






SEGRO PARK  
TOTTENHAM

# THE SPACE TO BE

DESIGN & BUILD OPPORTUNITIES  
FROM 35,000 – 140,000 SQ FT

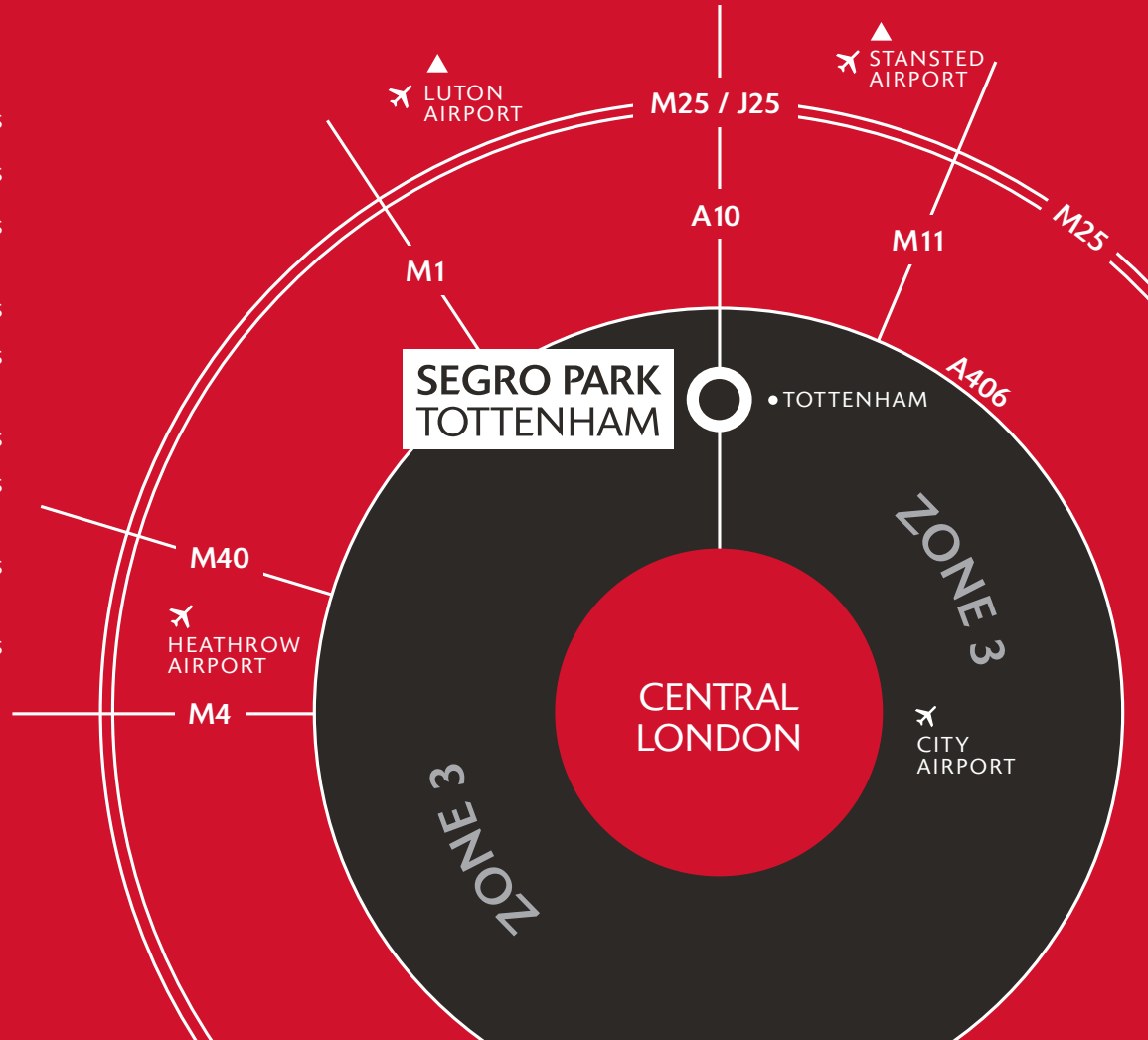
SEGRO

# PERFECTLY POSITIONED

	A10	2 MINUTES
	A406	5 MINUTES
	M25 / J25	18 MINUTES
	WHITE HART LANE	6 MINUTES
	BOWES PARK	8 MINUTES
	WOOD GREEN	7 MINUTES
	BOUNDS GREEN	8 MINUTES
	HEATHROW AIRPORT	35 MINUTES
	CENTRAL LONDON (WOOD GREEN TO KING'S CROSS)	22 MINUTES

POSTCODE: N17 7RP

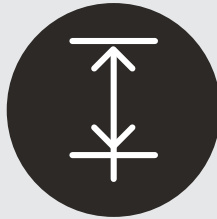
All times are drive times (except where stated)  
Source: Google Maps



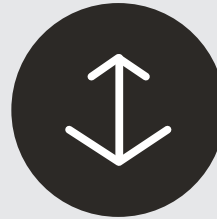
# BEST IN CLASS



Flexible Design & Build  
up to 140,000 sq ft



10m eaves heights



Generous yards



Targeting BREEAM  
'Excellent'



Bespoke designs available



Level access and  
dock level options



Green credentials



Fitted office space

# TRIED & TRUSTED

SEGR 

OWNS OR MANAGES

84 million SQ FT

VALUED AT

£11.7 billion



 BRITISH AIRWAYS



























# DESIGN & BUILD OPPORTUNITY

A NEW BENCHMARK FOR INDUSTRIAL AND  
WAREHOUSE SPACE IN NORTH LONDON

**SEGRO**



## THE OPPORTUNITY

One of SEGRO's closest assets to central London offering up to 140,000 sq ft of high profile industrial / warehouse buildings on a leasehold Design & Build basis.

SEGRO Park Tottenham has a nine month build programme.



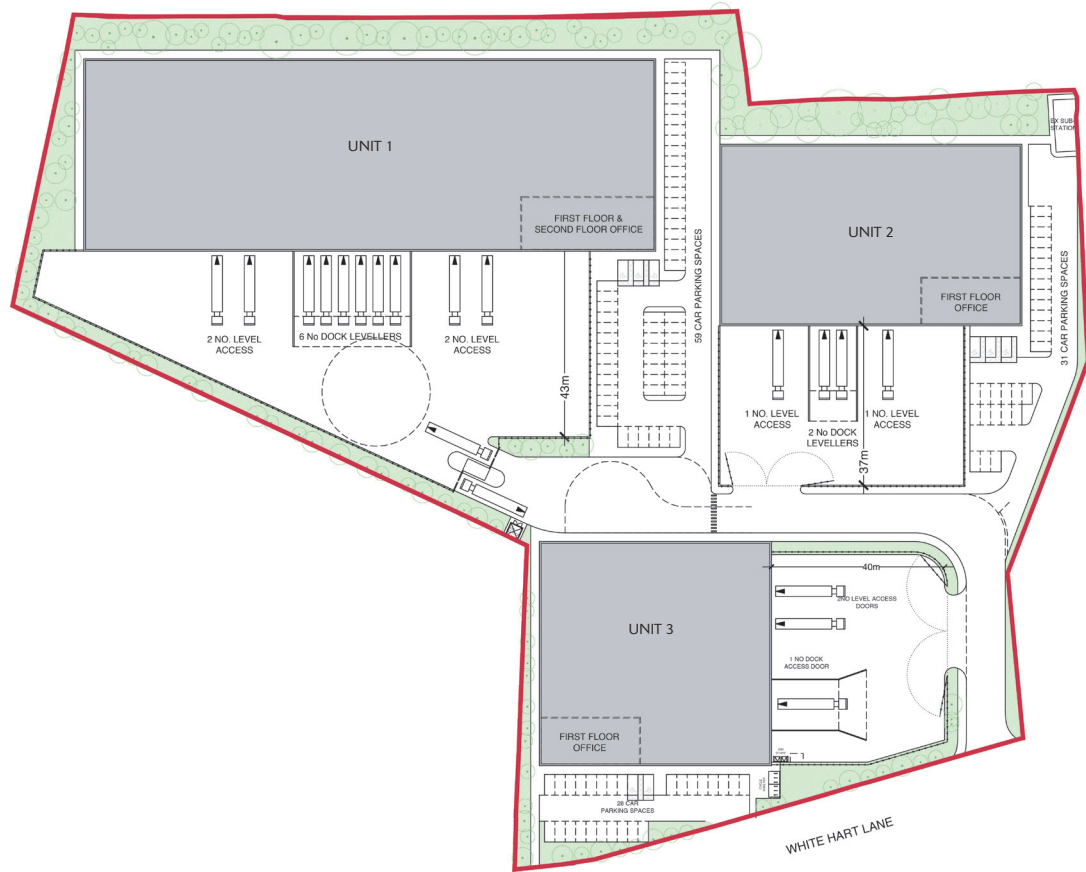
SEGRO Park Rainham — shown for illustrative purposes only

# MULTI-UNIT LAYOUT

## SPECIFICATION

- Level access doors and dock level doors
- Yard depths up to 43m
- Floor loading up to 50 kN/sq m
- Fitted office space
- Car parking spaces

	sq ft	sq m
<b>UNIT 1</b>		
Ground floor warehouse	62,505	5,807
First floor offices	4,145	385
Second floor offices	4,145	385
Subtotal	70,795	6,577
<b>UNIT 2</b>		
Ground floor warehouse	31,085	2,888
First Floor Offices	2,735	254
Subtotal	33,820	3,142
<b>UNIT 3</b>		
Ground floor warehouse	29,525	2,743
First Floor Offices	2,735	254
Subtotal	32,260	2,997
<b>TOTAL</b>	<b>136,875</b>	<b>12,716</b>



All areas are approximate and measured on a Gross External basis

Not to scale. For illustrative purposes only

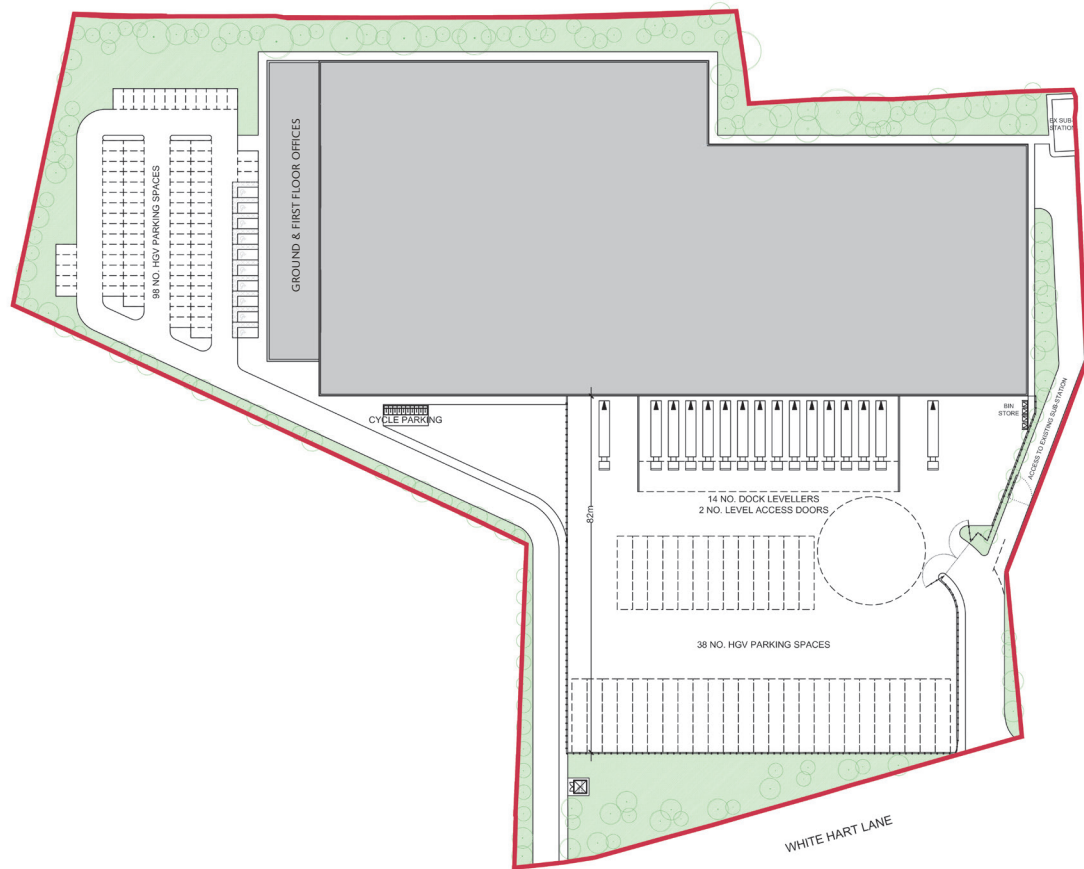




# SINGLE-UNIT LAYOUT

## SPECIFICATION

- 2 level access doors
- 14 dock leveller doors
- 82m yard depth
- Floor loading up to 50 kN/sq m
- Ground and first floor offices
- 98 car parking spaces and 38 HGV parking spaces



	sq ft	sq m
Ground floor warehouse	121,075	11,248
Ground floor offices	8,750	813
First floor offices	8,750	813
<b>TOTAL</b>	<b>138,575</b>	<b>12,874</b>

All areas are approximate and measured on a Gross External basis

Not to scale. For illustrative purposes only





WHITE HART LANE

A10

SEGRO PARK TOTTENHAM

WHITE HART LANE



# WORK WITH US

DISCUSS YOUR BESPOKE BUSINESS  
REQUIREMENTS FOR THIS  
DESIGN & BUILD OPPORTUNITY



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SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property. It owns or manages 7.8 million square metres of space (84 million square feet) valued at £11.7 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 eight other European countries.

For further information [www.SEGRO.com](http://www.SEGRO.com)

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