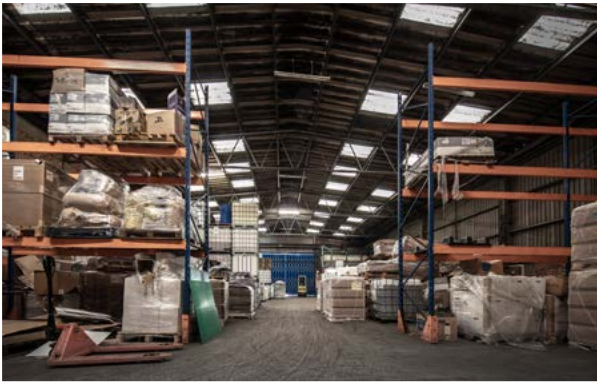


AVAILABLE NOW  
WITH FLEXIBLE LEASE TERMS



# UNIT B1-B3

## SEGRO PARK CLAPHAM NORTH

CLAPHAM SW4 6LY



**WAREHOUSE UNITS IN A PRIME  
INDUSTRIAL LOCATION**

**5,212-21,074 SQ FT (484-1,958 SQ M)**

**WHAT3WORDS ///PROVEN.LIVE.LETTER**

**Prime industrial location**, situated adjacent to the A3 providing direct access into Central London

**Key tube, overground and bus routes** within walking distance. 6 minute walk to Clapham North underground station

**Established** and recognised estate

**Surrounding amenities** and green space within walking distance, perfect for employee wellbeing

## ACCOMMODATION

UNIT B1: Ground & first floor	13,168 sq ft
UNIT B2	5,212 sq ft
UNIT B3: Ground & first floor	21,074 sq ft
<b>TOTAL</b>	<b>39,454 sq ft</b> (3,665 sq m)

(All areas are approximate and measured on a Gross External basis)

## SPECIFICATION

- Let as seen
- Clear height up to 6.48m
- 3 phase electricity and gas supply
- Secure yard available
- Allocated parking
- Walking distance to Clapham North station
- EPC available upon request

## DISTANCES

A3	0.2 miles
CLAPHAM HIGH STREET	0.2 miles
CLAPHAM NORTH	0.3 miles
WANDSWORTH ROAD	0.5 miles
A24	1.2 miles
CENTRAL LONDON	3.6 miles
CITY OF LONDON	4.5 miles

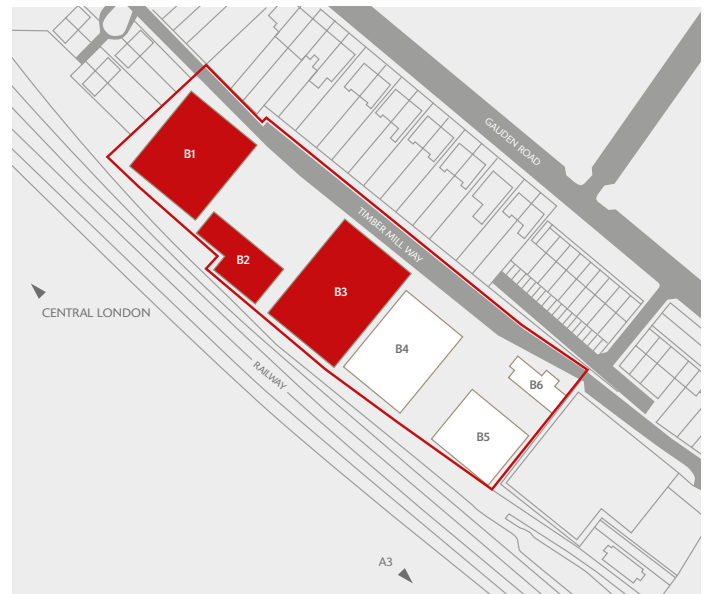
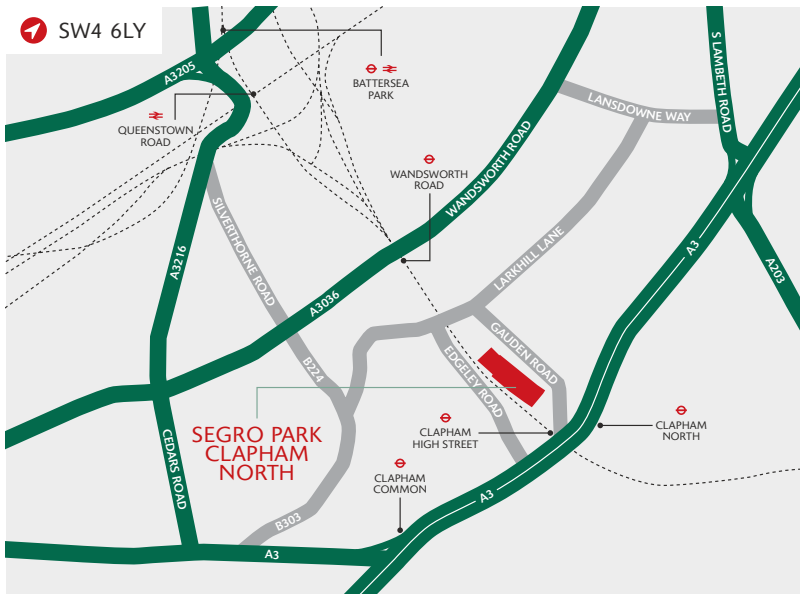
Source: Google maps

## 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 10.3 million square metres of space (110 million square feet) valued at £21.0 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](http://SEGRO.com) for further information.



FOR MORE INFORMATION, PLEASE VISIT  
**[SEGRO.COM/PARKCLAPHAMNORTH](http://SEGRO.COM/PARKCLAPHAMNORTH)**

Or, alternatively, please contact the joint agents:



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