

SEGRO V-Park

Wembley

Customer	Segro / St George Northfield (JV)
Completion	February 2024
Project Value	£42m
Programme	82 weeks
Form of contract	Design + Build
Architect	MSA
Engineer	Fairhurst & Patrick Parsons

SEGRO V-Park Grand Union represents a pioneering approach to multi-storey light industrial development, delivering 187,927 sq ft of flexible workspace across six levels on a constrained 1.7 acre urban site.

Scope of Works

- Design and delivery of a six-storey, multi-let light industrial facility within a constrained urban footprint
- Structural steel frame on piled foundations, including fire protection and full superstructure delivery
- Construction of flexible warehouse and workshop units with integrated MEP systems
- Installation of logistics infrastructure including goods lifts, dock levellers, and loading/marshalling areas
- Provision of two-level parking with EV charging, cycle storage, and associated access arrangements
- Delivery of external envelope, façade systems, roof terrace, landscaping, and public realm works



Key Metrics

187,927 sq ft
Gross internal area

1.7 acre
Site area

82 week
Programme

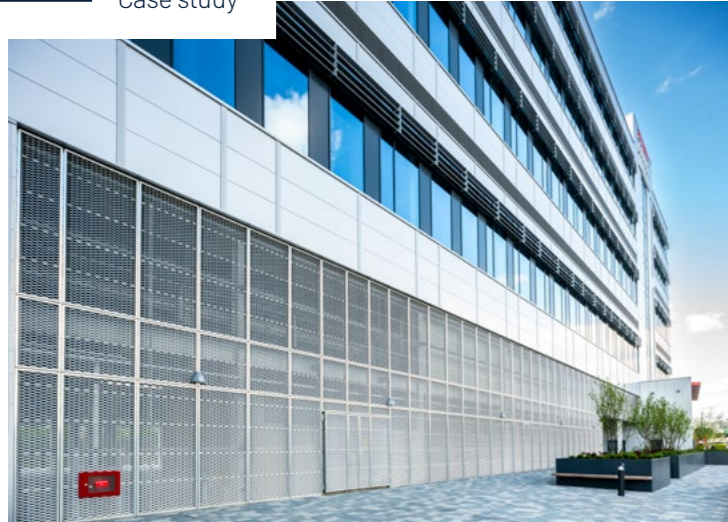
39 m
Building height

6
Floors

45/45
Considerate Constructors Scheme Score

BREEAM Rating **Excellent**





“SEGRO V-Park Grand Union is a very welcome, innovative approach to industrial intensification that will form part of an exciting new mixed-use development in London.”

Jules Pipe, Deputy Mayor for Planning, Regeneration and Skills at the Greater London Authority

Design

The scheme was developed as a high-density, six-storey multi-let industrial building, maximising employment capacity and operational flexibility within a constrained 1.7-acre riverside site. The 39-metre-high structure responds to both the urban context and the requirements of modern logistics, integrating efficient vertical circulation and robust fire engineering to enable safe multi-level industrial use.

A steel frame solution on piled foundations was adopted to address ground conditions and proximity to the River Brent, with the structural design optimised for vertical load transfer and construction efficiency. Enhanced fire protection measures were incorporated, including a two-hour fire-protected frame and a fully sprinklered building, supporting safe occupation across all levels.

The façade strategy combines non-combustible materials with a varied architectural treatment across elevations, balancing durability, performance, and contextual response to the surrounding mixed-use regeneration environment. The design also integrates logistics functionality from the outset, ensuring efficient goods movement through coordinated positioning of lifts, loading areas, and service zones.

Digital Engineering

The project was delivered using a fully coordinated BIM Level 2 environment, ensuring consistent digital asset integration across disciplines.

Where standard object libraries were unavailable, bespoke modelling was undertaken to maintain data integrity and coordination accuracy.

4D planning tools supported construction sequencing and stakeholder engagement, particularly in relation to constrained logistics and programme interfaces.

Construction & Delivery

The project was delivered within an 82 week programme on a highly constrained urban site, requiring detailed construction planning and close coordination with stakeholders. The site's proximity to major infrastructure and flood-sensitive land necessitated a carefully developed construction methodology, supported by digital planning tools and 4D sequencing to manage interface risks and programme complexity.

A major focus of delivery was safe and efficient logistics management, with controlled access arrangements and tightly sequenced works to accommodate high-volume structural steel erection, envelope installation, and MEP integration within a

vertically stacked environment. The construction of the steel frame on piled foundations formed a critical early phase, enabling progression of upper levels and maintaining programme momentum.

Delivery of the multi-storey industrial layout required precise coordination of goods lifts, dock levellers, and marshalling areas, ensuring operational functionality was embedded throughout construction.

Strict quality assurance processes, combined with digital inspection and snagging tools, supported consistent delivery standards across all work packages, while maintaining alignment with cost and programme objectives.





Sustainability

The development achieved EPC A and BREEAM Excellent, with sustainability embedded across design and construction.

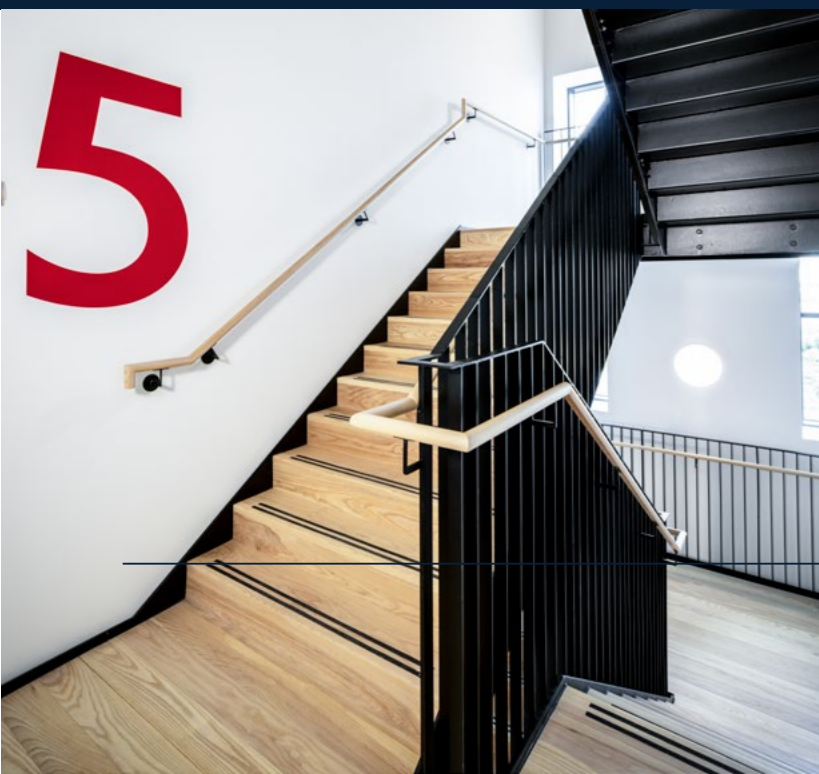
Measures include rooftop photovoltaics, energy-efficient LED systems, and fully integrated heating, cooling, and ventilation strategies optimised for operational efficiency.

Electric vehicle charging infrastructure and cycle facilities support low-emission transport, while the wider masterplan delivers significant biodiversity net gain and enhanced public realm, including extensive landscaped areas along the canal and riverside edge.

Social Value

The project achieved a perfect 45/45 Considerate Constructors Scheme score, reflecting best-in-class site management and community engagement.

Delivery included active engagement with local schools and colleges, alongside targeted local labour and procurement strategies to maximise regional economic benefit.



“Grand Union has been carefully designed with the local community and the London Borough of Brent to create an exciting new canal side neighbourhood, delivering high quality homes and job opportunities together with offering a wealth of community amenities from the outset.

SEGRO V-Park Grand Union is a key part of the redevelopment of this complex brownfield regeneration site, delivering even further opportunity for job creation, aligning with the Borough of Brent and the GLA’s ambitions.”

Piers Clanford, Chairman St George Plc



Outcome

SEGRO V-Park Grand Union was successfully delivered as a benchmark multi-storey industrial scheme, providing 187,927 sq ft of flexible workspace and supporting up to 500 jobs within a constrained 1.7 acre urban site. The project was completed to programme and quality expectations and forms a key component of the wider Grand Union regeneration.

Key challenges included delivery on a tight riverside site adjacent to the River Brent, requiring flood risk mitigation through raised levels and engineered ground solutions, alongside constrained access and complex vertical sequencing. These were overcome through early stakeholder engagement, detailed planning, and 4D programme coordination, ensuring safe, efficient delivery without material impact to the programme.