ORIGINAL THINERS



NEW WAREHOUSE DEVELOPMENT AVAILABLE NOW











GROWTH THIS BIG NEEDS LOTS OF FEEDING AND WE FOUND THE PERFECT HOME AT ORIGIN TO FUEL THAT GROWTH. FROM FINDING THE BEST PEOPLE TO GETTING OUR PRODUCTS OUT THE DOOR AND ON THE ROAD, ORIGIN IS PERFECTLY SET.



Mark Richardson
Chief Operations Officer, Ocado

ocado.com





WITH AN EMPHASIS ON FORWARD-THINKING AND A PASSION FOR SERVICE, MASH TRULY EMBRACES 'THOUGHT FOR FOOD'.

OUR NEW PREMISES AT ORIGIN ARE THE VERY BEST LOCATED AND CONTINUE TO SERVICE OUR CURRENT CLIENTS, WHILST ACCOMMODATING OUR FUTURE GROWTH.



Charlie Mash Director, Mash Purveyors

mashpurveyors.com







ORIGIN COMPLEMENTS THE WASABI ETHOS AND BEYOND SATISFIES OUR NEEDS FOR COMMUNICATIONS, SUSTAINABILITY AND REACH.

IT PROVIDES WASABI WITH BOTH
THE SPACE AND INFRASTRUCTURE
TO CONTINUE IN ITS GROWTH AND
FULFIL THE GROWING NEEDS OF AN
EXPANDING RETAIL ESTATE.



Mark Lerego Director Property & Facilities, Wasabi Co Limited wasabi.uk.com





JOIN THE ORIGINAL THINKERS

THERE ARE CURRENTLY TWO OPPORTUNITIES TO OCCUPY SPACE WITHIN PARK ROYAL'S PREMIER INDUSTRIAL AND URBAN LOGISTICS LOCATION.

Origin is a unique opportunity for food, manufacturing and logistics companies looking to maximise the efficiency of their supply chain.

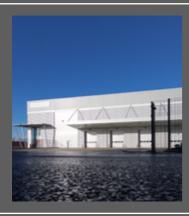
UNIT 2

WAREHOUSE 32,657 SQ FT (3,034 SQ M)

FIRST FLOOR

OFFICE 3,358 SQ FT (312 SQ M)

TOTAL 36,015 SQ FT (3,346 SQ M)



UNIT 6

WAREHOUSE 31,506 SQ FT (2,927 SQ M)

FIRST FLOOR

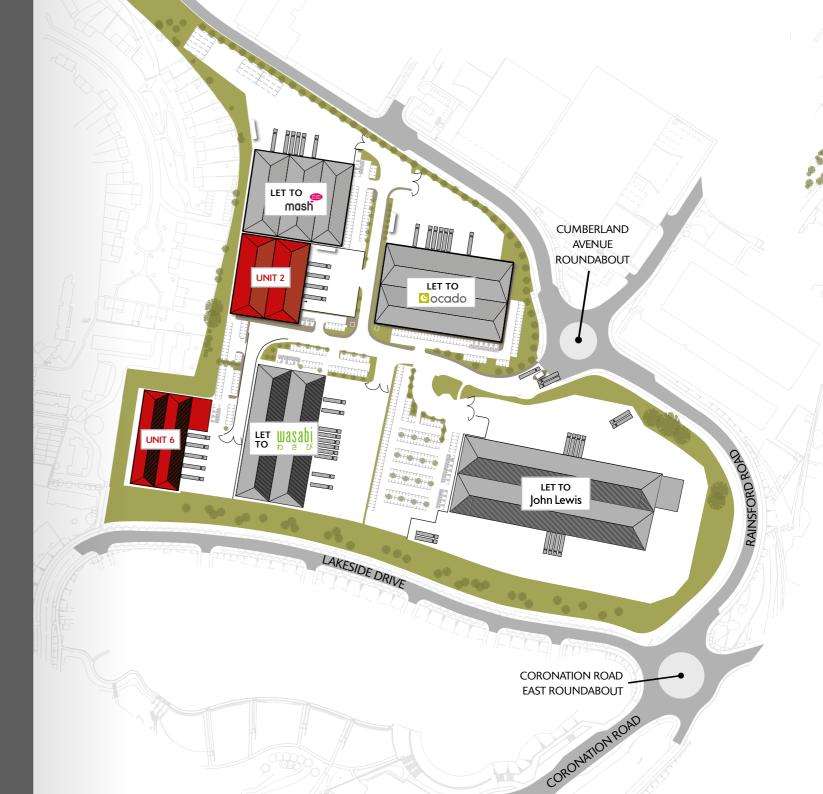
OFFICE 3,518 SQ FT (327 SQ M)

TOTAL 35,024 SQ FT (3,254 SQ M)



All floor measurements are Gross External Areas

All floor measurements are Gross External Areas





ACCOMMODATION

YARD DEPTH APPROX.	40M
PARKING SPACES	30

WAREHOUSE

- 12m clear height
- 40m self-contained yard
- 50kN/m² floor loading
- 4 level access doors
- 6m cantilevered canopy over loading area
- 24-hour manned gatehouse with CCTV

OFFICES

- Fully-fitted offices with comfort cooling / heating
- One 8 person lift

ECO FEATURES

- Sustainability credentials include photovoltaic systems and rainwater harvesting
- Excellent' BREEAM rating and EPC rating: A





ACCOMMODATION

YARD DEPTH APPROX.	40M	
PARKING SPACES	29	

WAREHOUSE

- 9m clear height
- 40m self-contained yard
- 50kN/m2 floor loading
- 4 level access doors
- 1 dock leveller
- 6m cantilevered canopy over loading area
- 24-hour manned gatehouse with CCTV

OFFICES

- Fully-fitted offices with comfort cooling / heating
- One 8 person lift

ECO FEATURES

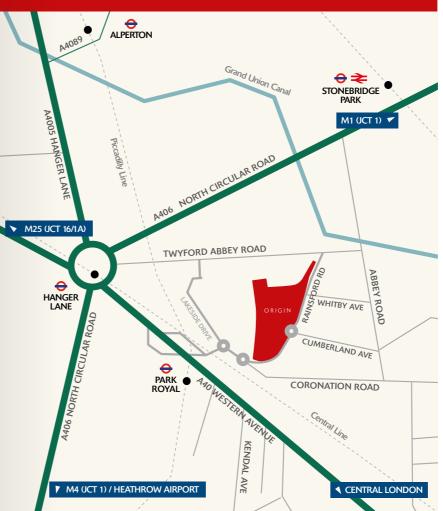
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THE LOCATION OF ORIGIN PROVIDES UNRIVALLED ACCESS TO THE A40 (WESTERN AVENUE) WHICH LINKS TO THE A406, M25 AND THE WEST END.



CONNECTED

As well as delivering superb transport links, Origin is only eight miles from Central London, one of the key factors behind international and national companies choosing to locate to Park Royal.

There is a labour pool of over six million people living within a 30 minute drive.

DRIVING DISTANCES

A40 Western Avenue	0.25 miles
A406 North Circular Road	1 mile
M1, Junction 1	3 miles
West End	8 miles
M40, Junction 1	10 miles
M25, Junction 16	12 miles
London Heathrow Airport	14 miles

TRANSPORT LINKS

Park Royal (Piccadilly Line)	0.5 miles
Hanger Lane (Central Line)	0.7 miles
Stonebridge Park (Bakerloo Line)	3.3 miles
Wembley Central	4 miles
Paddington	6 miles

Source: AA route planner

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property. It owns or manages over six million square metres of space valued at £7.4 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 nine other European countries.





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