



# EAST & NORTH LONDON TOUR

5 December 2023



# SEGRO HOSTS



**Alex  
Keith**

Director,  
Greater London



**Claire  
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Head of Investor  
Relations

# ASSET TOUR ITINERARY

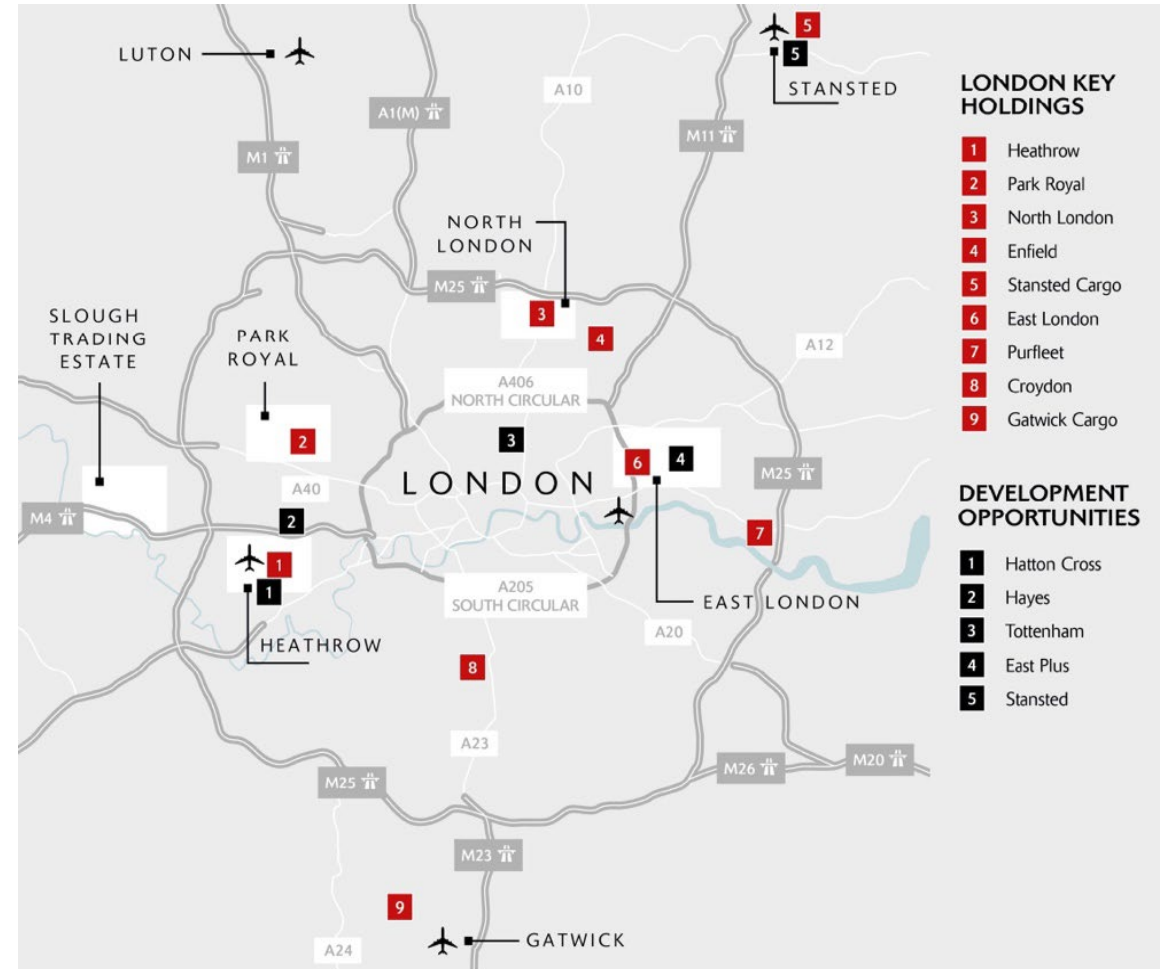
- 09:00** Meet at Canning Town station (Jubilee/ DLR)
- 09:15** Tour of East London portfolio
- SEGRO Park Canning Town (customer visit)
  - SEGRO Park Newham (customer visit)
  - SEGRO Park Dagenham & SEGRO Park Rainham
- 11:00** Coach transfer and Q&A
- 11:45** Tour of North London portfolio
- SEGRO Park Enfield
  - SEGRO Park Morson Road
  - SEGRO Park Tottenham
- 12:45** Drop off at Wood Green station for return travel to London

# ASSET TOUR

# GREATER LONDON PORTFOLIO OVERVIEW

## GREATER LONDON PORTFOLIO (30 June 2023)

Floor space (sq ft; at 100%)	14 million
No. of estates	57
No. of customers	362
Valuation (at share) – all assets	£6.3bn
Yields	
• Net initial	3.4%
• True equivalent	4.7%
Rents	
• Passing	£202m
• ERV	£312m
Land and development	
• Area	20 hectares
• Value (at share)	£273m
Occupancy (by ERV)	93%
WAULT (to earlier of break/expiry)	6.3 / 7.7 years



# EAST LONDON PORTFOLIO



# SEGRO PARK CANNING TOWN

Acquired by SEGRO in 2020 (formerly known as Electra Park) for £133 million from Schroders

Located on the edge of Zone 2 and only 5 miles from the City of London

237,323 sq ft of space across 10 units

Fully let to customers from a variety of sectors including transportation & logistics

Strategy:

- Active asset management to grow rents from average £16 per sq ft on acquisition. Quoting £37.50 per sq ft on refurbished space.



# EAST PLUS PARTNERSHIP

15 year partnership between SEGRO and GLA to regenerate 86 acres of derelict and unused land in Newham, Barking, Havering and Dagenham

Creating jobs and providing a unique programme of local business support, training and development





# SEGRO PARK NEWHAM

14 acre site, former landfill

Development started in 2017, completed 2019

Three stand-alone units all built on a pre-let basis:

- 45,000 sq ft cross-dock – let to DPD
- 51,500 sq ft cross-dock – let to DHL
- 39,000 sq ft – let to Travelodge



# SEGRO PARK DAGENHAM



# SEGRO PARK DAGENHAM

## Potential for 600,000 sq ft across six separate plots:

- Plot 1: speculative development of 13 small freehold units totalling 39,000 sq ft
- Plot 2: Planning consent for a 300,000+ sq ft multi-storey scheme
- Plot 3: V Park Barking: Planning consent for a two-storey building of 110,000 sq ft
- Plot 4: potential for 94,000 sq ft available for pre-lets/sales
- Plot 5: 23,000 sq ft pre-sale to Capital Dairies completed in 2021
- Plot 6: freehold sale to City of London Corporation



# SEGRO PARK RAINHAM

Multi-phase development on site of former Ford Motors

Developed in two phases:

- Phase 1 consists of 190,000 sq ft of warehouse space over 5 units. Completed in 2017 and fully let to customers including Babcock, SIG Trading, Mitsubishi and MEP Hire.
- Phase 2 consists of a further 106,000 sq ft of space over 5 units. Completed in 2020 and currently 2/3s let. Customers include London Ambulance Service, Focus Group Logistics and TFL.

Carbon neutral development with advanced features focusing on operational efficiency, wellbeing and biodiversity.



# ENTERPRISE & INNOVATION QUARTER

Completed in July 2018

42 units ranging from 500-4,000 sq ft

Supporting local trades and businesses by providing flexible (3-5 year leases) and collaborative workspace at affordable rents

Access to the Havering Works Jobs Brokerage Service, promoting employment from local communities and providing access to training and development opportunities

Wide customer range, including:


- Hypervolt Ltd
- The Goodness Baker
- Pimento Hill
- Genotech Pharmaceuticals



# SEGRO PARK COURIER ROAD



✦ Part of the East Plus portfolio

 23.48 acres (gross)

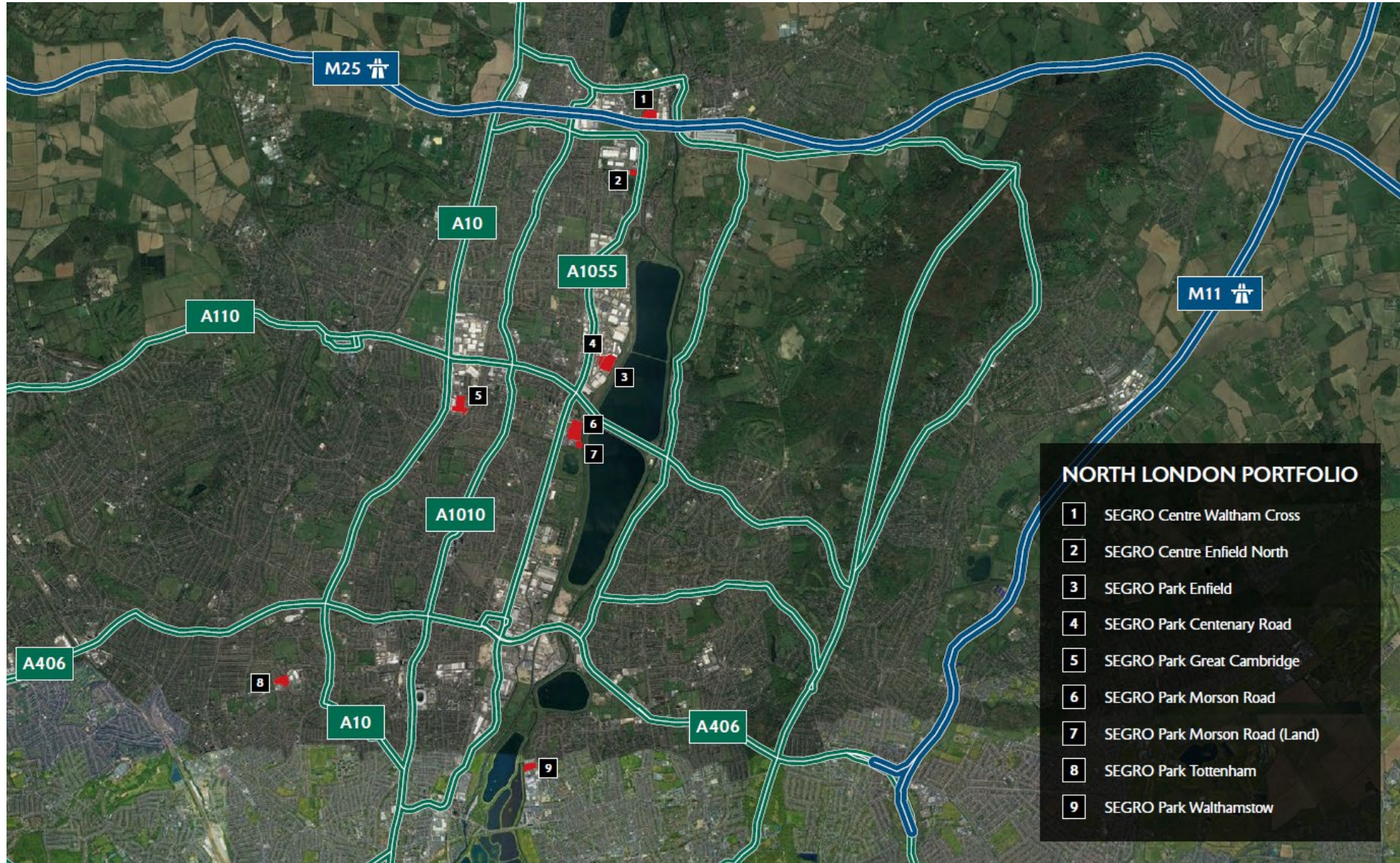


Resolution to grant (June 23) for 310,500 sq ft across 18 units ranging from 1,700 – 95,000 sq ft.



Currently considering speculative development in one/two phases. Pre-let campaign underway in the interim.

# NORTH LONDON PORTFOLIO



# SEGRO PARK ENFIELD

Former brownfield site

221,000 sq ft of warehouse space across 3 units  
(48,000 – 116,000 sq ft)

Completed in 2020

EPC A, BREEAM 'Very Good' and carbon neutral

Fully let to Netflix who have fitted it out as a film studio.





# SEGRO PARK MORSON ROAD

Located on the site of a former factory

Completed in 2016

213,000 sq ft of warehousing across 4 units:

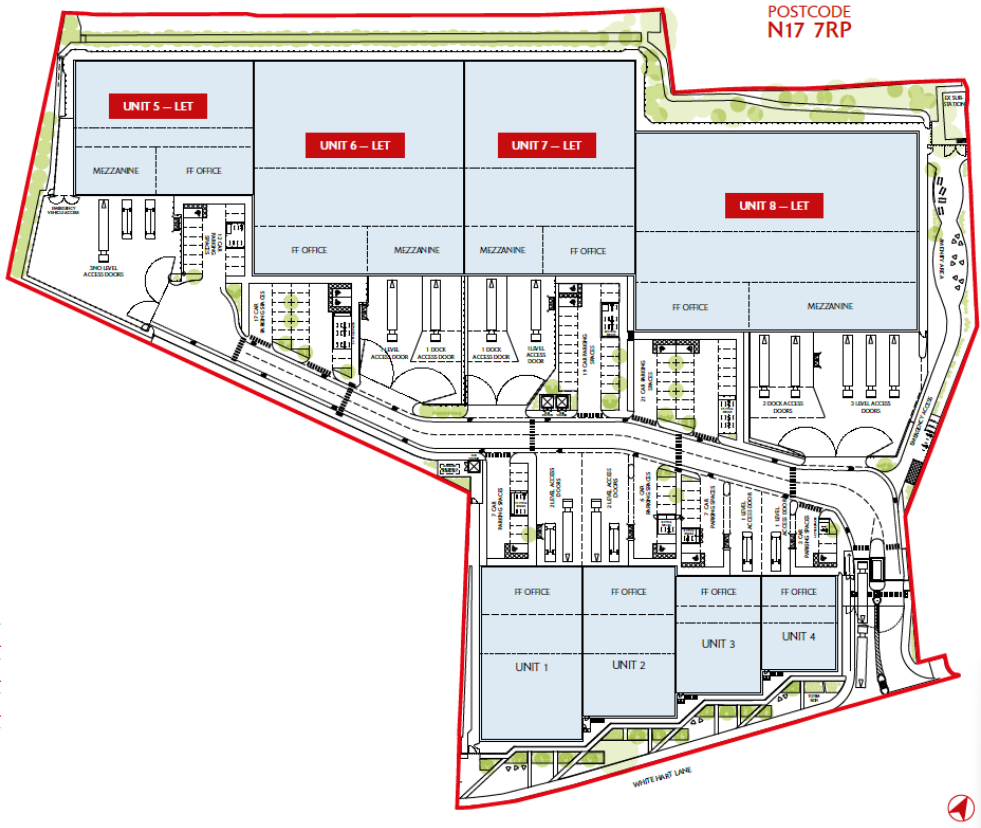
- Unit 1: 35,000 sq ft, let to DPD
- Unit 2: 54,000 sq ft, let to Camden Town Brewery
- Unit 3: 64,000 sq ft, let to DHK/ UK Mail
- Unit 4: 45,000 sq ft, let to Caesarstone

First carbon neutral industrial building in London:

- Natural light complemented by energy efficient LED lighting
- EPC rating A+, BREEAM 'Excellent'
- Photovoltaic panels on all rooves
- Rainwater harvesting system



# SEGRO PARK TOTTENHAM



# SEGRO PARK TOTTENHAM

Off-market purchase of 8 acres of land, former self-storage warehouse

Construction started in H1 2021, completed in September 2022

190,000 sq ft of modern sustainable space, built with workplace and environmental wellbeing as its first priority

BREEAM 'Outstanding'

Features include:

- Net-zero carbon in operation
- Exemplary energy efficiency
- Green walls and biodiverse landscaping
- Electric car charging points
- Outdoor gyms and cycle facilities
- Creating 225 jobs in the local community
- Supply chain initiatives and a skills & training programme, including apprenticeships



# CONTACT DETAILS

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