

A ONE-OF-A-KIND INDUSTRIAL SPACE: CENTRAL LONDON'S MOST SUSTAINABLE AND PROGRESSIVE REFURBISHMENT

SEGRO CENTRE
**KENTISH
TOWN**

3-6 SPRING PLACE, NW5 3BA

21,910 SQ FT (2,036 SQ M) TO LET
COMPLETE IN Q2 2023

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

SEGRO

A REINVENTION THAT EXCEEDS ALL EXPECTATIONS

THE VISION

SEGRO Centre Kentish Town will be the ideal industrial space for innovative businesses looking for a space that matches their ambition. Modern, vibrant, and meeting the highest sustainability standards, its 21,910 sq ft of space is close to central London, and flexible enough to allow for adaptation to a wide range of different business needs.

SEGRO Centre Kentish Town will be ready for occupation from Q2 2023.

MAKE LONDON YOUR OWN

THE LOCATION

More than just a cutting-edge, highly sustainable warehouse space, SEGRO Centre Kentish Town's Zone 2 location offers seamless links to Camden, central London, and the rest of the capital, unlocking true industrial agility on a rare scale.

SEGRO Centre Kentish Town is the ideal space for a forward-thinking business that needs a progressive location to take its operations to the next level.

DISTANCES (BY CAR)

KENTISH TOWN WEST ➔	0.3 miles	2 min
KENTISH TOWN RAILWAY ⚡	0.4 miles	3 min
A1	1.7 miles	8 min
CITY OF LONDON	4.3 miles	16 min
M1 (J1)	5.7 miles	16 min
M25 (J24)	11.4 miles	26 min

Source: Google Maps

WALKING DISTANCES

KENTISH TOWN ➔	8 min
KENTISH TOWN WEST ➔	6 min

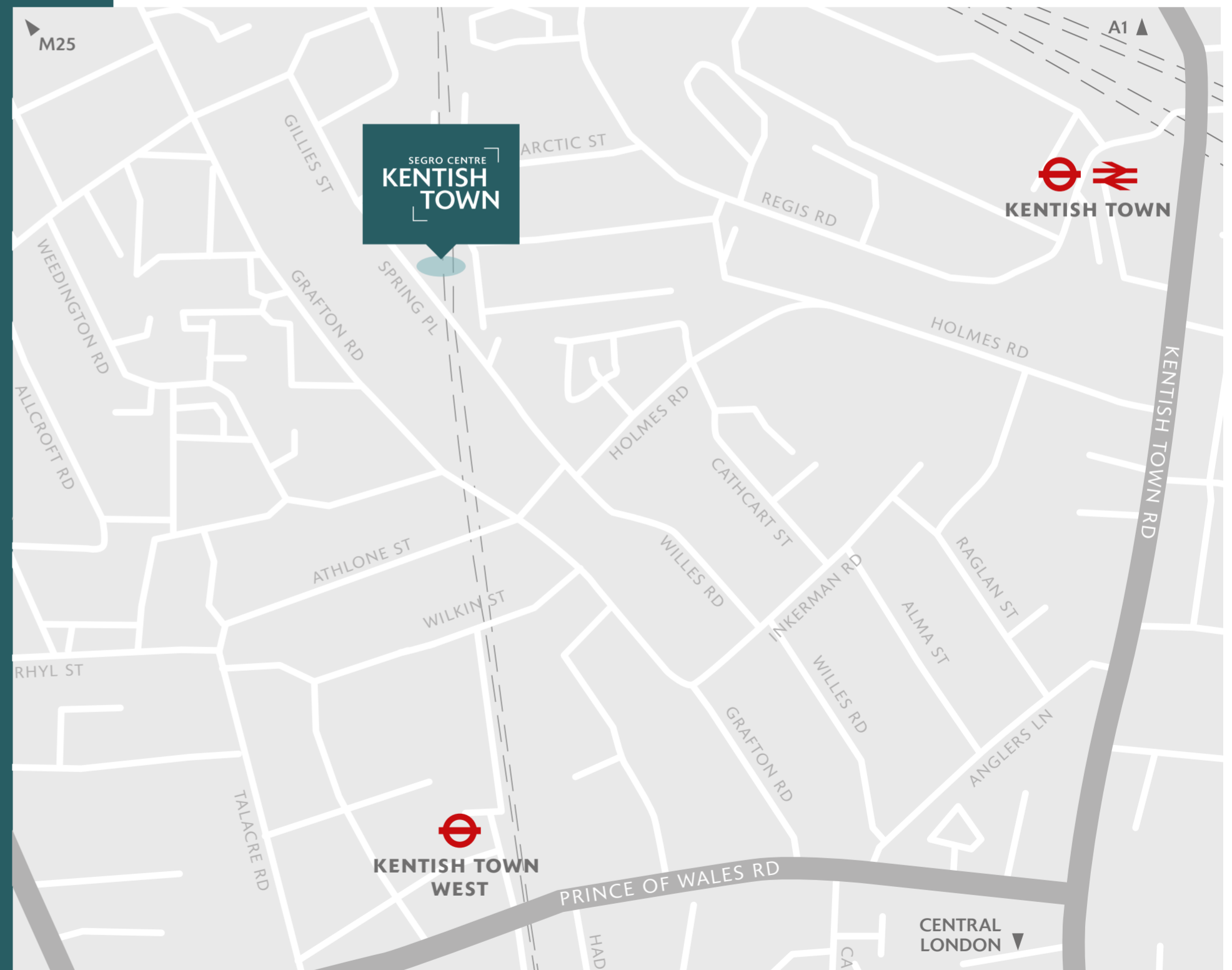
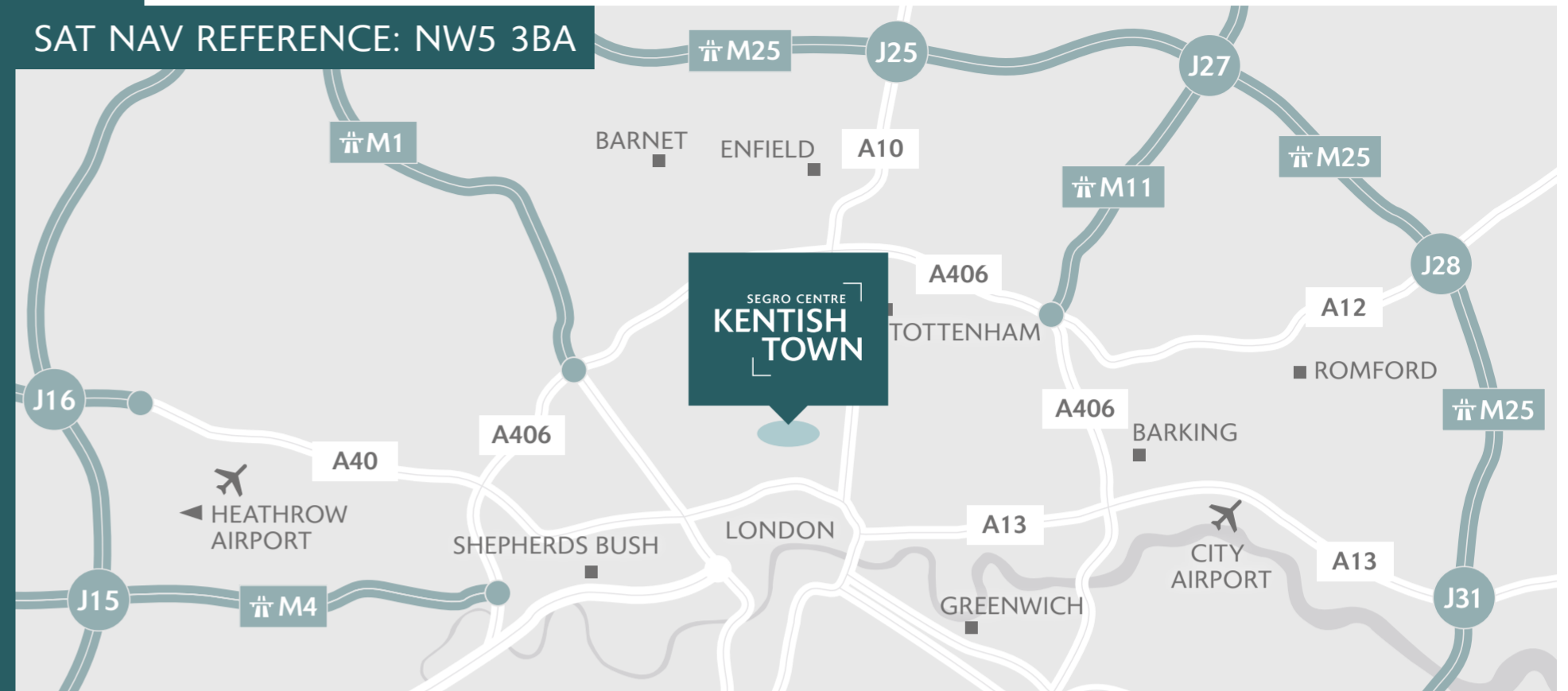
Source: Google Maps

TRAIN TIMES

KINGS CROSS ➔	7 min
OXFORD CIRCUS ⚡	7 min
FARRINGDON ➔	10 min
ST PAUL'S ⚡	14 min
BANK ⚡	16 min

Source: Google Maps

SAT NAV REFERENCE: NW5 3BA



REFURBISHED INTERNAL AND EXTERNAL BRICKWORK



NEW ENTRANCE LOBBY



Setting New Standards

Example customer fit-out

BIKE STORE AND LOCKER ROOM



NEW ROOF THAT IMPROVES NATURAL LIGHT



INNOVATING TO MAKE AN IMPACT ON OUR ENVIRONMENT

SEGRO Centre Kentish Town is designed to facilitate more efficient, more sustainable operations, as well as the adoption of greener transportation.



INNOVATIVE SUSTAINABLE MEASURES

SEGRO Centre Kentish Town will set a benchmark for sustainable and environmentally friendly space of this type in London by incorporating modern innovations such as LED lighting (60,000 hours of life), air purifying paint, electric car charging points and PV panels.



BENCHMARK ENVIRONMENTAL STANDARDS

SEGRO Centre Kentish Town will achieve: EPC A+ / Net Carbon Zero / BREEAM 'Outstanding'.



RENEWABLE ENERGY

Photovoltaic panels that generate electricity from the sun will produce enough renewable electricity to power the unit – the equivalent of 9.5 average households each day or saving the amount of carbon saved by 306 new trees.



REDUCING AIR POLLUTION

External green living walls will extract harmful gases from the atmosphere, such as Nitrogen Dioxide, allowing for cleaner air to circulate.



SUPPORTING TRANSPORT ELECTRIFICATION

With the future of transport changing, SEGRO Centre Kentish Town will provide state-of-the-art infrastructure to support electric vehicle charging points and encourage the use of electric fleets.



RAINWATER HARVESTING

Modern rainwater harvesting technology will be used to collect and supply water to facilities such as the toilets, to act as a natural and renewable source and reduce the site's impact on Camden's water supplies.



WALKING AND CYCLING TO WORK

London is one of the world's best cities for active commutes, and modern facilities, cycle racks and a locker room will be installed to encourage employees to cycle, run and walk to work.



Insulated materials reducing heat loss and noise

Rainwater harvesting collecting rain water for WCs

PV panels generating renewable electricity

Mechanical ventilation & heat recovery improving heating, cooling and efficiency

Airlite paint helping to purify the air

Double glazed windows retaining heat and improving efficiency

Infrastructure for electric vehicle charging points to power service vehicles if required

Low-flush toilets saving on water use

LED and daylight dimming lights reducing energy consumption

Green living walls improving air quality and energy levels

Sectional insulated doors reducing heat loss and noise

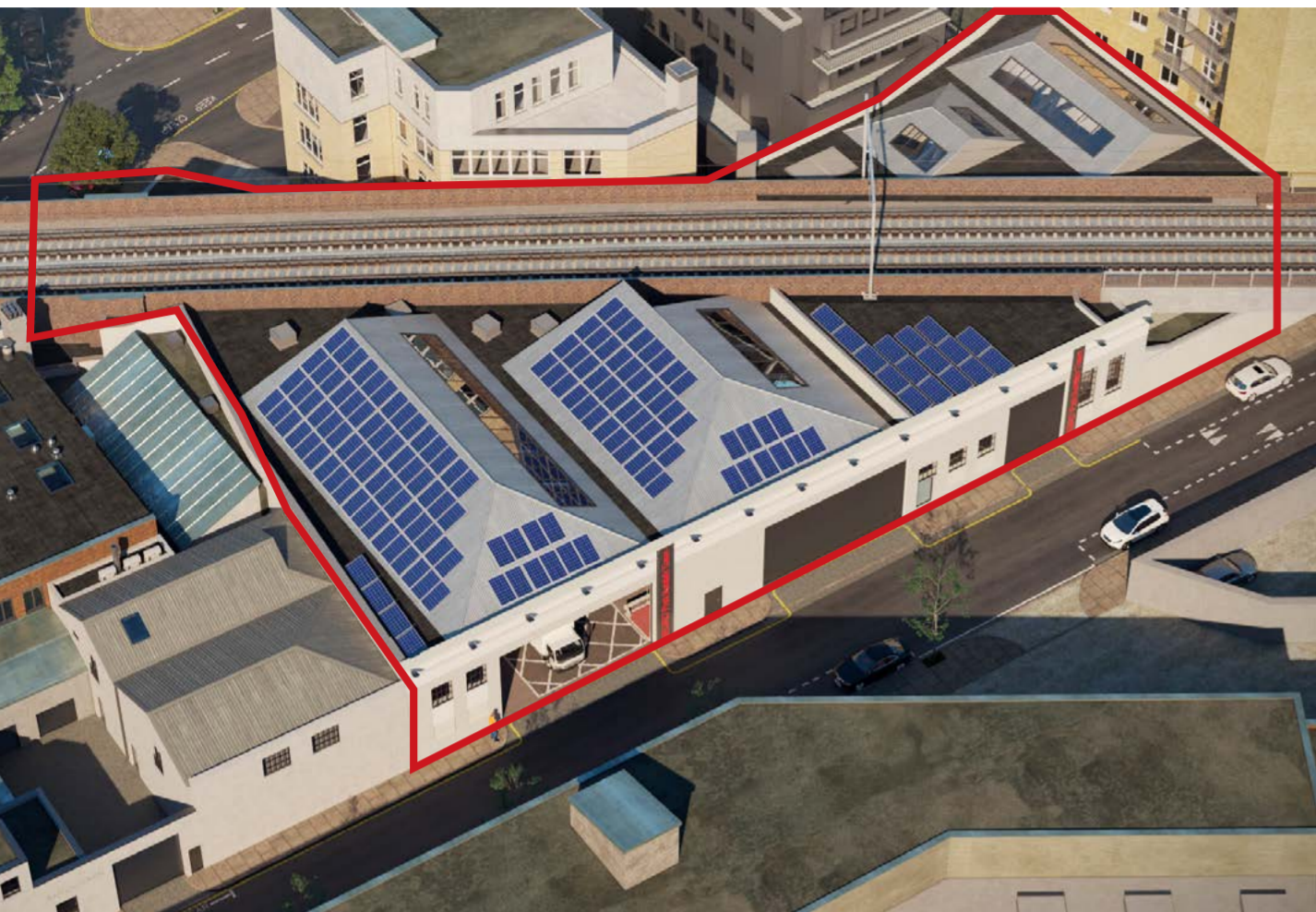


OFFICES



LOCKER ROOM

IMAGINATIVE SPACE THAT FLEXES FOR BUSINESS NEEDS



VERSATILE SPACE

SEGRO Centre Kentish Town is designed with flexibility at its core. Its high-specification warehouse spaces can be easily adapted to suit a range of industrial business needs, and ancillary facilities and amenities make it a full-service solution for the long term.

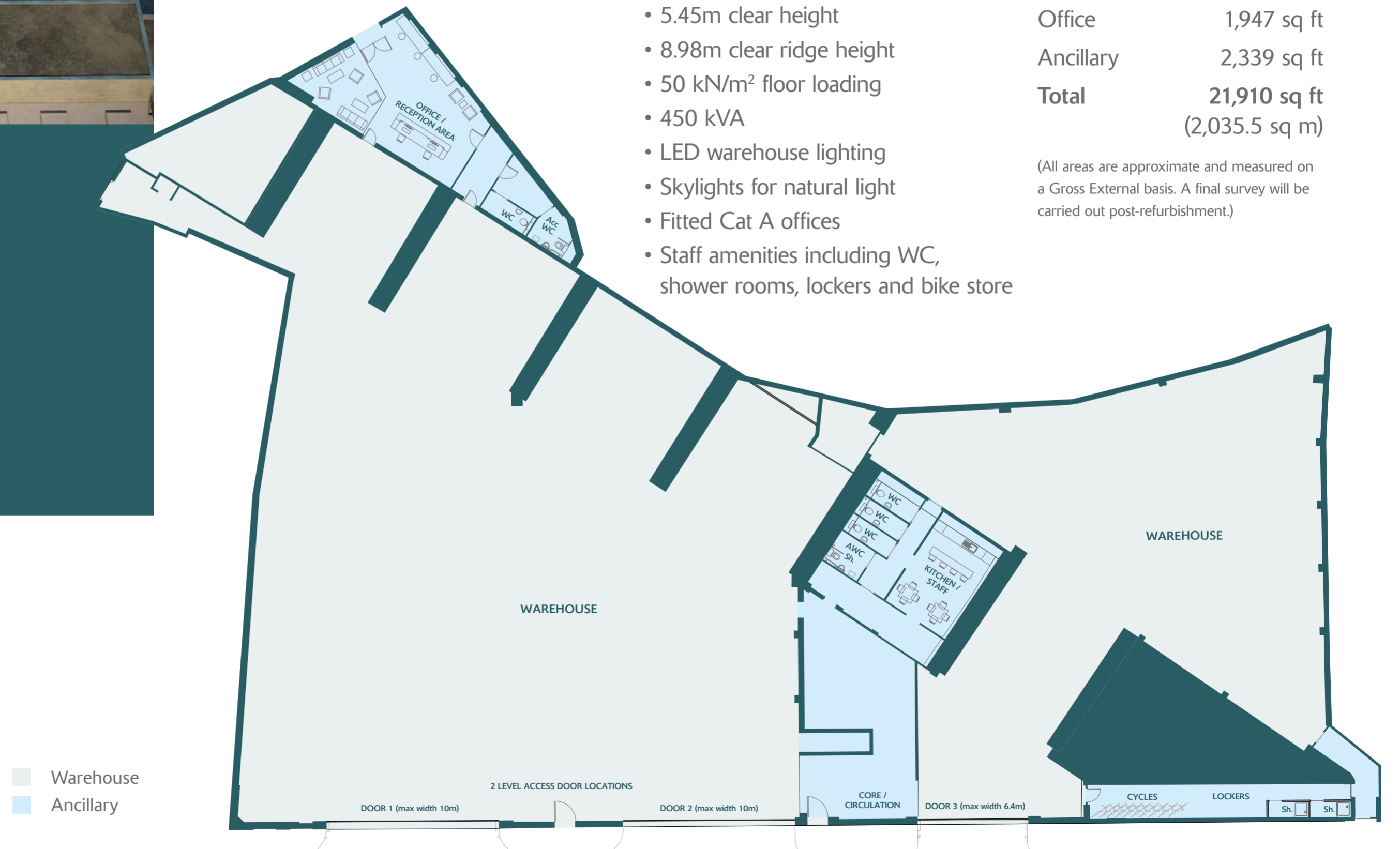
BUILDING SPECIFICATION

- Three level-access loading doors
- 5.45m clear height
- 8.98m clear ridge height
- 50 kN/m² floor loading
- 450 kVA
- LED warehouse lighting
- Skylights for natural light
- Fitted Cat A offices
- Staff amenities including WC, shower rooms, lockers and bike store

ACCOMMODATION

Warehouse	17,624 sq ft
Office	1,947 sq ft
Ancillary	2,339 sq ft
Total	21,910 sq ft (2,035.5 sq m)

(All areas are approximate and measured on a Gross External basis. A final survey will be carried out post-refurbishment.)



Warehouse
 Ancillary

INDICATIVE LAYOUT

FOOD PRODUCTION



INDICATIVE LAYOUT

CREATIVE INDUSTRIES



INDICATIVE LAYOUT

WORKSHOP SPACE



LIVING, BREATHING SPACE TO THINK

EMPLOYEE WELLBEING

SEGRO is a member of the International WELL Building Institute and a founding member of the UK Green Building Council. As such, we've put the health and wellness of our customers, and their teams, at the heart of this building's design and refurbishment.



Considerable thought has gone into the site's wellness facilities and how they create a pleasant working environment. Modern facilities including showers and changing rooms will be available for employee use. Living green walls externally will improve air quality and promote wellbeing, while intelligent heating and cooling systems provide optimal comfort.

HAPPILY EVER AFTERCARE

SEGRO AS A LANDLORD

By working closely with local stakeholders, SEGRO enables businesses to thrive. Future-proofing new buildings and providing ongoing support and access to training and recruitment opportunities meets the changing needs of customers. And our personal approach ensures we're always asking questions to better understand those needs.

Customer service

All customers benefit from a dedicated Asset Management and Property Management team, a relationship that adds real value to your business. SEGRO is committed to providing on-going support for customers through high-quality service standards, flexibility and innovative property solutions.

Employment & training

SEGRO's Partnership Development Team works with customers to understand their recruitment needs and, through a network of partners, can help customers to access a local talented workforce as well as training providers.

SEGRO CENTRE KENTISH TOWN

CONTACT

Enquire at:
[SEGRO.com/centrekentishtown](https://segro.com/centrekentishtown)
or call our agents below.



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ABOUT SEGRO

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 9.7 million square metres of space (104 million square feet) valued at £23.8 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://segro.com) for further information.