

SEGRO PARK

CANNING

TOWN

LONDON  
E16 4ST

# UNIT 8



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

NEWLY REFURBISHED



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

<b>TOTAL</b>
<b>17,850 SQ FT</b>
<b>1,658 SQ M</b>

All areas are approximate and measured on a Gross External basis



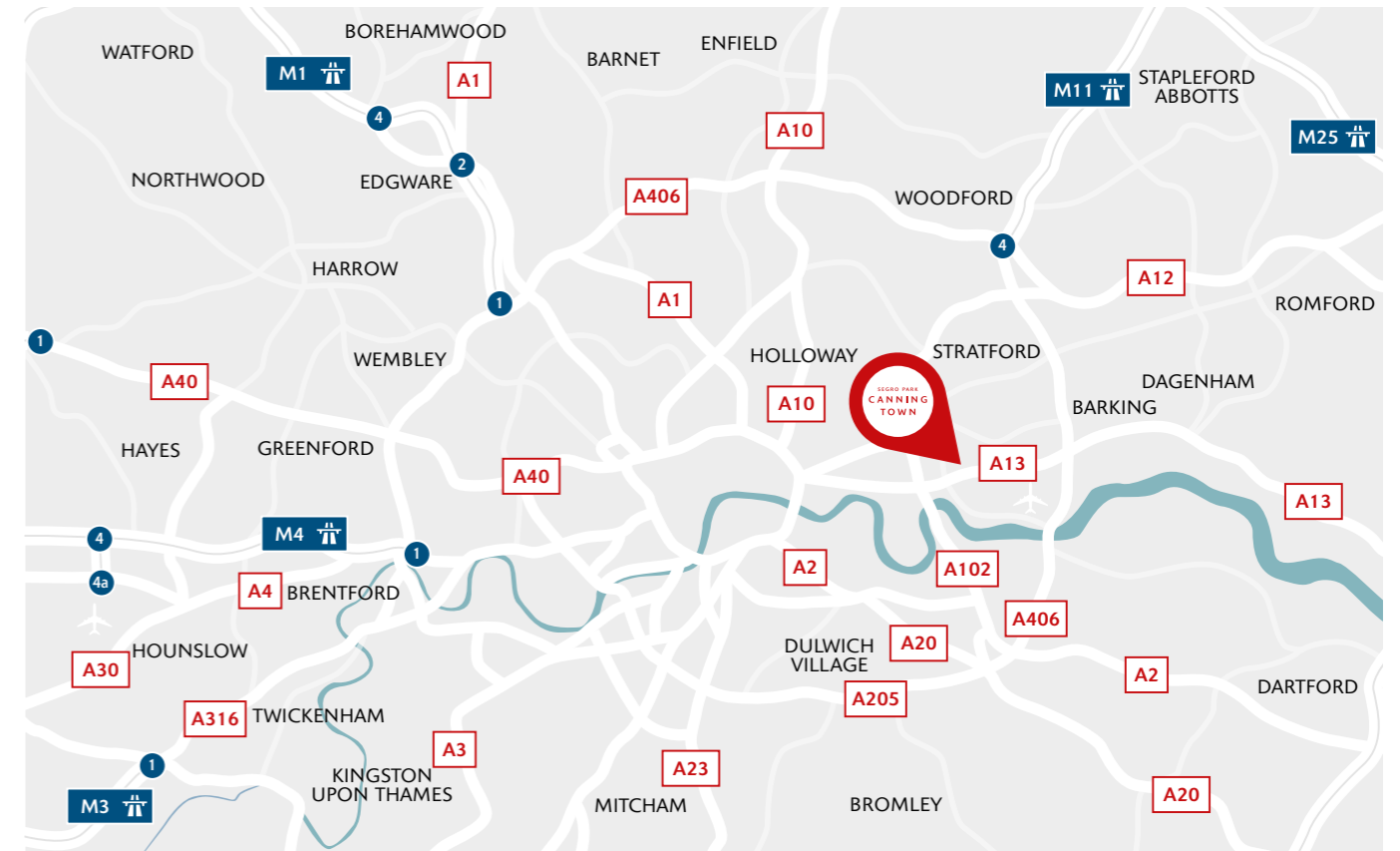
### SPECIFICATION

- > 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

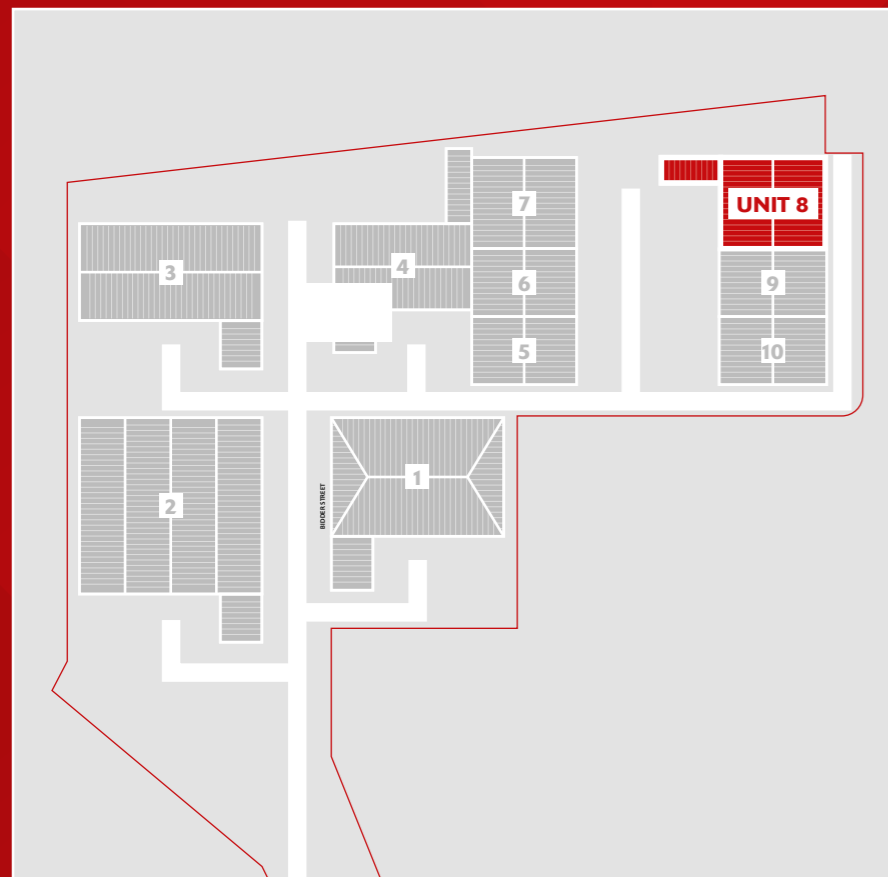
### LOCAL AMENITIES

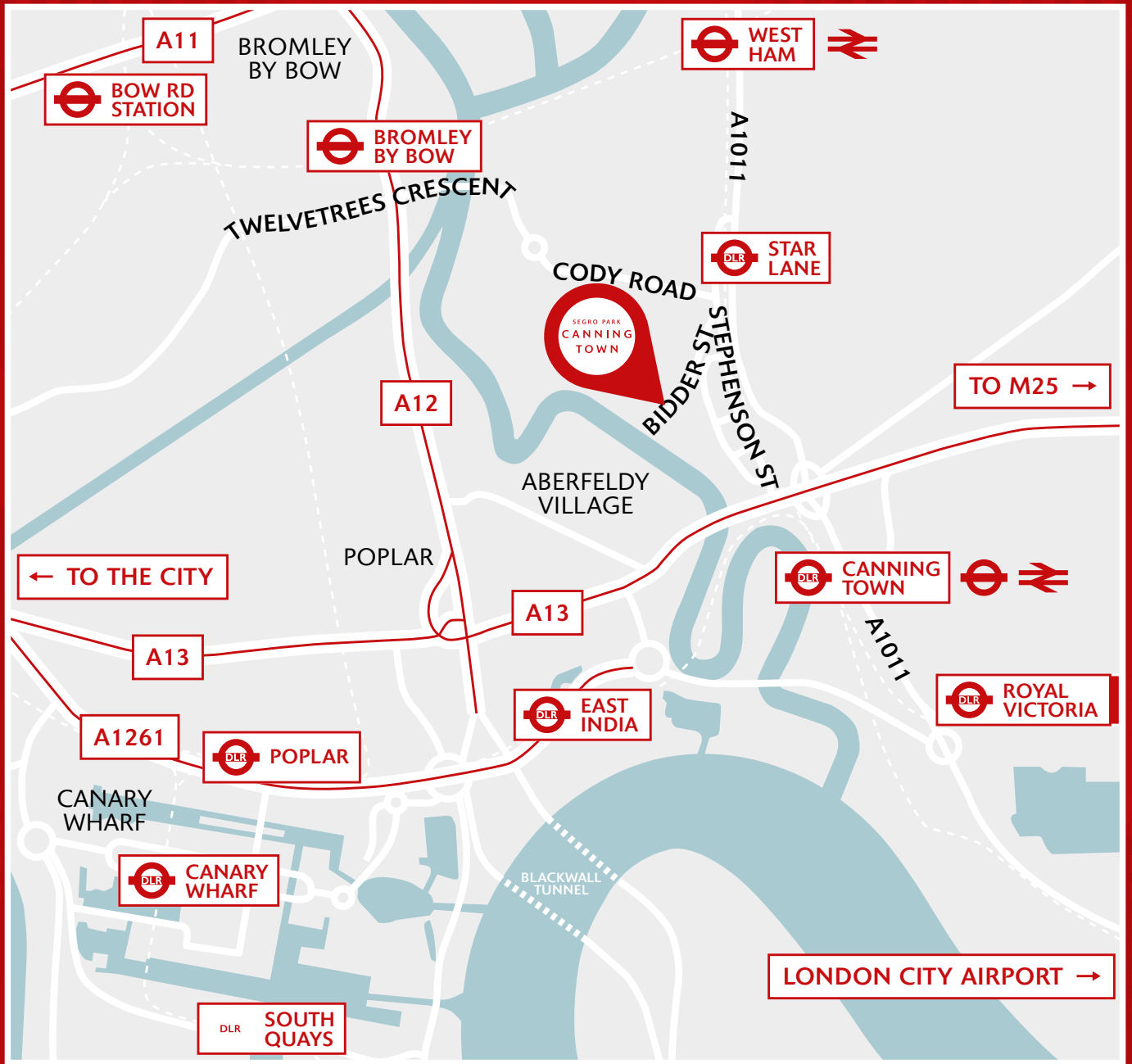
ExCel London	1.7 miles
Westfield Stratford City	2.3 miles
Queen Elizabeth Olympic Park	2.7 miles
The O2 Arena	3 miles

### 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:

## NEWMARK

Freddie John  
 020 3151 9803  
 Emily Pearson  
 020 3151 9846  
 Josh Pater  
 020 3151 9527

## GLENNY

Ryan Anderson  
 020 3369 2412  
 Peter Higgins  
 020 3151 9512  
 Sam Sandell  
 020 3151 0236

## 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 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](http://SEGRO.com) for further information.

SEGRO.com

**SEGRO**