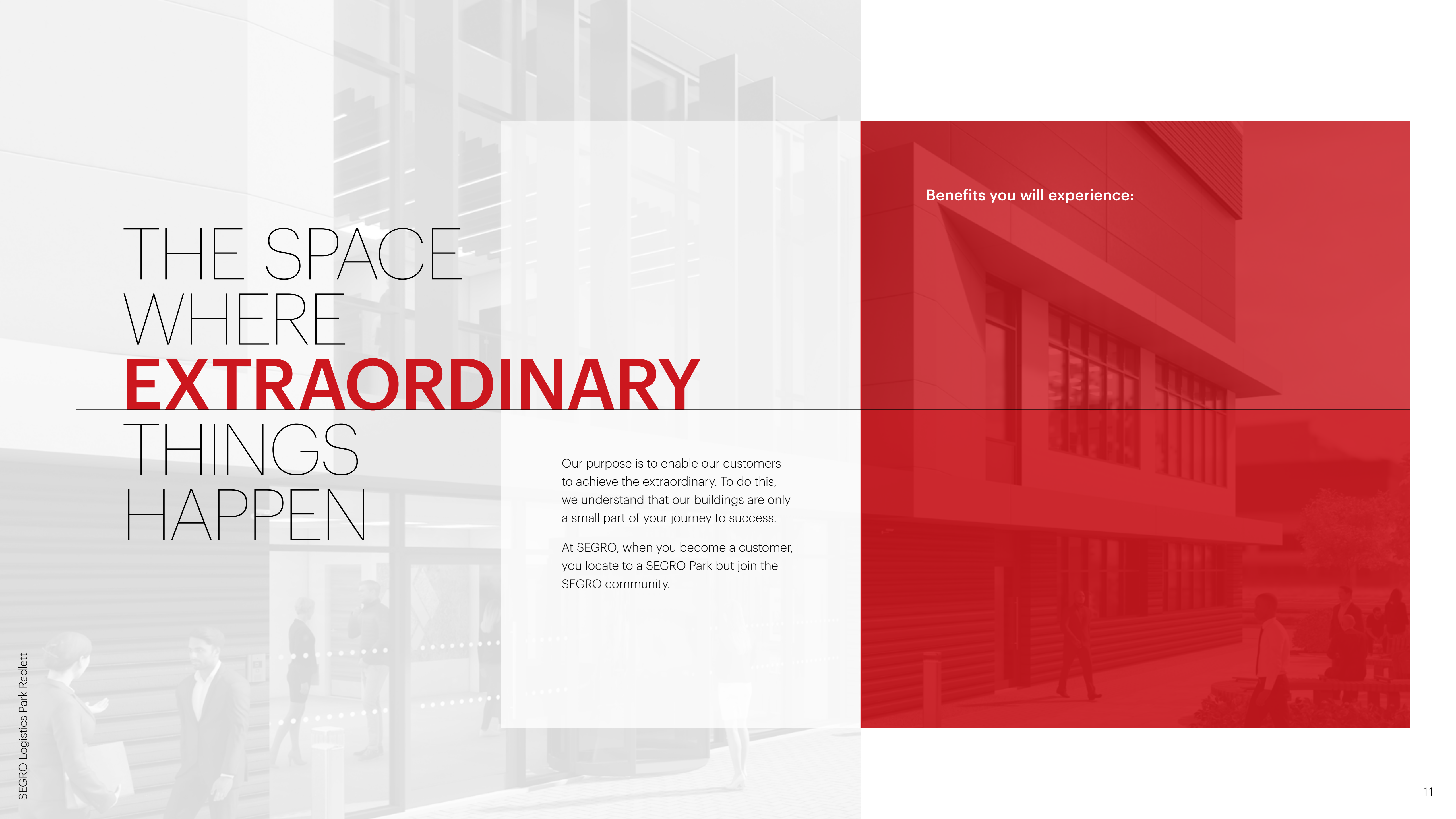
population within
a 4-hour drive

£36.7k

average 2025
salary within
30-minute drive

677,000

workforce within
30-minute drive



THE SPACE WHERE **EXTRAORDINARY** THINGS HAPPEN

Our purpose is to enable our customers to achieve the extraordinary. To do this, we understand that our buildings are only a small part of your journey to success.

At SEGRO, when you become a customer, you locate to a SEGRO Park but join the SEGRO community.

Benefits you will experience:

SEGRO LOGISTICS PARK RADLETT

Radlett | AL2 2ET |

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

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