

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

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

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Wapping



SEGRO PARK Wapping



Capital ultra-urban
industrial units
E1W 3HS

12,808–22,655 sq ft
Available Q1 2026
SEGRO.com/parkwapping

Wapping

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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.



Computer generated image of SEGRO Park Wapping



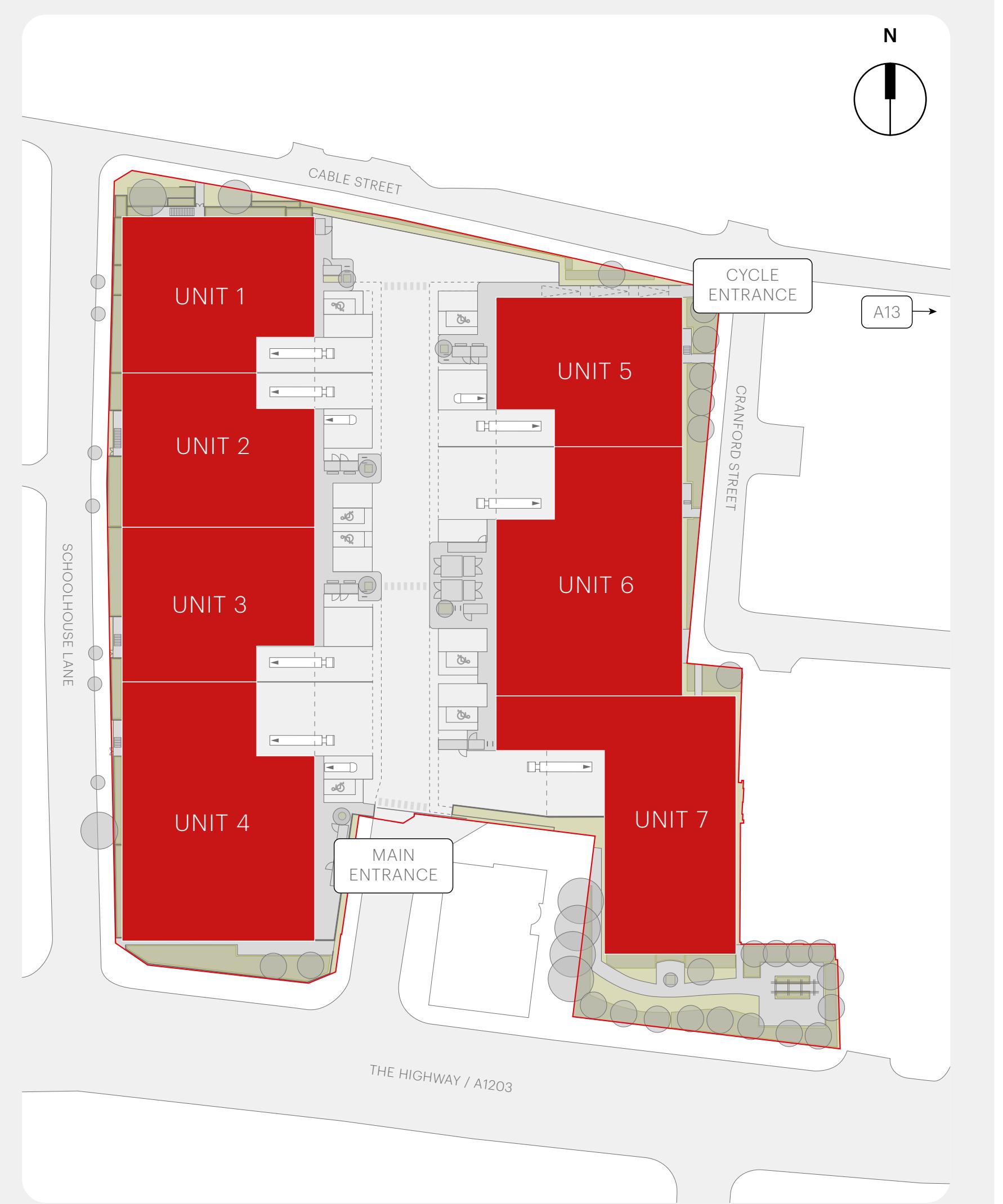
Last-mile industrial space

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

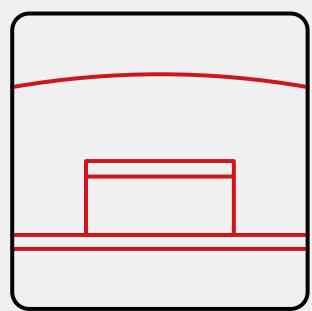
All areas are approximate and calculated on a gross external space (GEA) basis



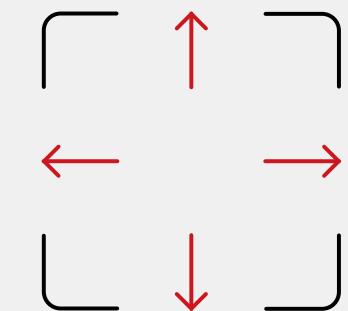


Computer generated image of SEGRO Park Wapping

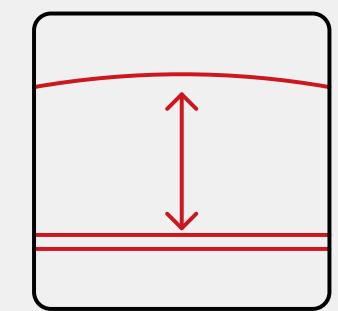




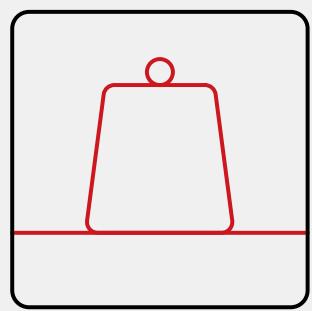
Up to 2 level
access doors



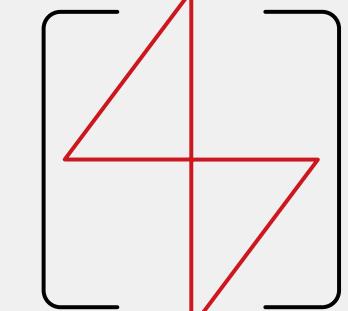
18m yard
depth



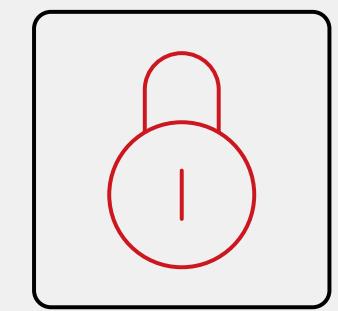
12m clear
height



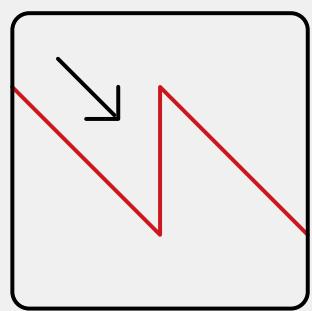
50KN/m²
floor loading



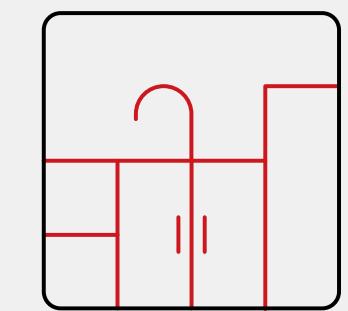
2MVA power
(potential for up to 5MVA)



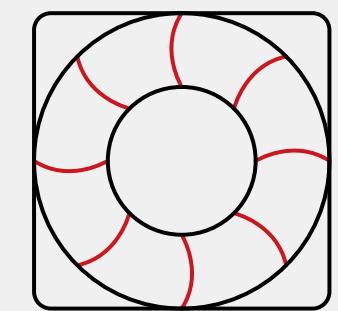
24/7 security and
gated entrances



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.

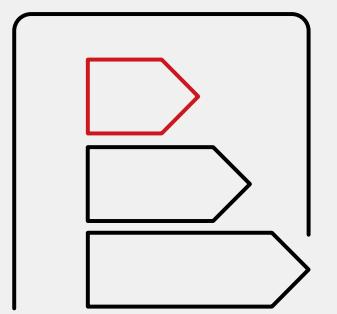




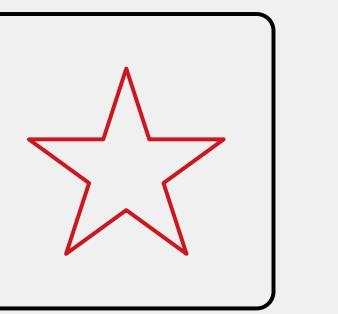
Inspiring a cleaner future

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.

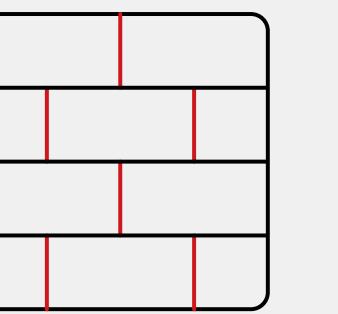
Employees will also benefit from a private pocket park, thoughtfully landscaped with trees, shrubs, flowers, and outdoor seating. In addition, nearby gardens, parks, and riverside trails provide natural spaces to enjoy.



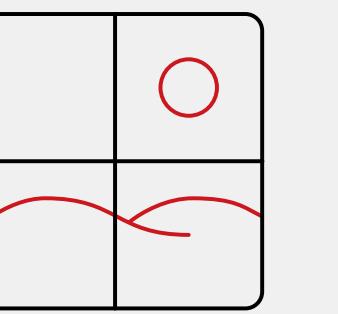
Targeting EPC A+



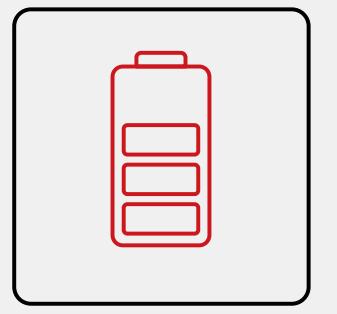
Targeting BREEAM 'Outstanding'



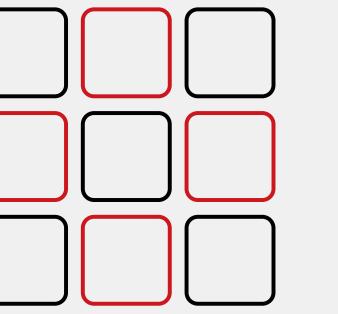
Reclaimed materials



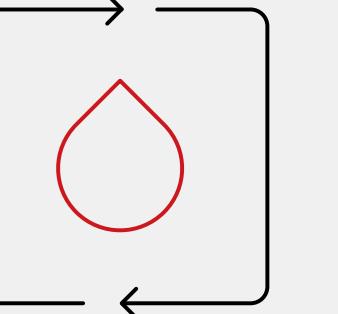
WELL principles



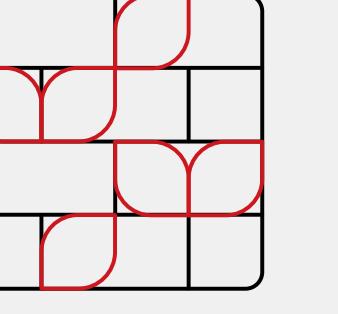
Electric vehicle charging



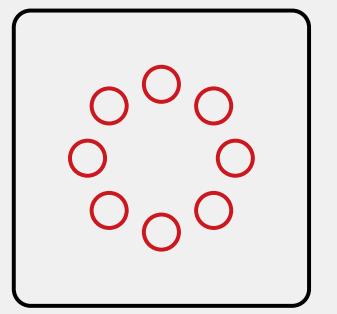
Photovoltaic panels



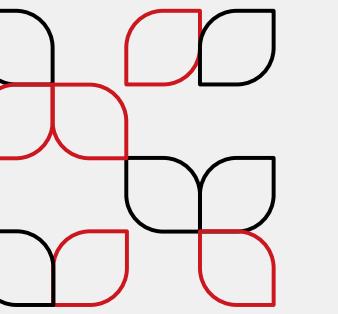
Rainwater harvesting



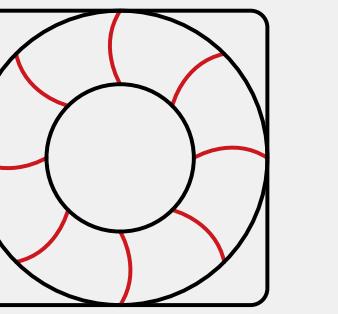
Internal and external living walls



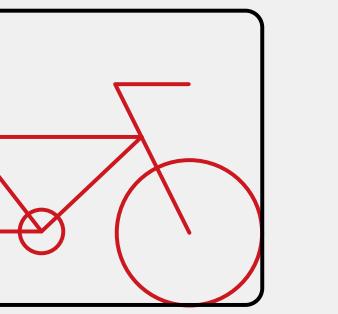
LED lighting



Landscaping and biodiversity

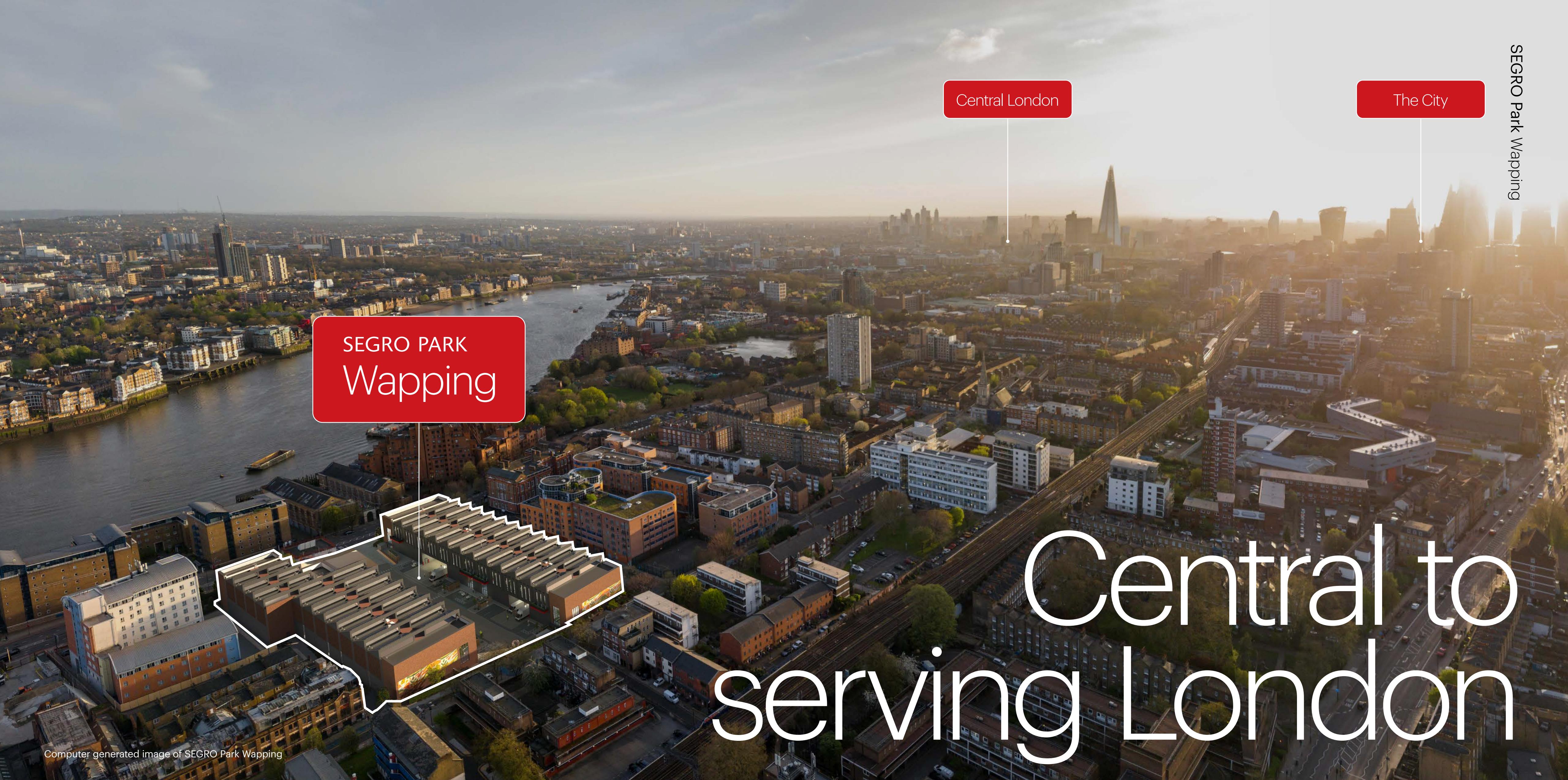


Air source heat pumps



Cycle facilities





Central London

The City

SEGRO PARK
Wapping

Computer generated image of SEGRO Park Wapping

Central to
serving London



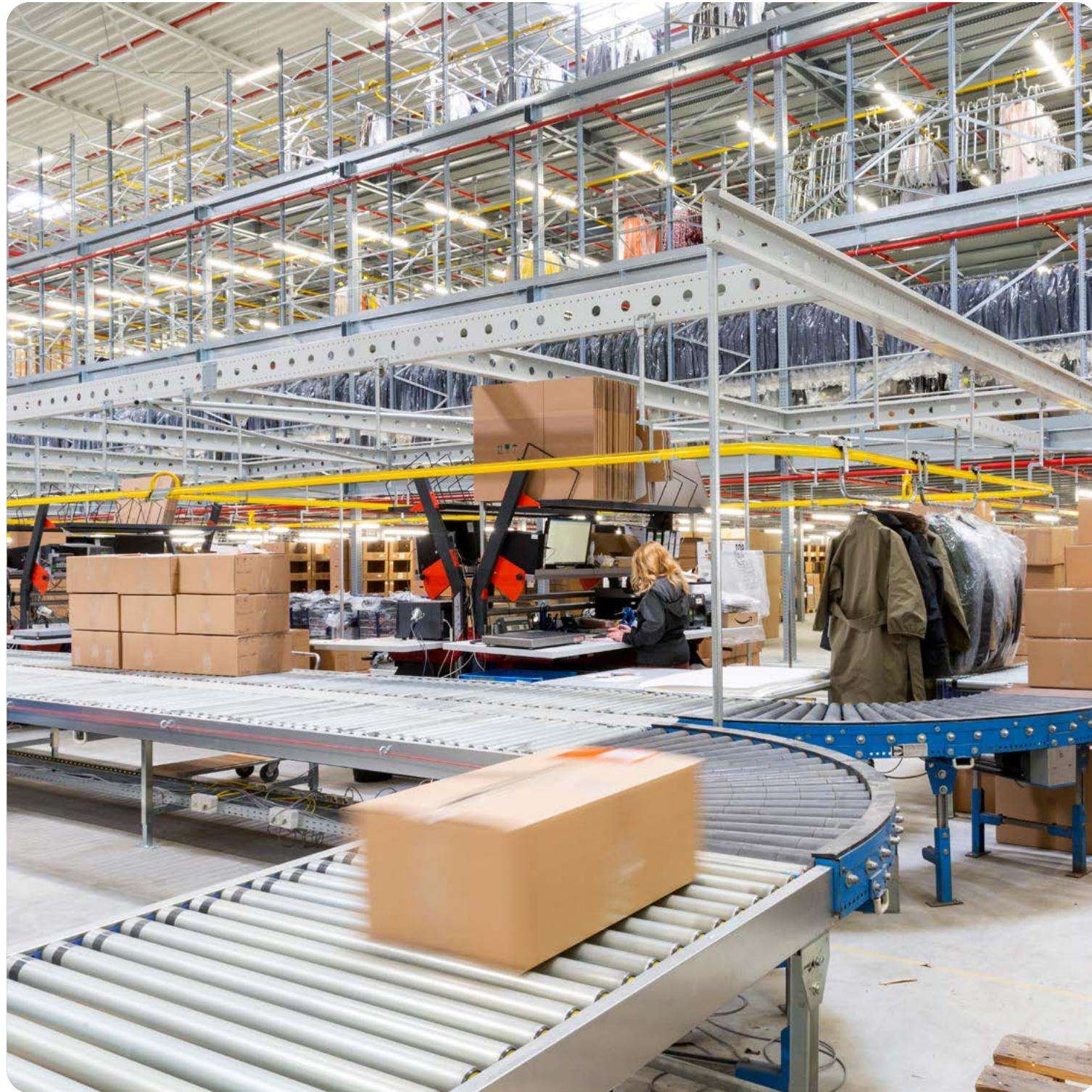
An epicentre of activity

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

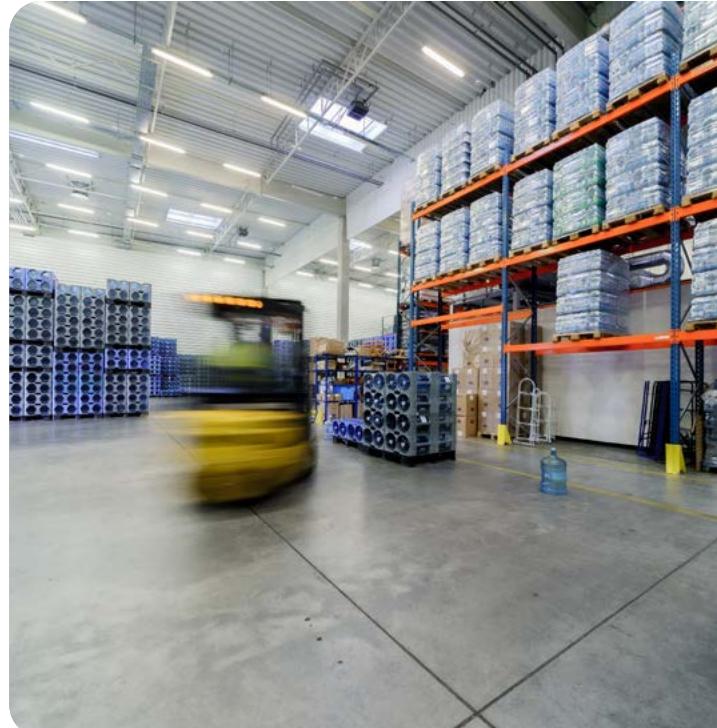


546,000

people within a 1 hour walk

14%

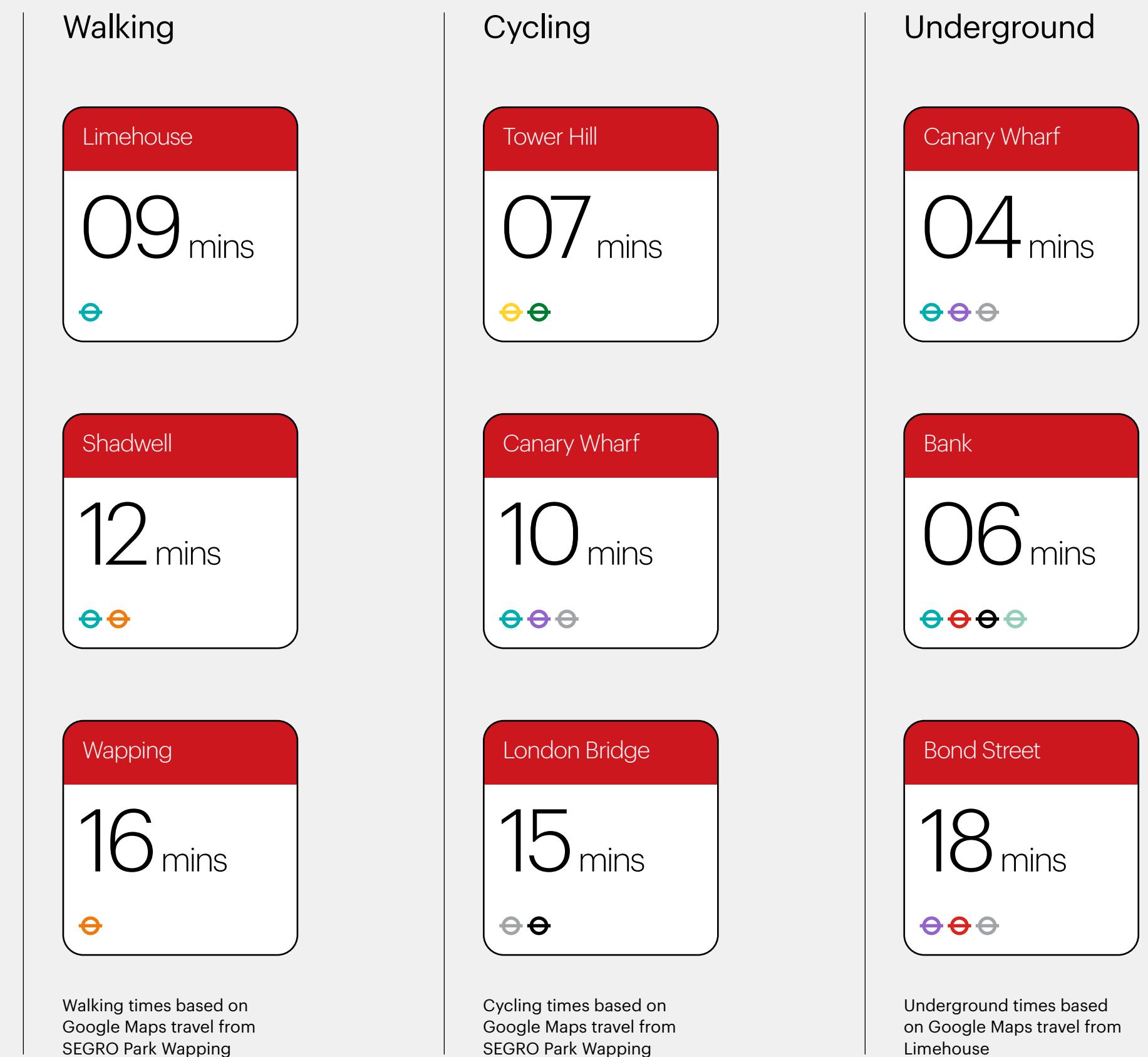
business births from 2018-2023



12.4M

people within a 1 hour drive





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.

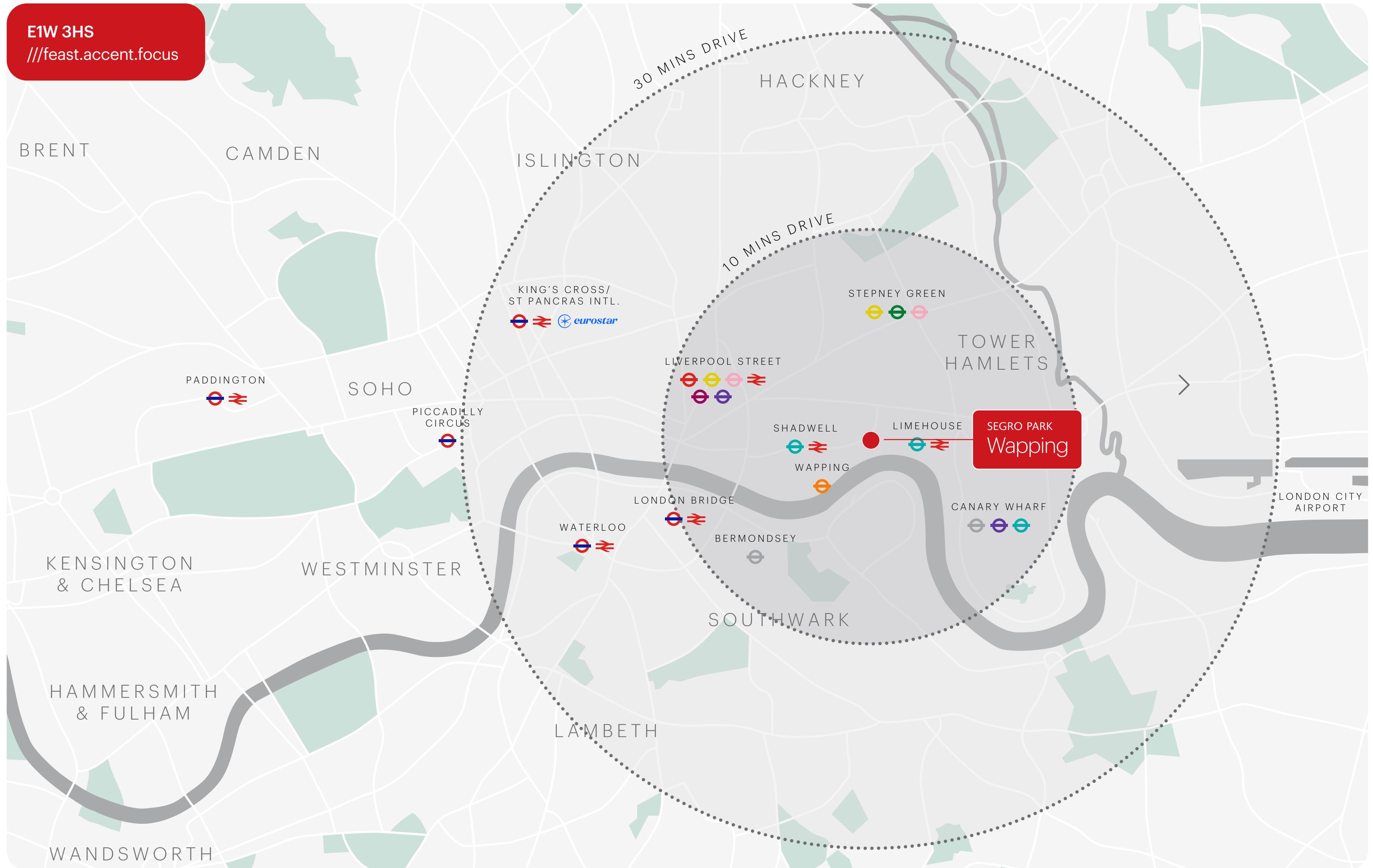


Central to roads, routes and railways

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

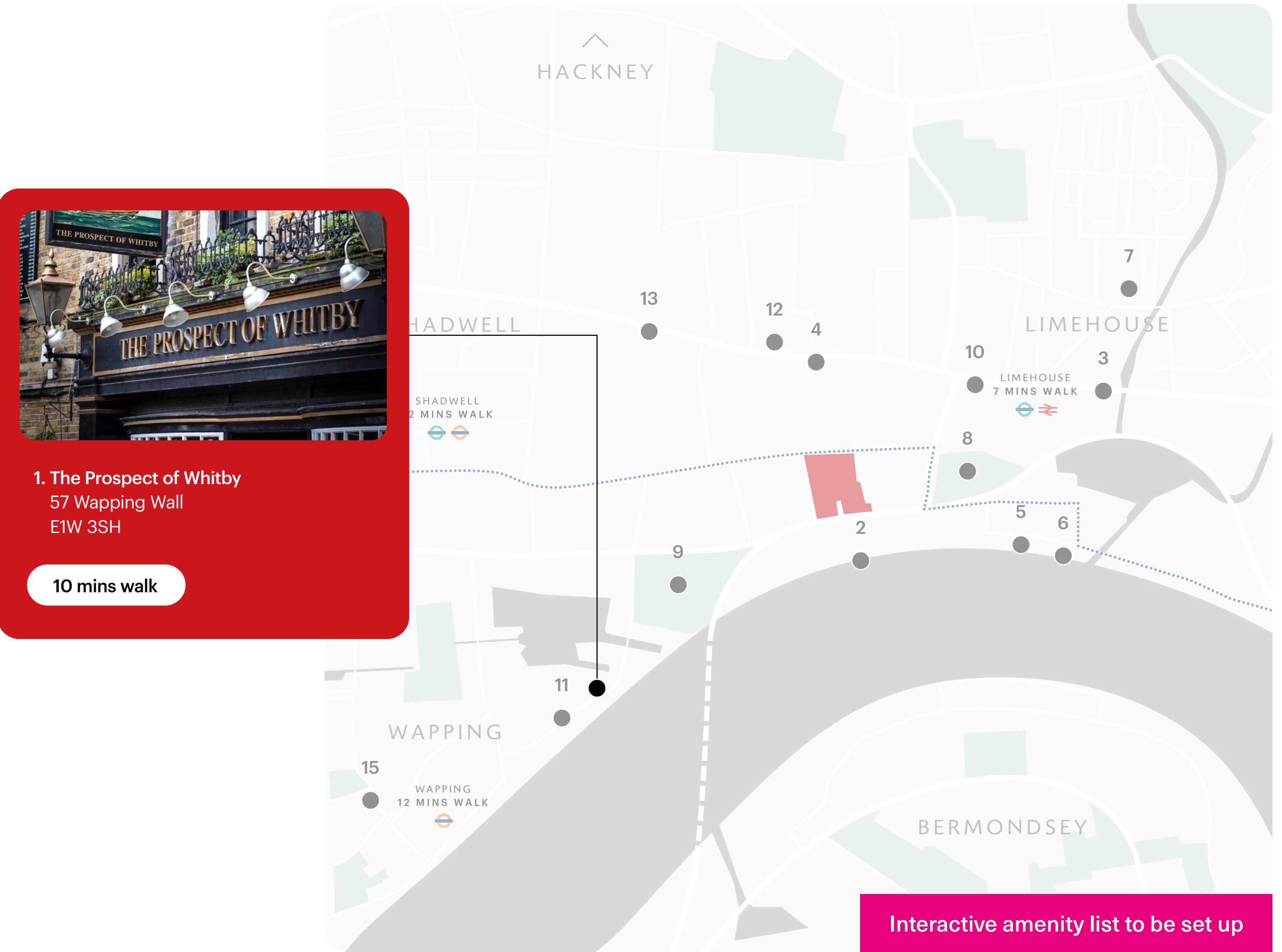




Full of colour, character and community

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





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 **SEGRO.com** for further information.

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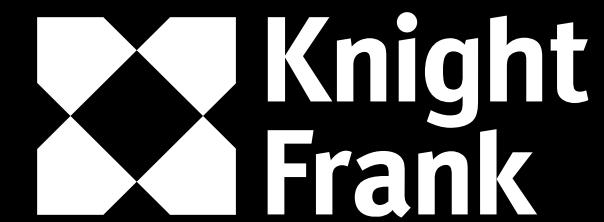
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Central to urban life
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