

SEGRO PARK
Hackney
Wick

Ultra-urban industrial
space in the vibrant
heart of Hackney Wick

Wick Road, E3 2JE

Two units
ranging from
23,170 sq ft – 30,155 sq ft

[SEGRO.com/parkhackneywick](https://www.segro.com/parkhackneywick)





Down by the canal, in one of London's coolest neighbourhoods, comes a distribution opportunity rarely seen in Zone 2.

Perfectly placed for last-mile logistics, SEGRO Park Hackney Wick is surrounded by industry and transport links, as well as breweries, theatres, and acclaimed restaurants.

A cutting-edge space targeting BREEAM 'Outstanding', the development is designed to streamline supply chains, turbo-charge last-mile logistics, and serve customers and communities in the heart of the city.

Central to city life

Ultra-urban warehouse space

SEGRO Park Hackney Wick comprises two units, both built to the same exceptional standard – and both adaptable to your company’s unique requirements.

Fronted by landscaped greenery, the development slots seamlessly into the buzz and dynamism of the surrounding area.

	Floor	Sq Ft	Sq M
Unit 1	Warehouse	19,490	1,811
	Mezzanine	5,660	526
	Office	5,005	465
	TOTAL	30,155	2,802
Unit 2	Warehouse	14,205	1,320
	Mezzanine	3,530	328
	Office	5,435	505
	TOTAL	23,170	2,153

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



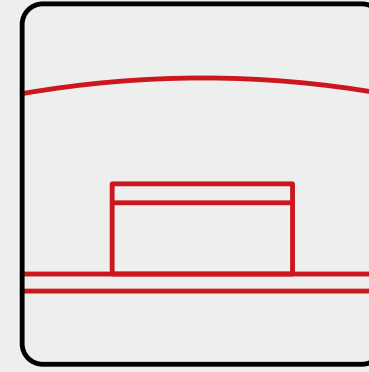


Computer generated image of SEGRO Park Hackney Wick

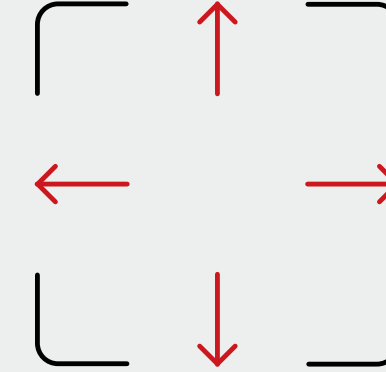


Quality at its core

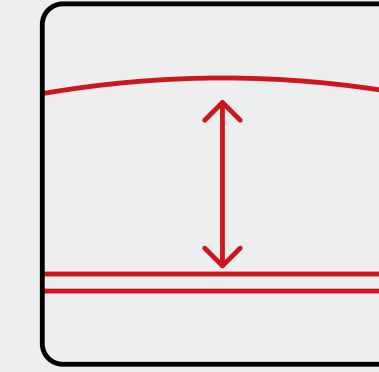
Benefit from all the smart features you need to take your operations to the next level, including energy-efficient LED lighting, comfort cooling and heating systems, all meticulously integrated for optimal performance.



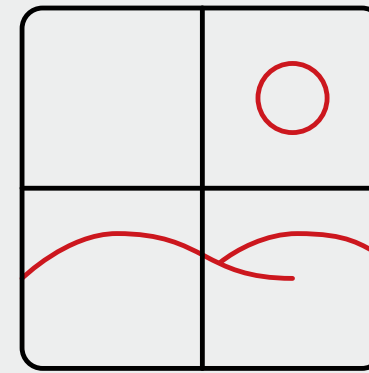
2 level access doors per unit



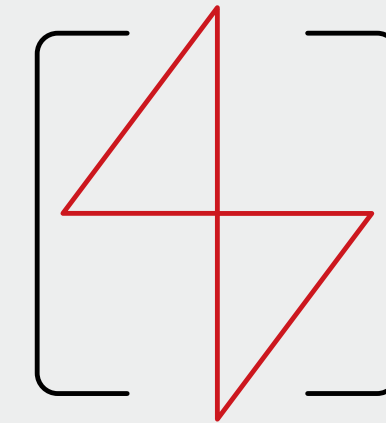
Unit 1 – 35m yard depth
Unit 2 – 30m yard depth



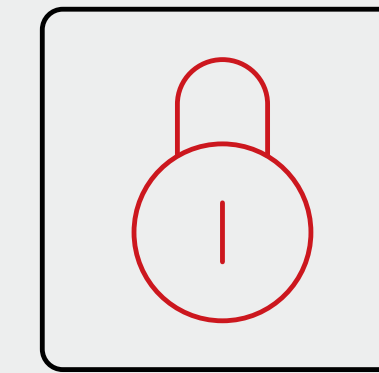
12m clear internal height



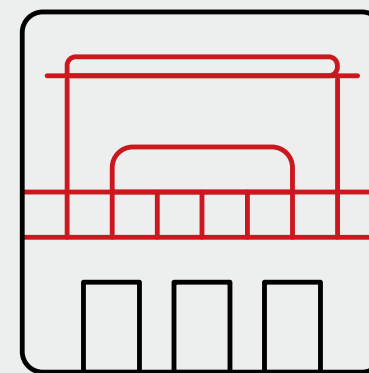
Modern offices with ample natural light



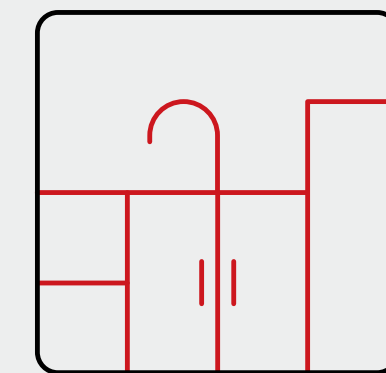
735 kVA power available



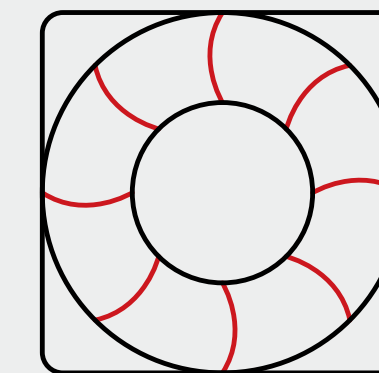
Secure gated yards



South facing roof terrace



Modern kitchenette facilities



Comfort cooling and heating





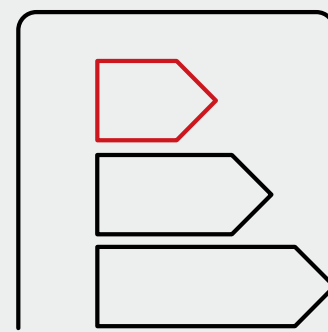
Computer generated image of SEGRO Park Hackney Wick

Sustainable

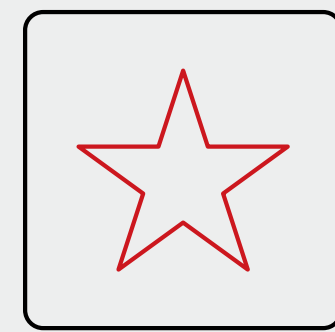
Complete with the latest photovoltaic panels, rainwater harvesting, and electric vehicle charging, sustainability is at the heart of our smart net zero design.

Targeting BREEAM 'Outstanding' and EPC A+, the space will be built with green credentials at its core, helping customers to decarbonise their operations whilst reducing energy costs.

Employees will also benefit from thoughtfully landscaped planting and outdoor seating, while Victoria Park, Queen Elizabeth Olympic Park, and canalside walks are just a lunchtime stroll away.



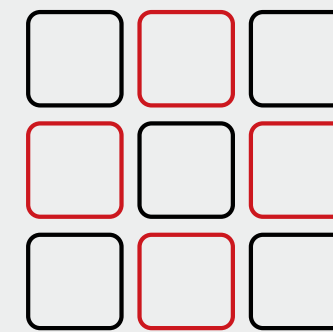
Targeting EPC A+



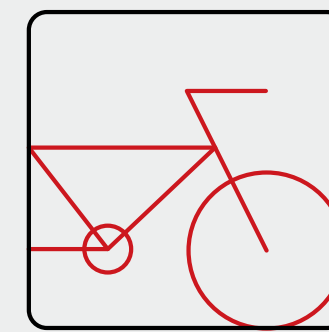
Targeting BREEAM 'Outstanding'



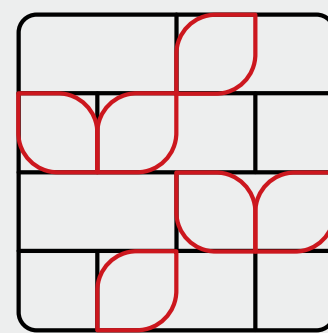
Electric vehicle charging



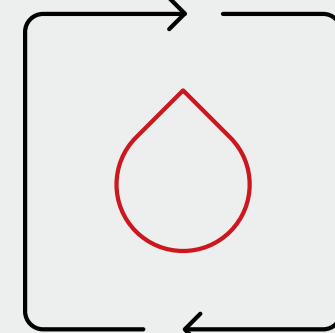
Solar photovoltaic panels



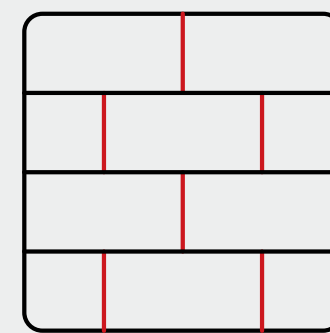
25 cycle spaces



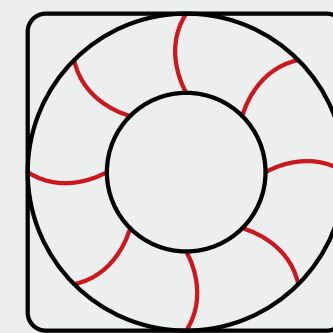
Landscaping and biodiversity



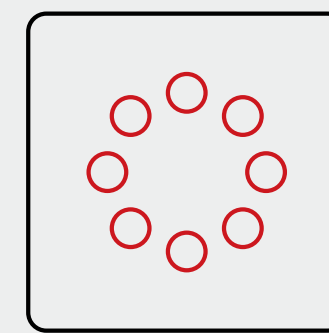
Rainwater harvesting



Reclaimed building materials



Air source heat pumps



LED lighting

to the
core





Computer generated image of SEGRO Park Hackney Wick



SEGRO PARK
Hackney
Wick

Canary Wharf

A12

SEGRO Park Hackney Wick

Computer generated image of SEGRO Park Hackney Wick



Whether you're distributing goods, directly serving clients, or stepping up your operations, SEGRO Park Hackney Wick positions you for success with 12.4 million people within a one-hour drive.

Closer to home, you'll be part of a thriving Creative Enterprise Zone with 14 cafés and restaurants within 0.2 miles – and hundreds of hectares of parkland within a 7-minute walk.

12.4M

people within an hour drive

7mins

walk to Queen Elizabeth Olympic Park

14

Cafés and restaurants within a five-minute walk

57%

of local population educated to degree level or above

£64k

Local population of high income households (avg. £64k pa)

12mins

walk to Victoria Park's 86 hectares of green space

>60%

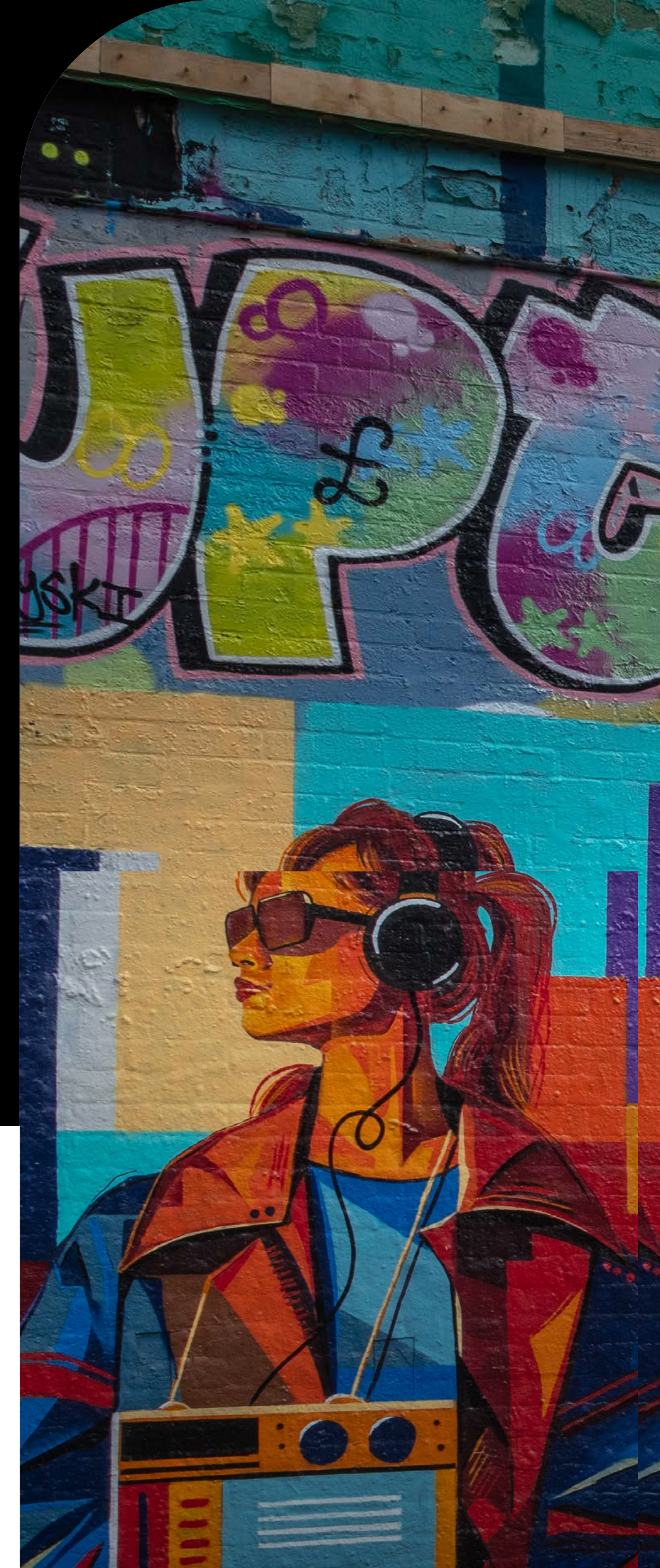
Over 60% increase in local creative industries since 2018

48%

of local population in managerial, admin or professional roles

The heart of the

east end



Everything in your orbit

From road and rail to cycles and strolls, SEGRO Park Hackney Wick offers unbeatable connections to East London and the city beyond.

Walking

Hackney Wick
18 mins
🚶

Bow Church
17 mins
🚶

Pudding Mill Lane
17 mins
🚶

Walking times based on Google Maps travel from SEGRO Park Hackney Wick

Cycling

Hackney Wick
04 mins
🚲

Stratford
09 mins
🚲🚶🚶🚶🚶

Bow Road
06 mins
🚲🚶

Cycling times based on Google Maps travel from SEGRO Park Hackney Wick

Underground

Hackney Central
05 mins
🚇

Stratford
06 mins
🚇🚶🚶🚶🚶

Highbury & Islington
10 mins
🚇🚶

Underground times based on Google Maps travel from Hackney Wick station





Computer generated image of SEGRO Park Hackney Wick



Central to servicing London

One stop from Stratford and moments from the A12, here you can be at the airport, in central London, or on the M25 in less than 25 minutes.

Please click on the tabs at the top to navigate through the transport maps

Driving distances

	Miles	Mins
A12	0.2	01
A11	0.6	03
A118	2.1	07
London City Airport	4.8	17
Central London	5.7	37
M25 (J30)	15.3	25

Drive times based on Google Maps






Computer generated image of SEGRO Park Hackney Wick

Central to market stalls and macchiatos

Hackney Wick is the type of place where people love coming into work. One of London's most characterful neighbourhoods, this hipster hangout is full of street food, independent bars, and wellbeing studios, as well as all the essential amenities that make working days seamless and convenient.

Click a dot on the map to see walking time and distance. Use top-right  to exit

- | | |
|------------------------|----------------------------|
| 1 Forman's Restaurant | 8 Barge East |
| 2 Two More Years | 9 CRATE Brewery & Pizzeria |
| 3 LVLS | 10 The Yard Theatre |
| 4 The Island Reformer | 11 Superdrug |
| 5 Lanterna | 12 Tesco Express |
| 6 ArtSect Gallery | 13 Darling's Eatery |
| 7 Ethical Bean Company | 14 Anytime Fitness Bow |





Bringing 100 years of customer-centric experience

With direct access to this experienced network of SEGRO people, you will receive support with everything from planning guidance and day-to-day operational needs to advice on building alterations, risk assessments and safety training.

We are always on hand to ensure your space works the way you need it to. As your trusted partner, we take care of the estate functionality, security and maintenance so you can stay focused on your business.

“ SEGRO said to us, ‘we want to grow with you, and we can see this happening’.

Paul Finch, Finch Electrical Distribution Ltd



SEGRO PARK Hackney Wick

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://www.segro.com) for further information.



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Central to city life
[segro.com/parkhackneywick](https://www.segro.com/parkhackneywick)

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