

SEGRO PARK
TOTTENHAM

POSTCODE
N17 7RP

UNIT 5

A rare 25,222 sq ft unit on the greenest urban industrial development in London

SPT. THE DIFFERENCE.



WELCOME TO UNIT 5 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.

Outdoor seating and gym area





Unit 5 office – pre refurbishment



Unit 5 warehouse – pre refurbishment

A UNIT WITH A DIFFERENCE

Designed for maximum efficiency and reduced operational costs, Unit 5 at SEGRO Park Tottenham will future-proof your business with features such as our SMART Core package* - smart sensors that provide real-time data.

WAREHOUSE

- Refurbishment due to complete Q2 2026
- 300 kVA power provision
- 3 level access loading doors
- 50 kN/m² floor loading
- Up to 10m clear height
- Up to 33m yard depth
- Secure gated yard with CCTV
- 24/7 manned security gatehouse
- 12 car parking spaces
- 4 electric vehicle chargers
- Photovoltaic panels
- Contemporary interior finishes
- Roof-lights providing high levels of daylight
- Mezzanines above the loading doors to increase warehouse capacity
- Living green wall
- Outdoor gym
- Shower facilities with one shower for every 10 cycle parking spaces
- Bicycle maintenance station

OFFICE

- First floor external balcony with impressive views to Central London, visible through the full-height glazing to the office space.
- Soundproofing for a comfortable internal environment.
- Ample natural lighting to the office and the wide, welcoming staircase.
- Appealing canteen facilities
- Comfort cooling / heating

SMART CORE PACKAGE

- Energy and gas consumption reported on an hourly basis
- Measure temperature, humidity and lighting levels
- Identify how people move and interact with the space
- Measure water usage and trends
- Measure CO² and Total Volatile Organic Compounds (TVOCs)

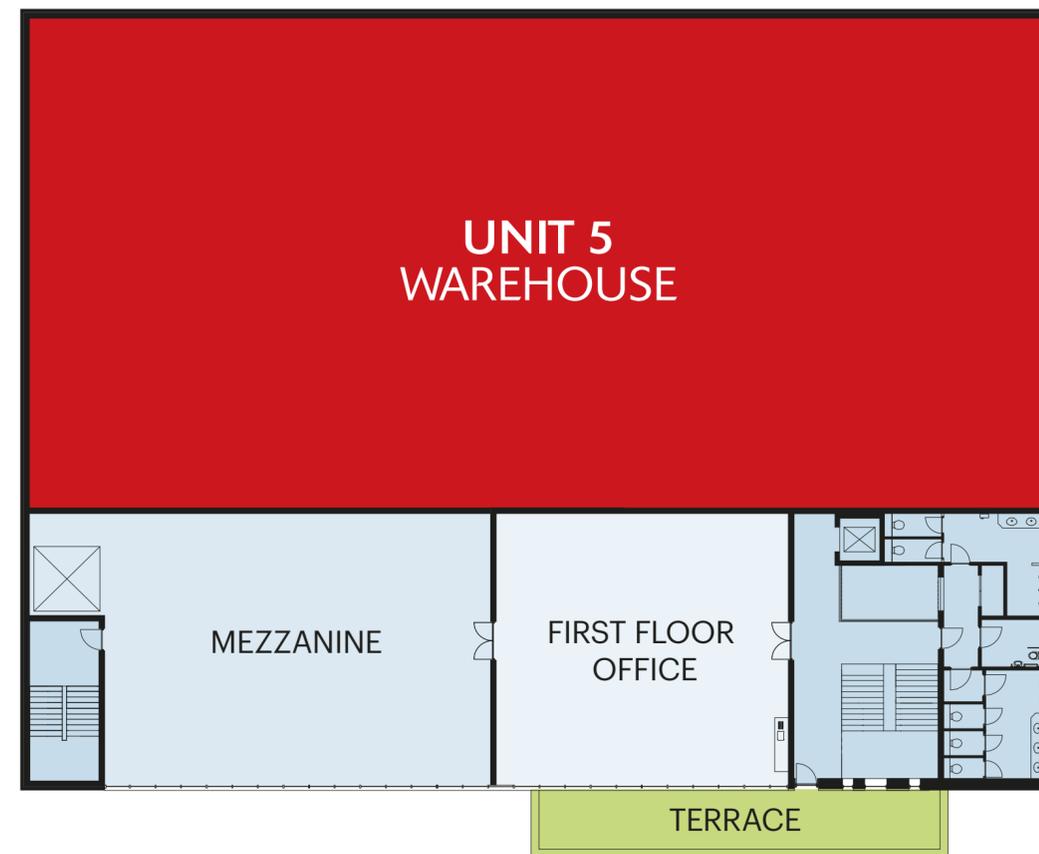
*Terms and conditions apply. Free trial for first 12 months.

FIRST CLASS INDUSTRIAL SPACE

Ground floor



First floor



KEY FEATURES

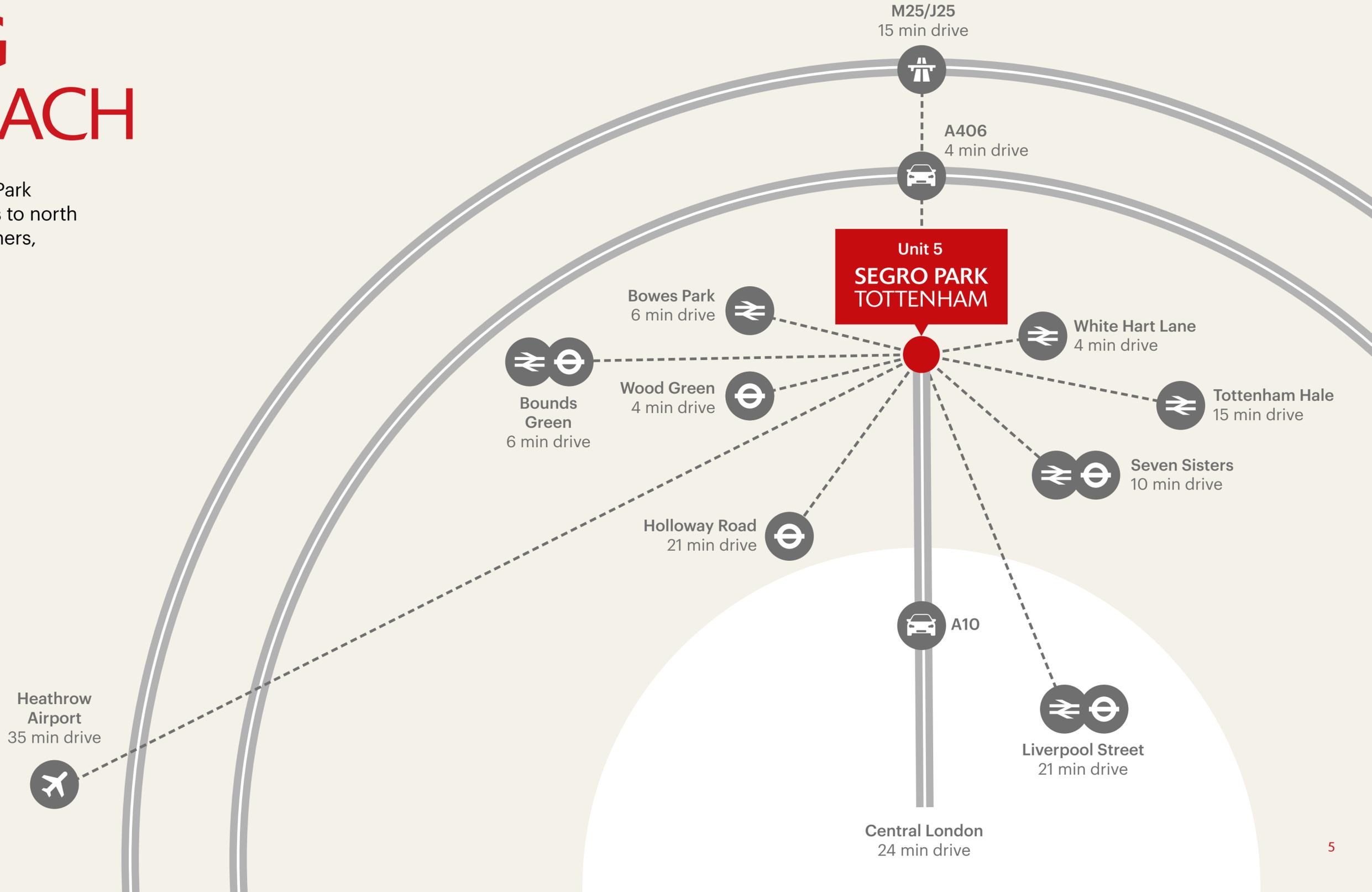
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ACCOMMODATION

	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

EVERYTHING IS WITHIN REACH

Need to be close to London? Unit 5 at SEGRO Park Tottenham is in Zone 3 with unmatched access to north and central London's population - more customers, more talent, more opportunity.



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.

SEGRO PARK TOTTENHAM

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

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SEGRO

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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.

Founded in 1920, 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.

From big-box logistics to urban warehousing and data centres, SEGRO creates the space that enables extraordinary things to happen. It provides the infrastructure of modern economies and everyday life, enabling efficient, low-carbon supply chains and digital connectivity across Europe, helping drive growth and job creation. This space supports a diverse customer base including retailers, manufacturers, logistics providers and technology companies.

SEGRO's is committed to being a force for societal and environmental good, prioritising Championing low-carbon growth, Investing in local communities and environments, and Nurturing talent.

For more information, visit [www.SEGRO.com](https://www.segro.com)