

SEGRO PARK  
**BELVEDERE**  
MULBERRY WAY, DA17 6AR

Pre-let opportunity  
available up to  
**160,000 sq ft**

Design & build warehouse /  
logistics space in the heart  
of Belvedere

# MAKING SPACE IN BELVEDERE

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

**SEGRO**

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Biodiversity



# MAKING SPACE FOR OPPORTUNITY

Providing a design and build opportunity for expanding companies, SEGRO Park Belvedere gives your business the space you need to grow in all directions.

As the first phase of development SEGRO Park Belvedere will deliver two brand new state-of-the-art units. Unit 1 will provide up to **159,595 sq ft (14,826 sq m)** and Unit 2 will provide **109,690 sq ft (10,191 sq m)** of superior, highly sustainable, HQ-suitable industrial / logistics space.





Phase 1

2

1

# PHASE 1



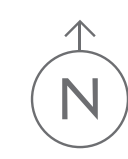
**Unit 1**

159,595 sq ft (14,826 sq m)



**Unit 2**

109,690 sq ft (10,190 sq m)



# MAKING SPACE FOR EXTRAORDINARY

UNIT 1  
159,595 SQ FT\*  
(14,826 SQ M)

UNIT 2  
109,690 SQ FT\*  
(10,190 SQ M)

\*With the potential for an additional,  
operational mezzanine floor

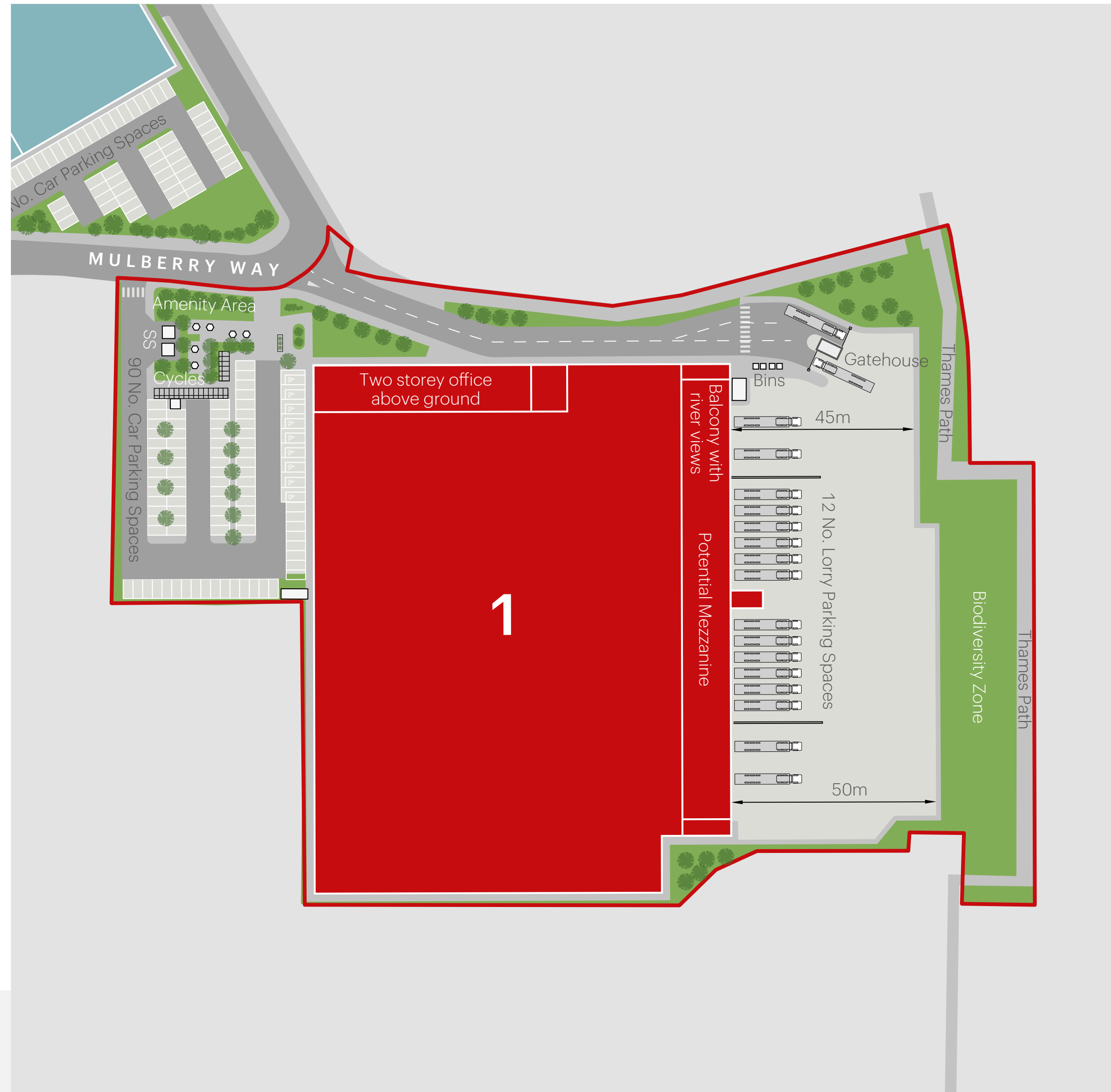
Units 1 & 2 at SEGRO Park Belvedere provide a unique pre-let opportunity designed to meet the ever-evolving requirements of modern occupiers. The built-to-suit schemes allow you to tailor a space with your business' size, scale and logistical needs in mind, all within these state of the art developments.

Various initiatives and sustainable measures are woven into the specifications of SEGRO Park Belvedere to ensure an eco-conscious approach. From thoughtfully-sourced building materials to energy-efficient systems, the development seeks to minimise its environmental impact and maximise operational efficiency.



Artists impression: SEGRO Park Belvedere - Unit 1 (Yard)

SEGRO Park Belvedere will exemplify innovation and epitomise high-quality specification, incorporating various sustainability measures to help businesses optimise their operational and financial efficiencies.



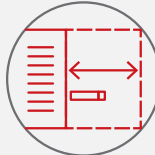








# UNIT 1

## Accommodation Schedule

	sq ft	sq m
Warehouse	142,430	13,232
Offices	14,420	1,339
Yard Viewing Areas	700	65
Plant Room + Circulation	2,045	190
<b>Total</b>	<b>159,595</b>	<b>14,826</b>

(All areas are approximate and measured on a Gross External basis)

## Specification

-  50m yard depth
-  Up to 15m clear height
-  24/7 manned security gatehouse
-  EV Charging Points
-  Net Zero Carbon development
-  Contemporary office finish and balcony with river views
-  Extensive landscaping to improve employee wellbeing and local biodiversity
-  Targeting BREEAM 'Outstanding' and EPC rating 'A+'
-  100% Photovoltaic Panels providing clean energy
-  Achieving a Net Biodiversity gain of c. 2,000%



Occupier

Artists Impression: SEGRO Park Belvedere - Unit 1 (HGV/Service Entrance)



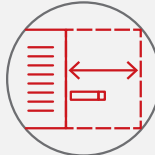









# UNIT 2

## Accommodation Schedule

	sq ft	sq m
Ground Floor	86,934	8,076
Offices	10,786	1,002
Mezzanine	10,463	972
Plant Room	1,507	140
<b>Total</b>	<b>109,690</b>	<b>10,190</b>

(All areas are approximate and measured on a Gross External basis)

## Specification

-  45m yard depth
-  Contemporary office finish and balcony with river views
-  15m clear height
-  Extensive landscaping to improve employee wellbeing and local biodiversity
-  24/7 manned security gatehouse
-  Targeting BREEAM 'Outstanding' and EPC rating 'A+'
-  EV Charging Points
-  100% Photovoltaic Panels providing clean energy
-  Net Zero Carbon development
-  Achieving a Net Biodiversity gain of c. 600%





# MAKING SPACE FOR THE FUTURE

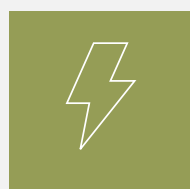
Against the backdrop of the climate emergency, we work with our customers to drive lasting change while helping everyone hit their own sustainability targets.

This means leading by example. SEGRO is targeting an 81% reduction in corporate and customer emissions intensity and a 58% reduction in the embodied emissions intensity of our developments by 2034. We intend to be net-zero carbon by 2050.

This will be achieved through low-carbon development design, increasing the use of low-carbon building materials, efficient electrical heating systems, and 100% zero-carbon electricity in our properties.

We are dedicated to constructing highly efficient, low-carbon warehouse space that's tailored to your specific operational needs.

To find out more about SEGRO's net-zero ambitions, please visit: [SEGRO.com/ResponsibleSEGRO](https://www.segro.com/ResponsibleSEGRO)



EPC 'A+' targeting



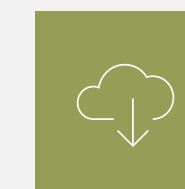
Rainwater harvesting & installing water efficient appliances



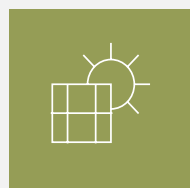
Environmental and biodiversity improvements



100% Electric car charging



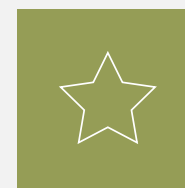
Reduced embodied carbon through sustainable construction methods



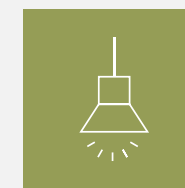
PV panels on roofs generating renewable energy for occupiers



Air source heat pump, providing comfort heating and cooling



BREEAM 'Excellent' targeting



High efficiency LED lighting internally and externally



Landscaping at SEGRO Park Tottenham



**c.2,000%**  
Net Biodiversity Gain  
At SEGRO Park Belvedere



SEGRO Park Enfield. The UK's first WELL Certified Industrial Scheme



Unit B, SEGRO Park Fairway Drive

## MAKING SPACE FOR YOU

At SEGRO, we recognise that our schemes have an important role to play in providing the right environment, both for people that work inside of buildings, as well as the habitat that is provided alongside them.

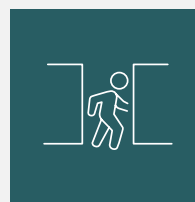
Working with a team of experienced environmental consultants and WELL-accredited professionals, who are actively advising us on best practices, Unit 1 and 2 at SEGRO Park Belvedere will feature a number of green credentials including:



16m landscaping 'buffer' including Thames Riverside footpath and biodiverse habitat



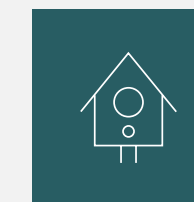
Dedicated wildlife corridor to the River Thames



Contemporary pedestrian entrance with sliding gates



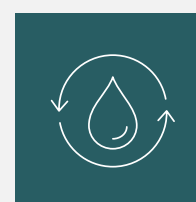
Balcony overlooking the River Thames



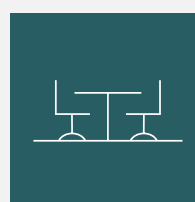
Installation of bird/bat boxes and creation of habitat refugia to provide cover for invertebrates/small mammals



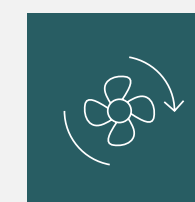
Living roofs above cycle shelters



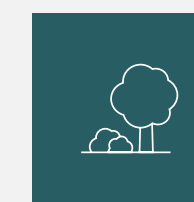
Rain garden and natural planting



High-quality and spacious office, break-out and kitchen spaces



Ample daylight and natural ventilation levels



Planting of a variety of native shrubs, trees, wildflowers, and wildlife beneficial species



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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 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](https://segro.com) for further information.

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