

SEGRO PARK Wapping

Ultra-urban industrial
and logistics units in E1

E1W 3HS

12,808–22,655 sq ft
Available Q1 2026

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

SEGRO

Wapping

SEGRO PARK Wapping

State-of-the-art
industrial and logistics
units in Zone 2

E1W 3HS

12,808–22,655 sq ft
Available Q1 2026

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



Wapping

SEGRO PARK Wapping

Capital ultra-urban
industrial units

E1W 3HS

12,808–22,655 sq ft
Available Q1 2026

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



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Central to urban life

Positioned in Zone 2, with unparalleled proximity to central London, SEGRO Park Wapping is a new development arriving in Q1 2026.

This is a rare and exceptional opportunity to position your business at a centrally located new ultra-urban industrial and logistics hub in London.

With seven best-in-class warehouse units, the space is designed to help support your supply chain and last-mile logistics operations, serving both customers and communities in the heart of the city.



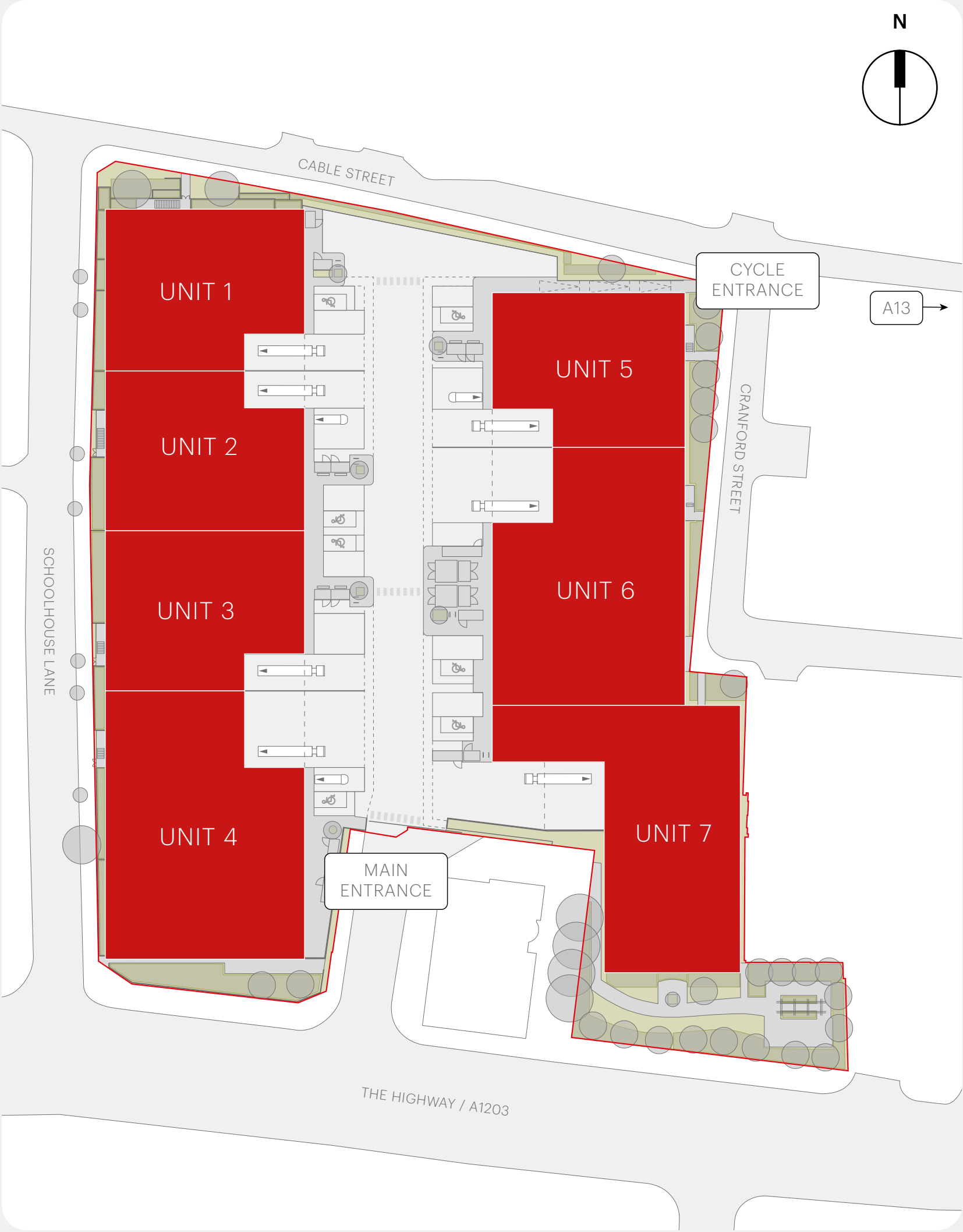
Last-mile industrial space

With varying sizes across the units, all seven are built to the highest industrial standard—adaptable to your specific operation.

Incorporating brickwork traditional to the area, the development blends seamlessly with the surrounding landscape.

	Floor		Sq Ft	Sq M
Unit 1	Ground floor	Warehouse	7,798	724
	First floor	Warehouse	3,419	318
	Second floor	Office	2,470	229
	TOTAL		13,687	1,272
Unit 2	Ground floor	Warehouse	7,719	717
	First floor	Warehouse	3,384	314
	Second floor	Office	2,377	221
	TOTAL		13,480	1,252
Unit 3	Ground floor	Warehouse	7,719	717
	First floor	Warehouse	3,384	314
	Second floor	Office	2,435	226
	TOTAL		13,538	1,258
Unit 4	Ground floor	Warehouse	12,943	1,202
	First floor	Warehouse	5,674	527
	Second floor	Office	4,038	375
	TOTAL		22,655	2,105
Unit 5	Ground floor	Warehouse	7,230	672
	First floor	Warehouse	3,271	304
	Second floor	Office	2,307	214
	TOTAL		12,808	1,190
Unit 6	Ground floor	Warehouse	12,135	1,127
	First floor	Warehouse	5,492	510
	Second floor	Office	3,904	363
	TOTAL		21,531	2,000
Unit 7	Ground floor	Warehouse	11,197	1,040
	First floor	Office/Warehouse	5,559	516
	TOTAL		16,756	1,557

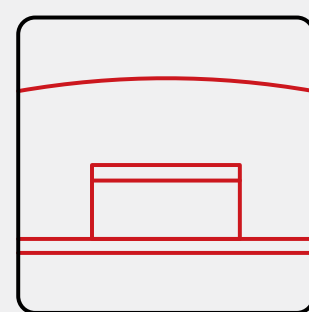
All areas are approximate and calculated on a gross external space (GEA) basis



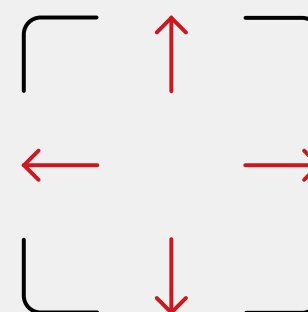


Computer generated image of SEGRO Park Wapping

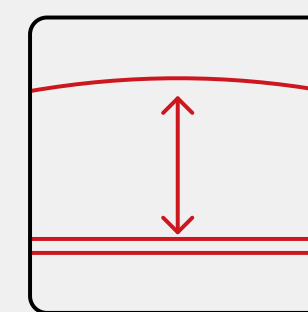




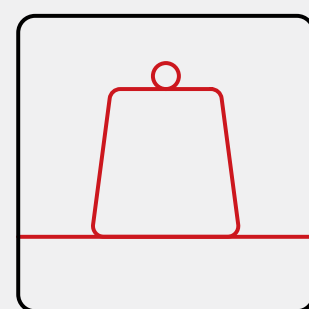
Up to 2 level
access doors



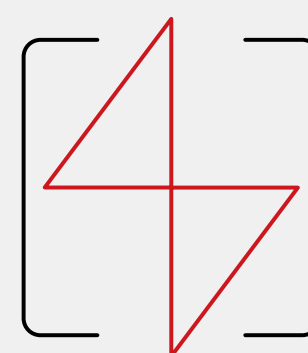
18m yard
depth



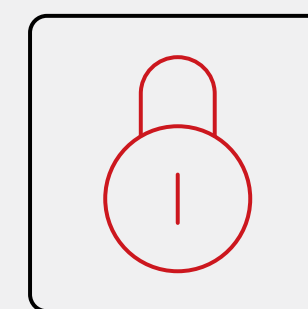
12m clear
height



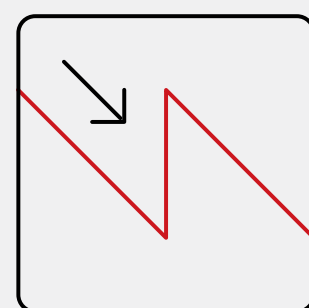
50KN/m²
floor loading



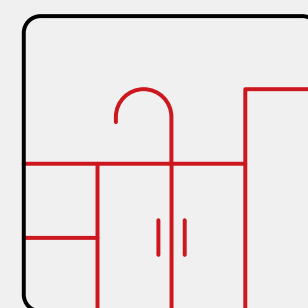
2MVA power
(potential for up to 5MVA)



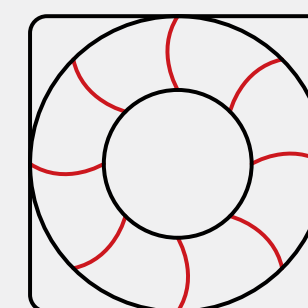
24/7 security and
gated entrances



Northlit
industrial roof



Modern kitchenette
facilities



Comfort cooling
and heating

A centre for **high spec**

The specification will be nothing short of exceptional with a comprehensive suite of cutting-edge features including energy-efficient LED lighting, comfort cooling and heating systems, all meticulously integrated for optimal performance.



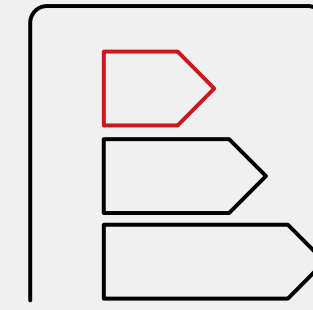
Computer generated image of SEGRO Park Wapping



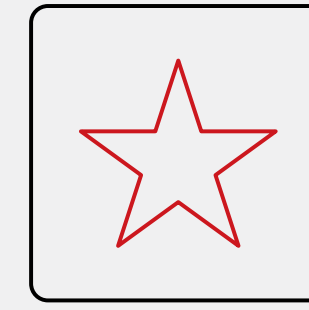
Inspiring a cleaner future

Sustainability is at the heart of our design, to ensure we're having a positive impact on the surrounding community. The site is targeting BREEAM 'Outstanding' and EPC A+ rating demonstrating our dedication to an eco-conscious development.

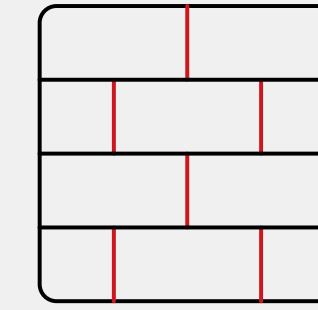
Employees will also benefit from a private pocket park, thoughtfully landscaped with trees, shrubs, flowers, and outdoor seating. In addition, nearby gardens, parks, and riverside trails provide natural spaces to enjoy.



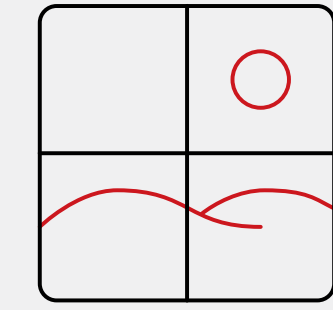
Targeting
EPC A+



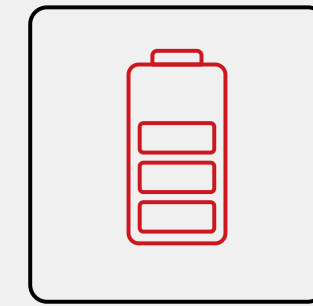
Targeting BREEAM
'Outstanding'



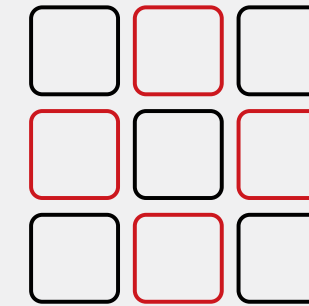
Reclaimed
materials



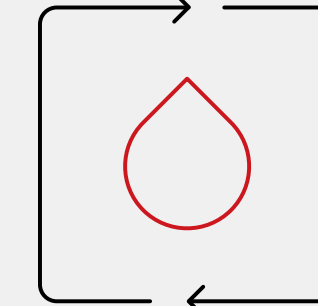
WELL
principles



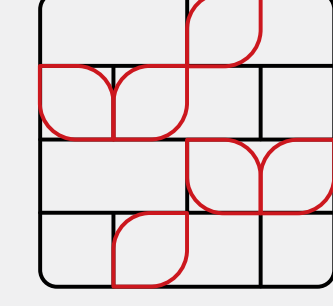
Electric vehicle
charging



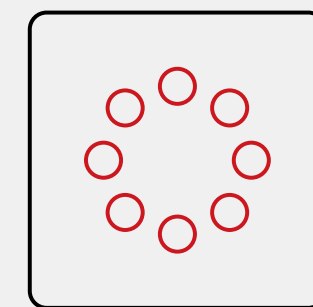
Photovoltaic
panels



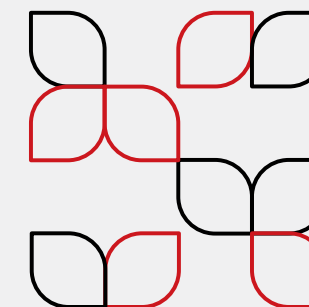
Rainwater
harvesting



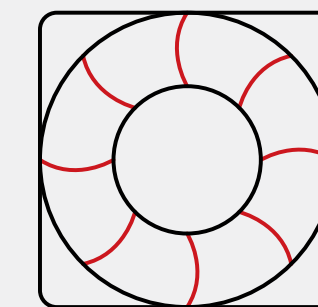
Internal and external
living walls



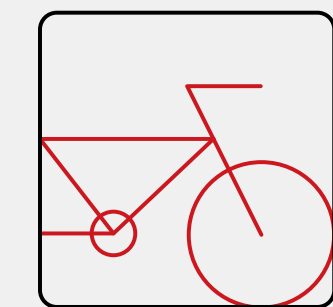
LED
lighting



Landscaping and
biodiversity



Air source
heat pumps



Cycle
facilities



SEGRO PARK
Wapping

Central London

The City

SEGRO Park Wapping

Central to serving London

Computer generated image of SEGRO Park Wapping

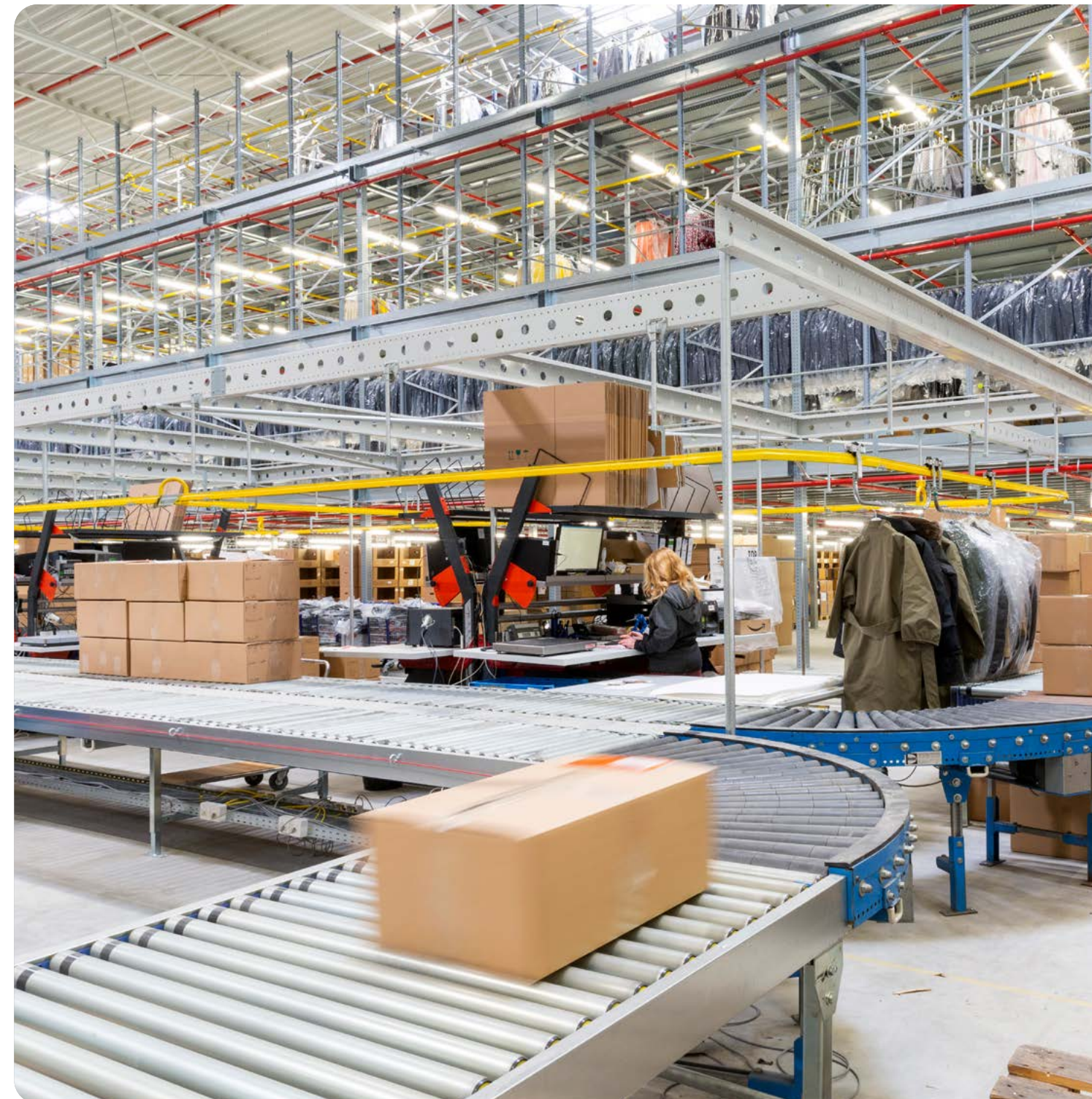


An epicentre of activity

London is thriving with opportunity and Wapping puts you at the heart of it. Home to an eclectic array of businesses, the capital is a powerhouse for growth. SEGRO Park Wapping is perfectly situated to meet the demands of central London and its vast customer base.

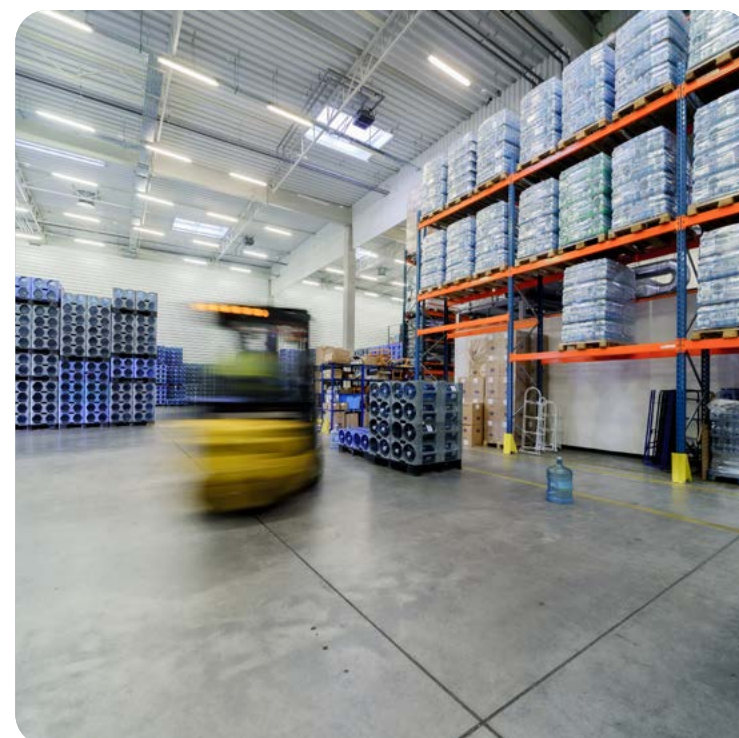
Whether you're distributing goods, servicing clients, or scaling up operations, SEGRO Park Wapping positions you for success.

18,570
active businesses in
Tower Hamlets



546,000
people within a 1 hour walk

14%
business births
from 2018-2023
























12.4M
people within a 1 hour drive



Sources: Smappen, The Office for National Statistics



Walking	Cycling	Underground
<div>Limehouse</div> <div>09 mins</div> <div></div>	<div>Tower Hill</div> <div>07 mins</div> <div> </div>	<div>Canary Wharf</div> <div>04 mins</div> <div>  </div>
<div>Shadwell</div> <div>12 mins</div> <div> </div>	<div>Canary Wharf</div> <div>10 mins</div> <div>  </div>	<div>Bank</div> <div>06 mins</div> <div>   </div>
<div>Wapping</div> <div>16 mins</div> <div></div>	<div>London Bridge</div> <div>15 mins</div> <div> </div>	<div>Bond Street</div> <div>18 mins</div> <div>  </div>
<div>Walking times based on Google Maps travel from SEGRO Park Wapping</div>	<div>Cycling times based on Google Maps travel from SEGRO Park Wapping</div>	<div>Underground times based on Google Maps travel from Limehouse</div>

Overground, underground and breaking new ground

Perfectly primed to be your east London last-mile hub, SEGRO Park Wapping boasts immaculate inner city connections via road and rail.

Cycle
superhighway 3

Direct access including separate cycle entrance for deliveries and commuters.

Direct links
to London

Easy access to central London, the City and the docklands.

PTAL 6
rating

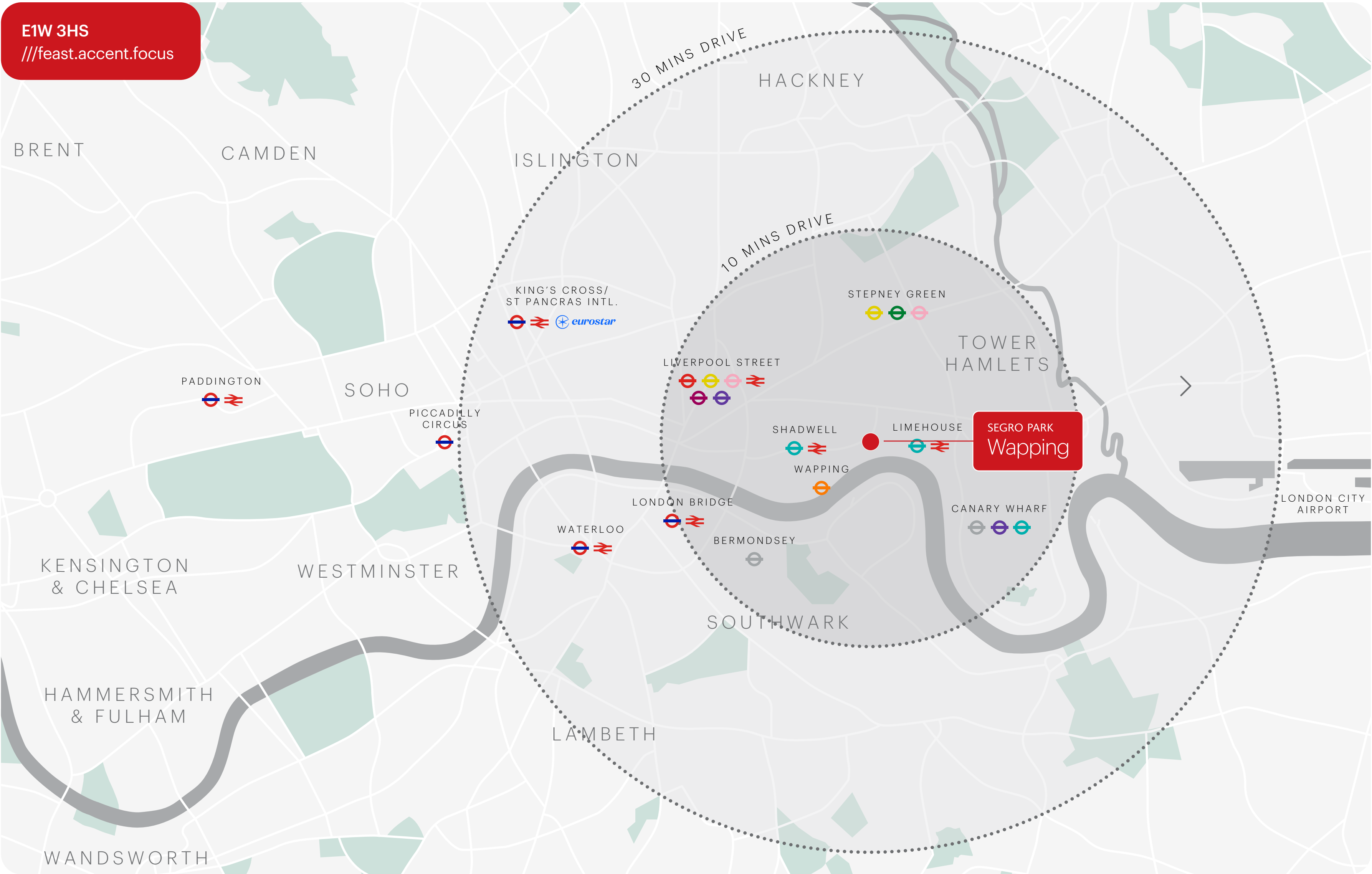
Received the highest score for public transportation.



Central to roads, routes and railways

Driving distances		
	Miles	Mins
A1203	0.1	01
A13	0.3	03
A11	1.5	08
London City Airport	4.8	14
Central London	4.9	20
M25 (J27)	18.6	25

Drive times based on Google Maps





Full of colour, character and community

Wapping offers plenty to enhance employee wellbeing. It's home to scenic riverside walks, independent cafés, and welcoming pubs, perfect for unwinding after work. Local amenities, including shops and gyms, making it convenient for running errands or staying active.

- 1

The Prospect of Whitby
- 2

Ratcliffe Beach
- 3

PureGym Limehouse
- 4

The Baklava Company
- 5

Holy Cow Fine Indian Dining
- 6

Bread Street Kitchen & Bar
- 7

Prince Regent Limehouse
- 8

St. James' Gardens
- 9

King Edward Memorial Park
- 10

The Craft Beer Co. Limehouse
- 11


Il Bordello
- 12

Two Magpies Café
- 13

Boots Pharmacy
- 14

Tesco Express
- 15

Sainsbury's Local



1. The Prospect of Whitby

57 Wapping Wall

E1W 3SH

10 mins walk





Bringing 100 years of experience

All SEGRO customers benefit from dedicated Asset and Property Management teams, relationships that add real value to your business.

We're committed to providing ongoing support through high-quality service standards, flexibility and fast, innovative property solutions. SEGRO has developed a close relationship with the local authority and is well placed to support you with introductions to key Council Officers and Councillors to support any planning or other requirements.

As part of our Responsible SEGRO framework, we also support the communities in which we operate. Through charitable funding and local partnerships, as well as employment, education, environmental, and supply chain initiatives, we ensure the community and local businesses benefit from our developments.

SEGRO PARK Wapping

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 **SEGR****O**.com for further information.



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Central to urban life
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