

SEGRO PARK
TOTTENHAM

POSTCODE
N17 7RP

SPT. THE DIFFERENCE.

THE GREENEST URBAN
INDUSTRIAL DEVELOPMENT
IN LONDON

Eight new Grade 'A' units
from 6,993–52,070 sq ft

SEGRO

MANY WAREHOUSES ARE BUILT TO A HIGH STANDARD. SEGRO PARK TOTTENHAM GOES FURTHER.



Image shows entrance and car park of Unit 7

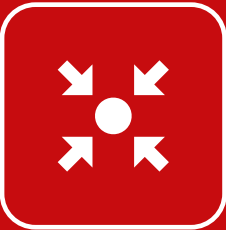


THE NEXT GENERATION OF
SUSTAINABLE INDUSTRIAL
& LOGISTICS PARKS

Image shows warehouse space of Unit 6

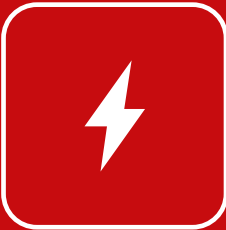
EIGHT NEW UNITS
6,993–52,070 SQ FT

WELCOME TO SEGRO PARK TOTTENHAM. THE DIFFERENCE IS...



CENTRAL

Centrally located and well connected, enabling you to reach all of your customers in London and the South East, fast.



SUSTAINABLE

Outstanding sustainability features will enable every business to reduce their carbon footprint and save on energy costs.



EXTRAORDINARY

Exceptional warehouse and office specifications on a modern secure estate offering flexible space for all business needs, combined with smart building technology.



GREEN

Enhanced biodiversity and improved wellbeing are achieved through extensive landscaping, external amenity spaces, green walls, new trees, hedgerows and abundant planting.



Image shows one of SEGRO Park Tottenham's external green walls



SIZES AND FEATURES
TO SUIT ALL

Image shows Unit 6

| | | | |
|--------|--------------|--------|--------------|
| UNIT 1 | 16,282 SQ FT | UNIT 5 | LET |
| UNIT 2 | 13,631 SQ FT | UNIT 6 | 41,473 SQ FT |
| UNIT 3 | 9,074 SQ FT | UNIT 7 | 33,927 SQ FT |
| UNIT 4 | 6,993 SQ FT | UNIT 8 | LET |

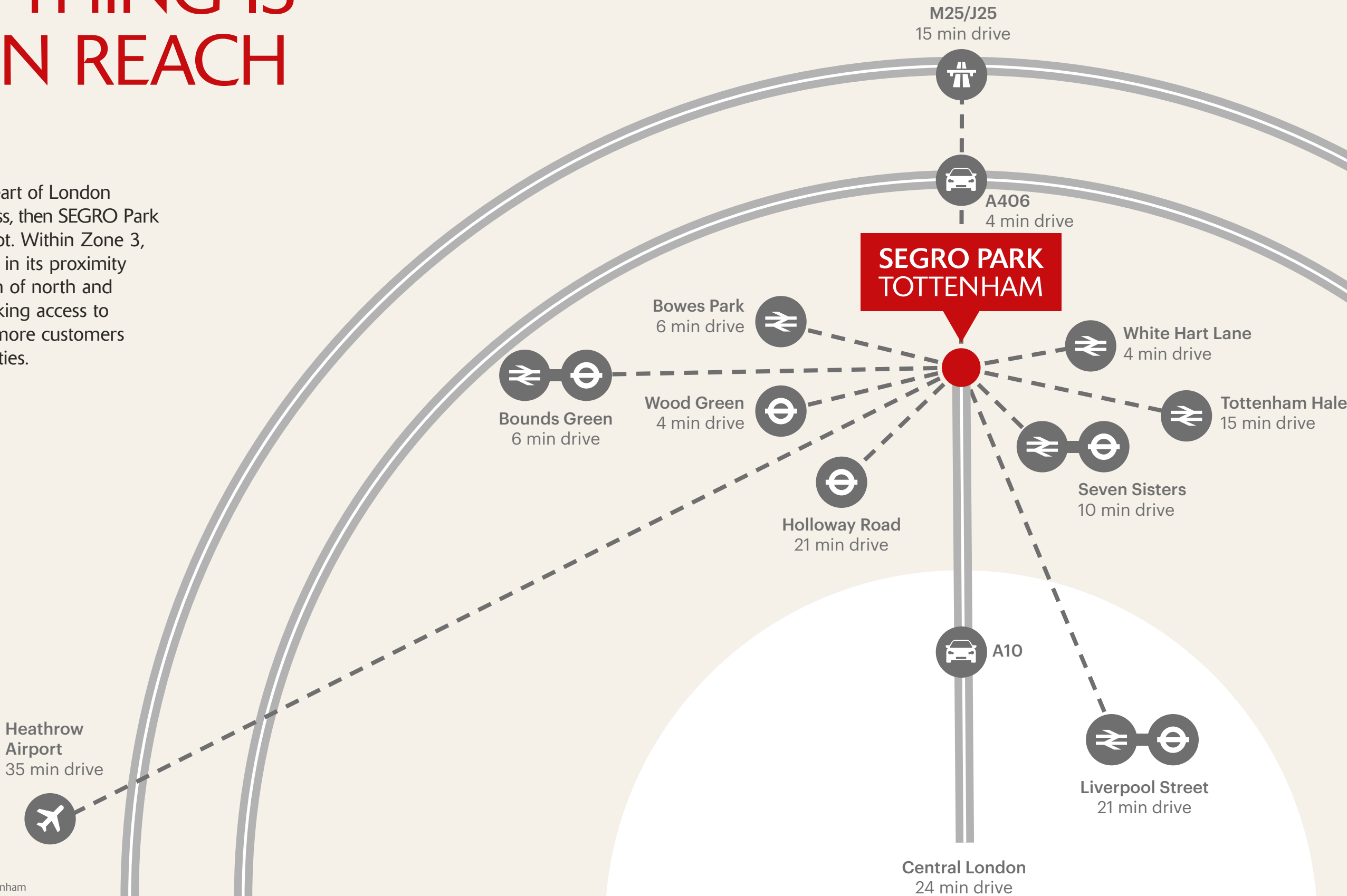


CENTRAL

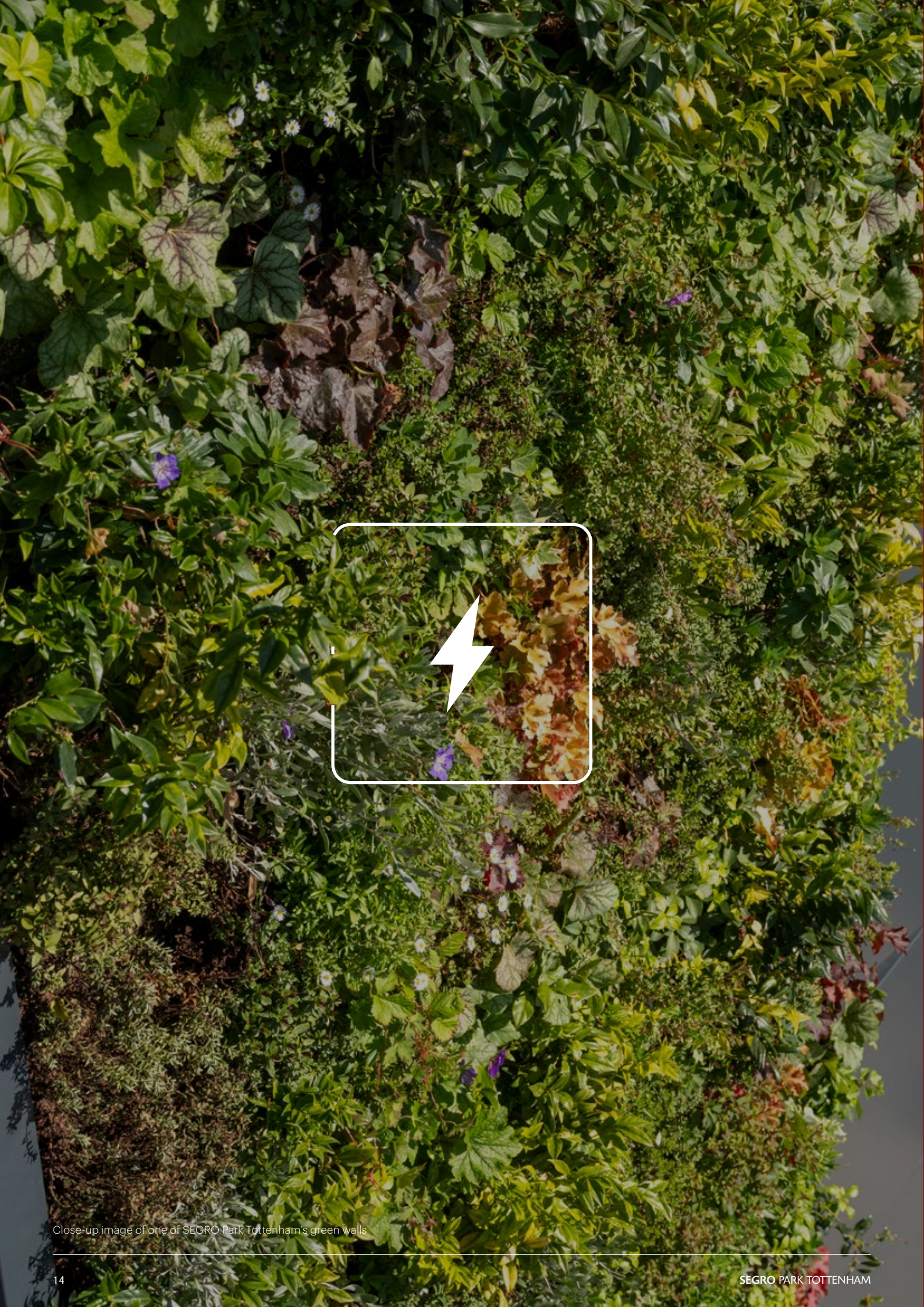
THERE ARE 'URBAN'
WAREHOUSES, AND
THEN THERE ARE 'IN-
ZONE-THREE-AND-
MINUTES-FROM-
CENTRAL-LONDON'
WAREHOUSES.

EVERYTHING IS WITHIN REACH

If being close to the heart of London is crucial to your business, then SEGRO Park Tottenham hits the spot. Within Zone 3, it is virtually unrivalled in its proximity to the large population of north and central London, unlocking access to a bigger community, more customers and greater opportunities.



Source: Google maps. Departure time is based on leaving SEGRO Park Tottenham on a week day at 9am. Routes are based on shortest distance and travel by car.



Close-up image of one of SEGRO Park Tottenham's green walls

**MOST MODERN
DEVELOPMENTS
TRY TO BE CARBON
NEUTRAL. THAT'S
GREAT, BUT NOT
QUITE AS GOOD
AS BEING CARBON
NEGATIVE.***

***SEGRO PARK TOTTENHAM IS CARBON
NEGATIVE FOR THE LANDLORD'S
BUILDINGS IN OPERATION**

A BENCHMARK FOR SUSTAINABILITY

DESIGNED TO DRIVE COST EFFICIENCIES AND REDUCE YOUR CARBON FOOTPRINT

SEGRO Park Tottenham has been constructed from sustainable materials, incorporating renewable energy and zero carbon technologies.

The buildings are highly energy-efficient with expansive photovoltaic (PV) panels providing discounted energy to help any responsible carbon-conscious business.

All units at SEGRO Park Tottenham are carbon negative* which further enables businesses to reduce their energy costs and carbon footprint.



SEGRO is a Gold Leaf member of the UK Green Building Council.

*Carbon negative for the Landlord’s buildings in operation

CARBON NEGATIVE

for the Landlord’s buildings in operation.

DISCOUNTED ENERGY

generated from rooftop photovoltaic (PV) panels.



EPC A+

BREEAM®

OUTSTANDING

RAINWATER HARVESTING

to provide water for landscaping.

ELECTRIC CHARGING

provided for cars and vans.



Image shows Units 1 and 2

EXTRAORDINARY

**MOST WAREHOUSES
COME WITH NEW
FEATURES. BUT NOT
MANY COME WITH
SUPER SMART TECH*
FEATURES.**

***EVERY UNIT COMES WITH THE OPTION TO BE
FITTED WITH OUR SMART CORE PACKAGE.**



Image shows warehouse space of Unit 6

EXTRAORDINARY

FIRST-CLASS SPECIFICATION

SEGRO Park Tottenham has been designed to future-proof your business and allow you to operate with maximum ease and efficiency.

- | | |
|--|---|
|  Contemporary interior finishes |  Car parking for each unit |
|  Capability for automatic 'Smart' metering |  Electric car charging points |
|  Roof-lights providing high levels of daylight |  Living green walls |
|  Mezzanines above the loading doors to increase warehouse capacity* |  Enhanced biodiversity |
|  Comfort cooling / heating |  PV panels |
|  50kN/sq m floor loading |  High levels of natural lighting |
|  Up to 10m clear heights |  Internal breakout area provision |
|  Up to 33m yard depths |  Shower facilities with one shower for every 10 cycle parking spaces |
|  Dock level loading doors** |  Bicycle maintenance station |

*Applies to Units 5, 6, 7 and 8. **Applies to Units 6, 7 and 8

DRIVEN BY DATA

All units at SEGRO Park Tottenham have the option to be equipped with our SMART Core package*, which features smart building technology and dedicated sensors to give real-time information about how the building is running and how it can become more efficient, reduce costs, and create a better working environment.

SMART Core will measure environmental data, energy use, motion, air quality and water consumption, among other things.



ENERGY USE

Energy and gas consumption reported on an hourly basis



ENVIRONMENTAL DATA

Measuring temperature, humidity and lighting levels



MOTION AND SPACE

Identifying how people move and interact with the space



WATER CONSUMPTION

Measuring water usage and trends



INDOOR AIR QUALITY

Measuring CO₂ and Total Volatile Organic Compounds (TVOCs)

*Terms and conditions apply.
Free trial for first 12 months.



Image shows warehouse space at Unit 4



View from office terrace at Unit 8 overlooking Units 6 and 7

OFFICES WITH A DIFFERENCE

Each unit delivers Grade A office space with contemporary interior finishes, an abundance of natural light, as well as landscaped terraces or 'Juliet' balconies.






-  First floor external balconies (Units 5–8) with impressive views to Central London, visible through the full-height glazing to the office spaces.
-  First floor 'Juliet' balconies (Units 1–4) and external green roofs.
-  Soundproofing for a comfortable internal environment.
-  Ample natural lighting to the offices and the wide, welcoming staircases.
-  Appealing canteen facilities in each unit.



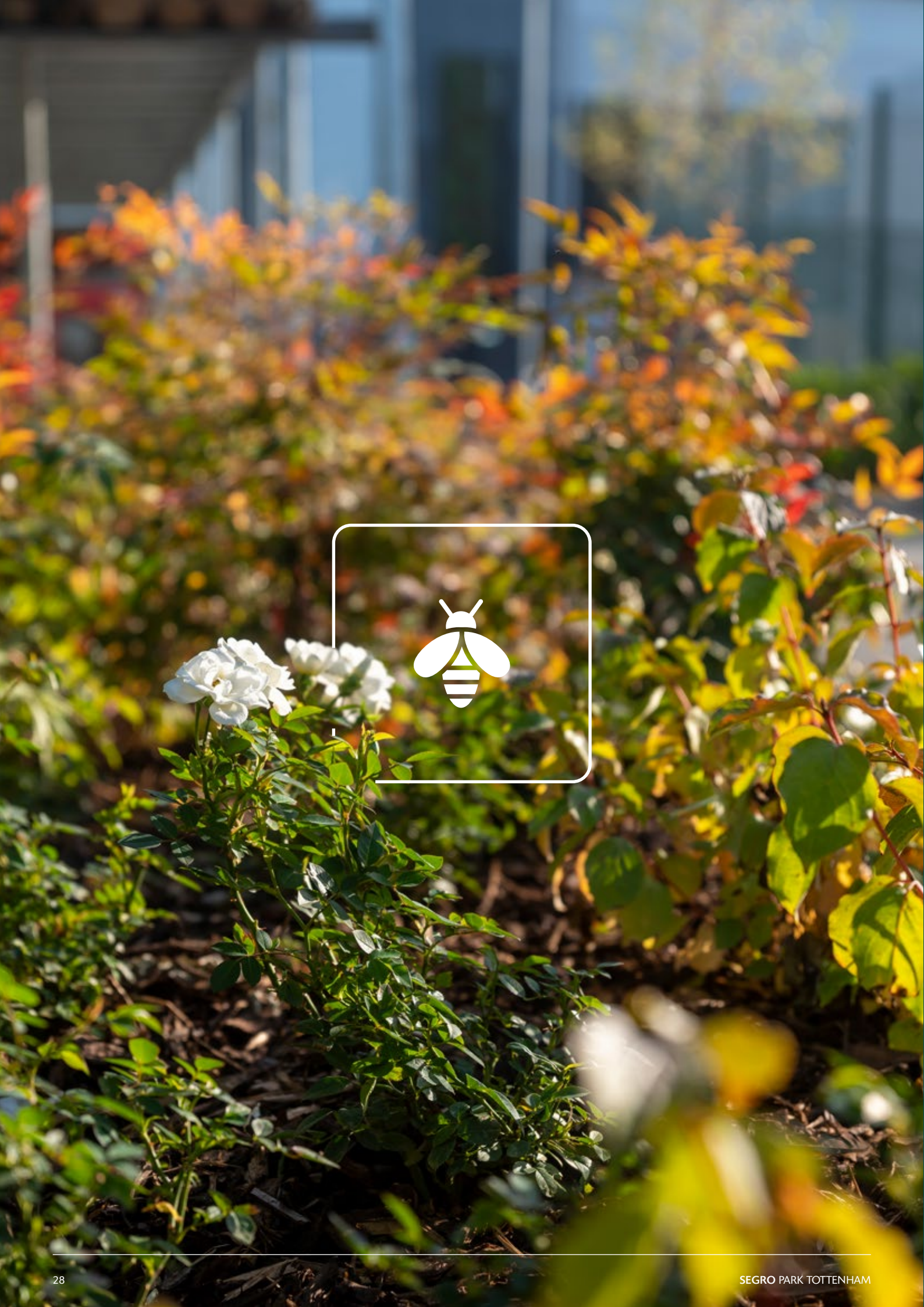
Image shows terrace of Unit 8



Image shows office space of Unit 5



Image shows view from office and terrace of Unit 6



GREEN

MODERN
DEVELOPMENTS
ARE DESIGNED FOR
PEOPLE TO WORK
EFFECTIVELY.
WE LIKE TO DESIGN
SPACES FOR OTHER
SPECIES TOO.

CREATING A POSITIVE ENVIRONMENT

The dedicated biodiverse amenity space, luscious green walls and expansive landscaping will improve air quality to provide habitats for pollinating insects and birds and create a stronger sense of wellbeing for all at the park.

EACH YEAR, THE
LANDSCAPING
ON SITE WILL...

↓ REMOVE
TWO TONNES
of carbon from the air

ADD FIVE
TONNES
↑ of oxygen to the air

132 new semi-mature trees (20+ years)
880 linear metres of new hedgerows

13% of the site is landscaped (over one acre)
2,000 sq ft of green walls



Image shows Units 7 and 8 Image shows Units 7 and 8

GREENER, PRODUCTIVE & SECURE

SEGRO Park Tottenham is built to create peace of mind for customers and to enable you to focus on the success of your business. The scheme is designed in accordance with the 'Secure By Design' principles.

A POSITIVE AND SECURE ENVIRONMENT









-  Landscaped spaces for everyone to enjoy
-  Outdoor seating
-  Outdoor gym
-  122 secure covered bicycle parking spaces
-  Secure and safe
-  Managed landscaped estate
-  Secure gated yards with CCTV
-  24/7 manned security gatehouse
-  No unauthorised access will be permitted
-  Fire alarms to all buildings
-  Fire hydrants on site



Image shows Units 7 and 8



Image shows outdoor seating and gym area



CANARY WHARF

CITY OF LONDON

WEST END

WHITE HART LANE STATION

5-12 MINS*

WOOD GREEN STATION

7-12 MINS*

BOUNDS GREEN STATION

9-16 MINS*

SEGRO PARK
TOTTENHAM

M25 (J25)

16-35 MINS*

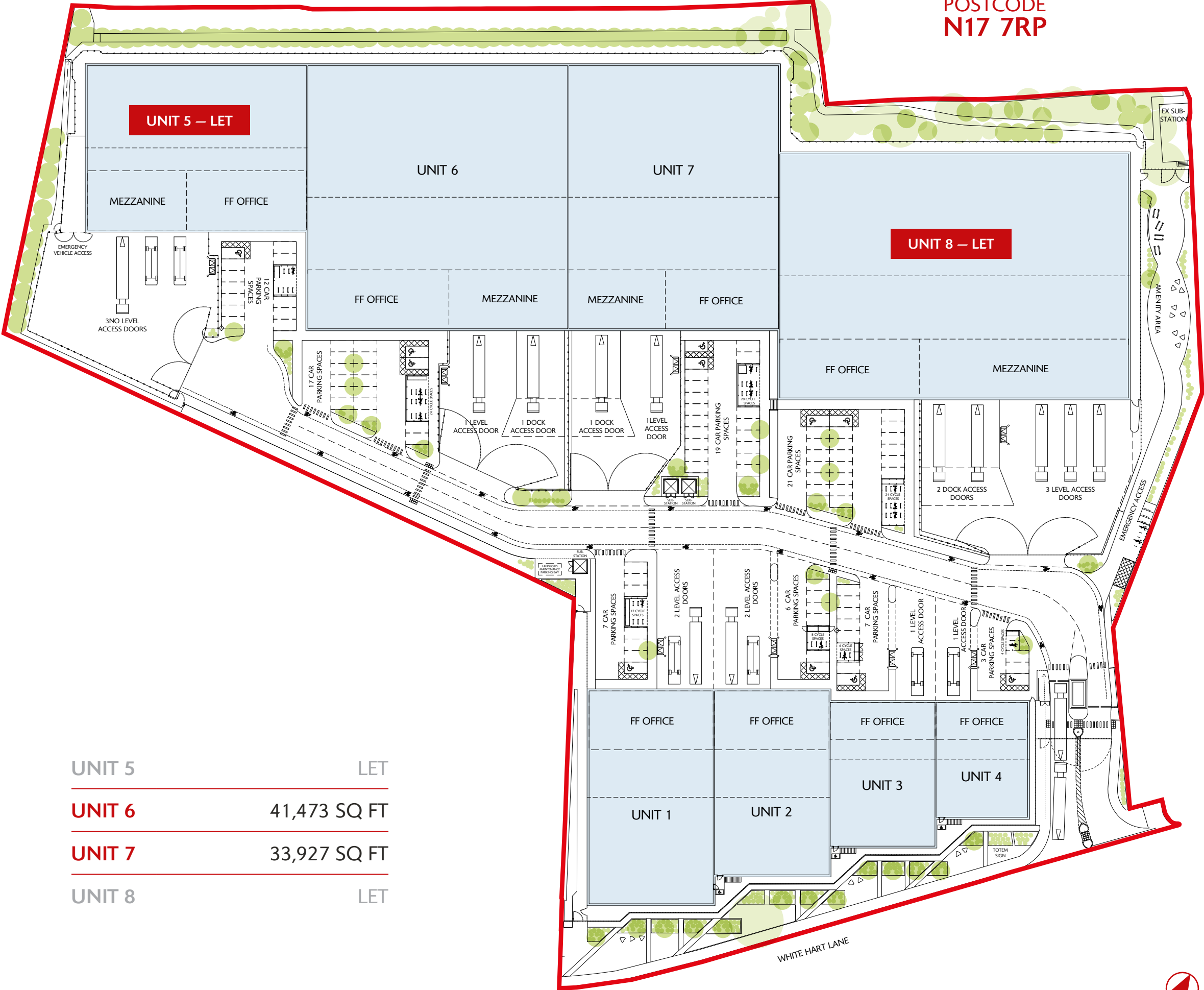
A406

6-14 MINS*

*Routes and times are based on shortest distance and travel by car.
Source: Google maps. Departure time is based on leaving
SEGRO Park Tottenham on a week day at 9am.

SITE PLAN

POSTCODE
N17 7RP



| | |
|--------|--------------|
| UNIT 1 | 16,282 SQ FT |
| UNIT 2 | 13,631 SQ FT |
| UNIT 3 | 9,074 SQ FT |
| UNIT 4 | 6,993 SQ FT |

| | |
|--------|--------------|
| UNIT 5 | LET |
| UNIT 6 | 41,473 SQ FT |
| UNIT 7 | 33,927 SQ FT |
| UNIT 8 | LET |

GEA note: All areas are approximate and calculated on a gross external basis.

UNIT 1

| | SQ FT | SQ M |
|--------------------------------------|--------|-------|
| Ground floor warehouse | 11,532 | 1,072 |
| Ground floor reception and ancillary | 1,196 | 111 |
| First floor office | 3,554 | 330 |
| Total | 16,282 | 1,513 |

7 parking spaces (2 electric charging points)

UNIT 2

| | | |
|--------------------------------------|--------|-------|
| Ground floor warehouse | 9,130 | 848 |
| Ground floor reception and ancillary | 1,176 | 109 |
| First floor office | 3,325 | 309 |
| Total | 13,631 | 1,266 |

6 parking spaces (2 electric charging points)

UNIT 3

| | | |
|--------------------------------------|-------|-----|
| Ground floor warehouse | 6,395 | 594 |
| Ground floor reception and ancillary | 805 | 75 |
| First floor office | 1,874 | 174 |
| Total | 9,074 | 843 |

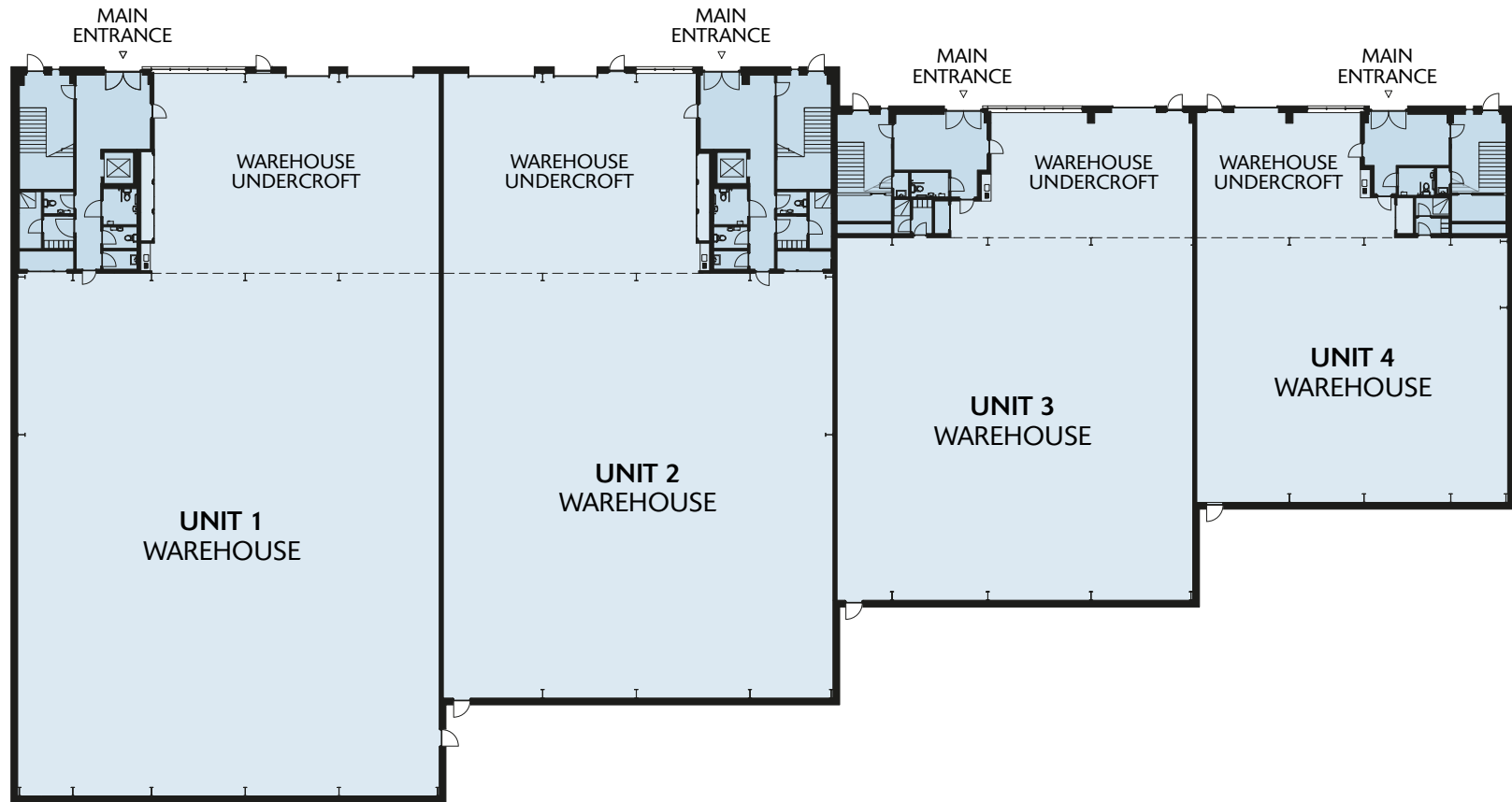
7 parking spaces (2 electric charging points)

UNIT 4

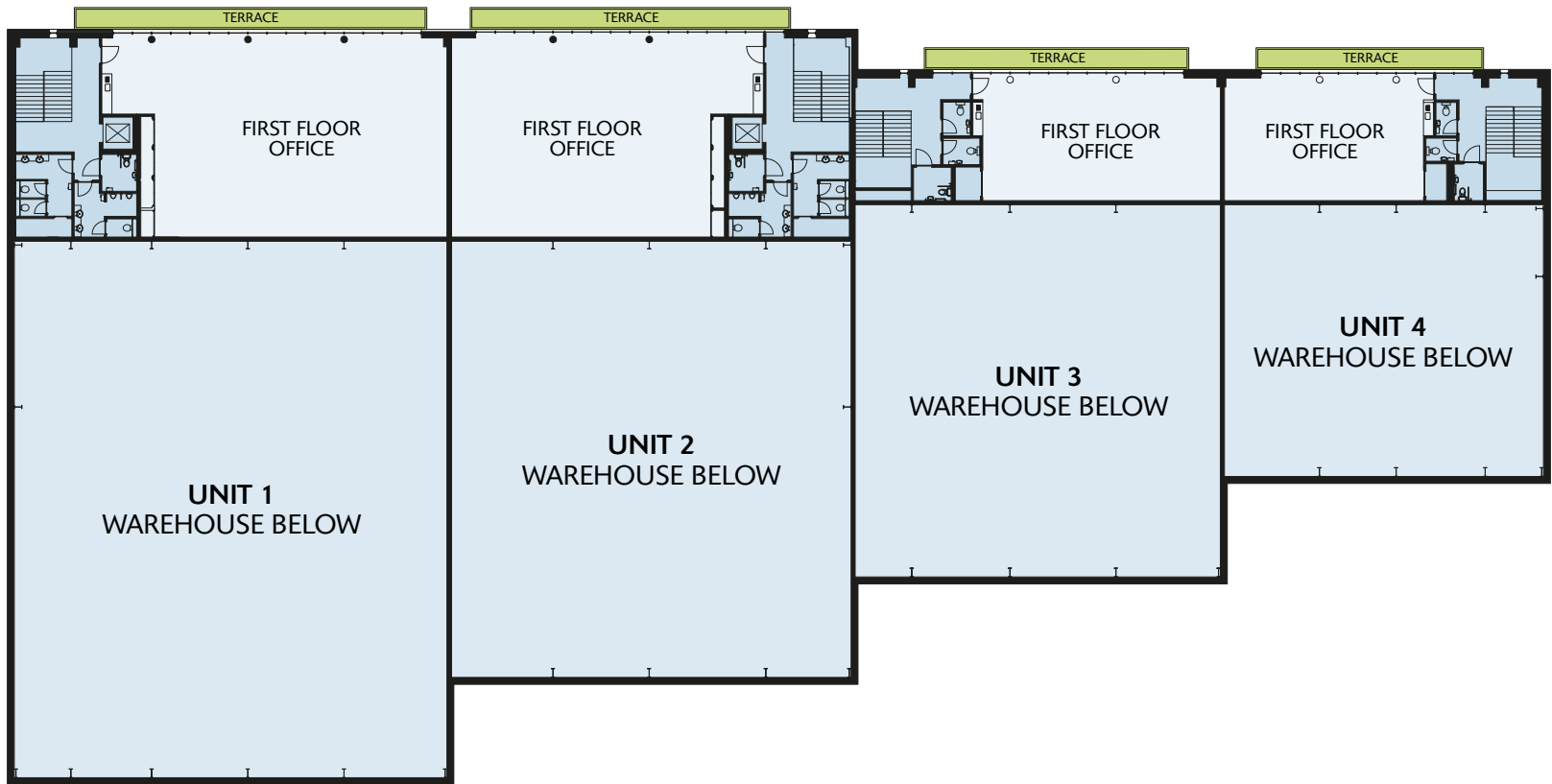
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|--------------------------------------|-------|-----|
| Ground floor warehouse | 4,484 | 417 |
| Ground floor reception and ancillary | 790 | 73 |
| First floor office | 1,719 | 160 |
| Total | 6,993 | 650 |

3 parking spaces (2 electric charging points)

GROUND FLOOR



FIRST FLOOR



UNIT 5 – LET

| | SQ FT | SQ M |
|--------------------------------|--------|-------|
| Ground floor warehouse | 14,819 | 1,376 |
| First floor office & mezzanine | 6,335 | 589 |
| Reception & ancillary | 4,068 | 378 |
| Total | 25,222 | 2,343 |

12 parking spaces (4 electric charging points)

UNIT 6

| | | |
|--------------------------------|--------|-------|
| Ground floor warehouse | 30,042 | 2,791 |
| First floor office & mezzanine | 7,492 | 696 |
| Reception & ancillary | 3,939 | 366 |
| Total | 41,473 | 3,853 |

17 parking spaces (4 electric charging points)

UNIT 7

| | | |
|--------------------------------|--------|-------|
| Ground floor warehouse | 23,859 | 2,217 |
| First floor office & mezzanine | 6,046 | 562 |
| Reception & ancillary | 4,022 | 374 |
| Total | 33,927 | 3,152 |

19 parking spaces (6 electric charging points)

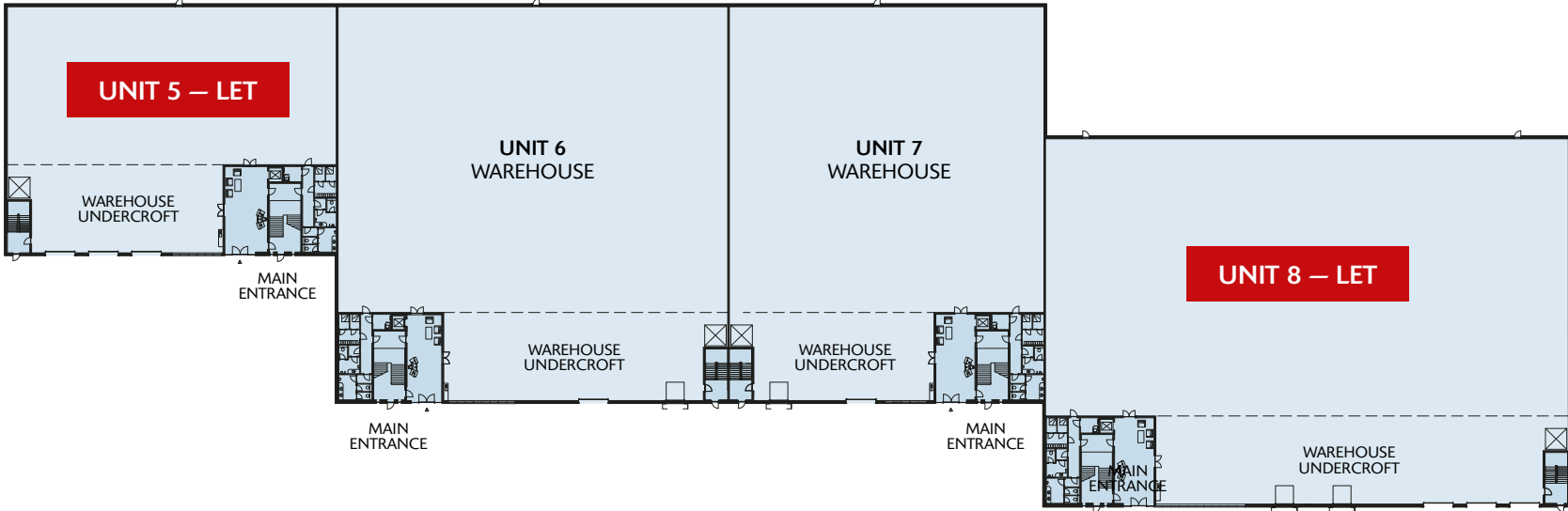
UNIT 8 – LET

| | SQ FT | SQ M |
|--------------------------------|--------|-------|
| Ground floor warehouse | 38,308 | 3,559 |
| First floor office & mezzanine | 9,903 | 920 |
| Reception & ancillary | 3,859 | 358 |
| Total | 52,070 | 4,837 |

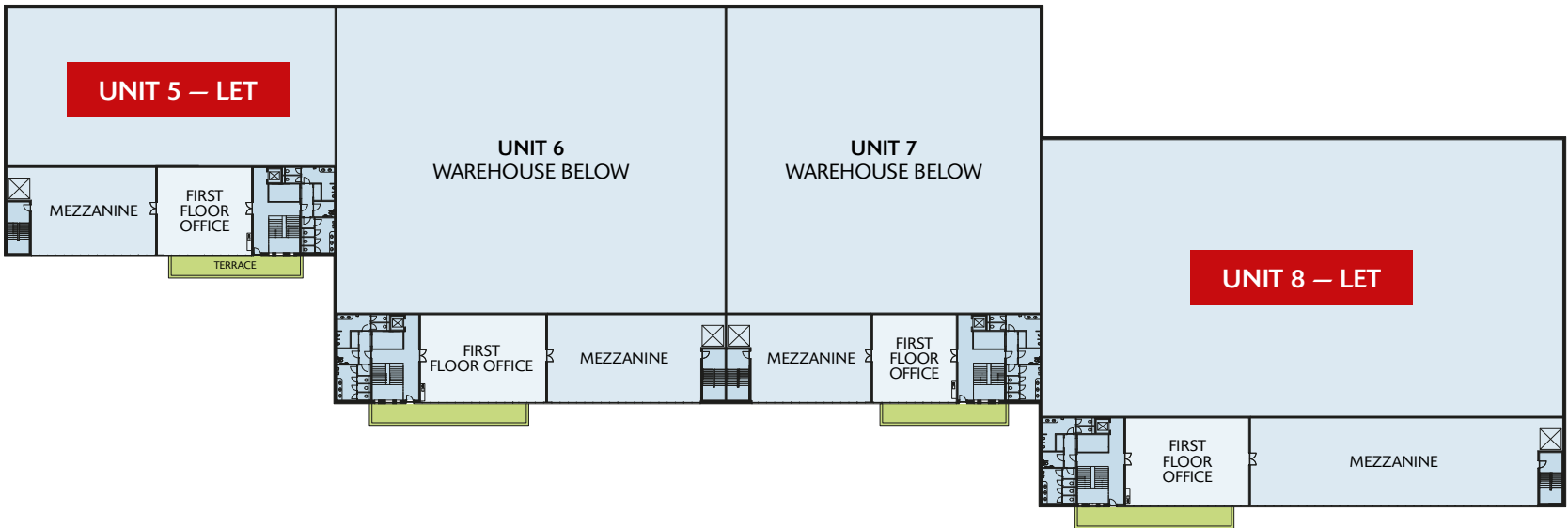
21 parking spaces (6 electric charging points)

GROUND FLOOR

Units 6 & 7 can be combined to create 75,400 sq ft



FIRST FLOOR



CONTACT



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SPT. THE DIFFERENCE.

SEGRO.COM/PARKTOTTENHAM

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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 9.7 million square metres of space (104 million square feet) valued at £23.8 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.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive.

A commitment to be a force for societal and environmental good is integral to SEGRO’s purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing Low-Carbon Growth, Investing in Local Communities and Environments and Nurturing Talent.



**SEGRO PARK
TOTTENHAM**

[SEGRO.COM/PARKTOTTENHAM](https://segro.com/parktottenham)