

SEGRO
PARK
THAMES
VIEW



A NEW DESIGN AND BUILD OPPORTUNITY
UP TO 285,000 SQ FT
LOGISTICS / INDUSTRIAL / WAREHOUSE

A VIEW FOR YOU

Presenting a new outlook for your business: SEGRO Park Thames View offers a unique opportunity for Design & Build industrial / warehouse space that can be tailored to specific requirements and will be delivered to a superb standard.

Cleared and ready for development immediately, SEGRO can deliver your desired space within just 9 months of a deal being signed.

The site is located adjacent to the A13 affording fast access to the M25 & central London. Beam Park Station (proposed completion 2022) is only a 5 minute walk, with a journey time to Liverpool Street Station of 20 minutes.

**SEGRO
PARK
THAMES
VIEW**

9 MONTHS
VISION TO
COMPLETION

9

DESIGN & BUILD
OPPORTUNITY UP TO
285,000 SQ FT

285

IMMEDIATELY
ADJACENT
TO THE A13

A13



TO TILBURY PORT
12.4 MILES
TO LONDON GATEWAY
15.2 MILES

TO CENTRAL LONDON
13.5 MILES

UPS

TNT

BARKING RAIL FREIGHT TERMINAL

CAPITAL KARTS

EAST THAMES PLAZA

GOESBROOK PARK
(Eddie Stobart)

THAMES GATEWAY
PARK

ORION PARK
(Kuehne + Nagel/
DPD/JJ Food)

MERRIELANDS
RETAIL PARK

OCADO

HOVIS

DAGENHAM DOCK STATION

A1306

NATIONAL RAIL / EUROSTAR / HSI LINE

RAINHAM (C2C) STATION
1.3 MILES

SP
TV

A13

TESCO DAGENHAM DEPOT

FORD

TO M25 JUNCTION 31
5.7 MILES

COURIER ROAD

CEME INNOVATION CENTRE

SP
TV

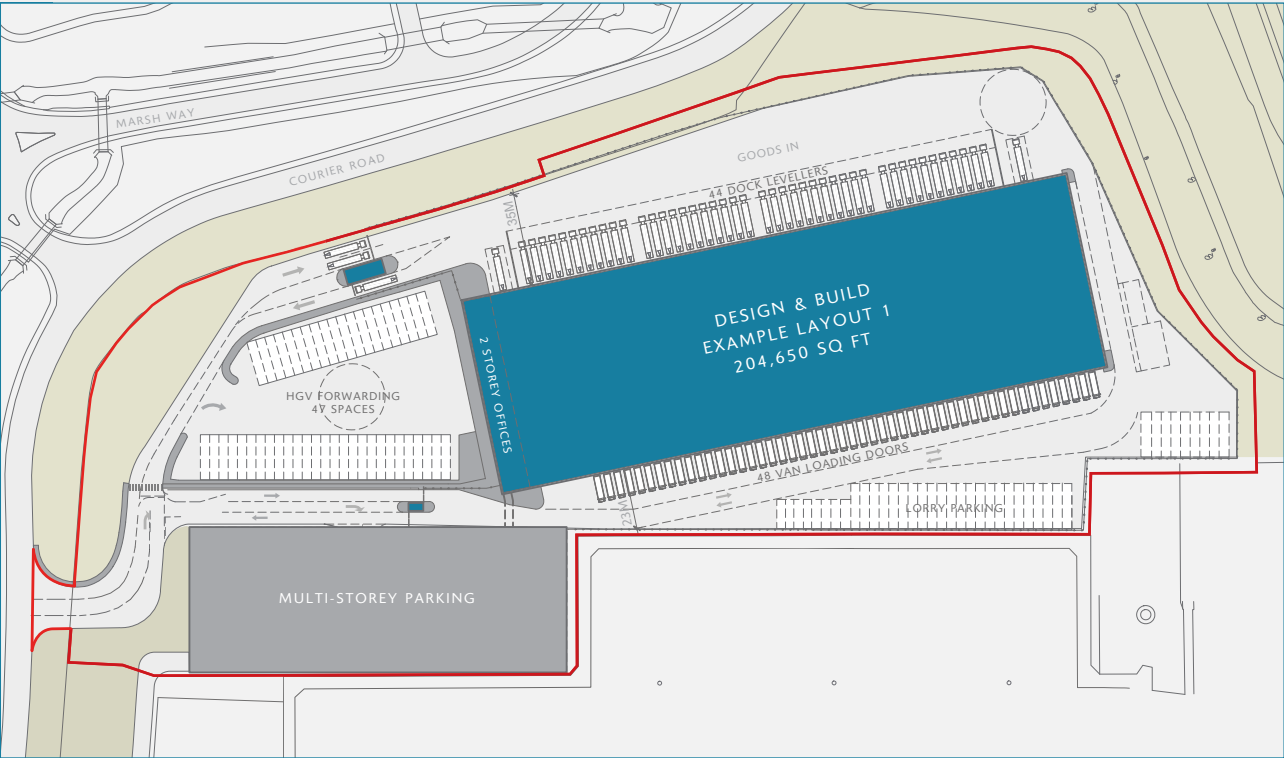
YOUR VISION OUR REALITY

SEGRO Park Thames View will target a carbon neutral status / EPC ‘A+’ rating with a 9 month build time once a deal is signed.

EXAMPLE LAYOUT 1: Cross dock unit with multi-storey parking

UNIT 1	sq ft	sq m
Warehouse	187,880	17,455
2 Storey Offices	16,770	1,558
TOTAL	204,650	19,013

All areas are approximate and estimated on a Gross External basis.



SPECIFICATION HIGHLIGHTS

- Suitable for classes B1(c), B2 and B8
- First floor offices with air conditioning
- 10-12m eaves
- Flexibility to install mezzanines and high bay racking
- Dedicated and secure yards up to 85m
- Cycle shelters and showers
- 50 kN/m² floor loading
- Level access loading doors
- Dock loading doors
- CCTV linked to 24/7 control centre

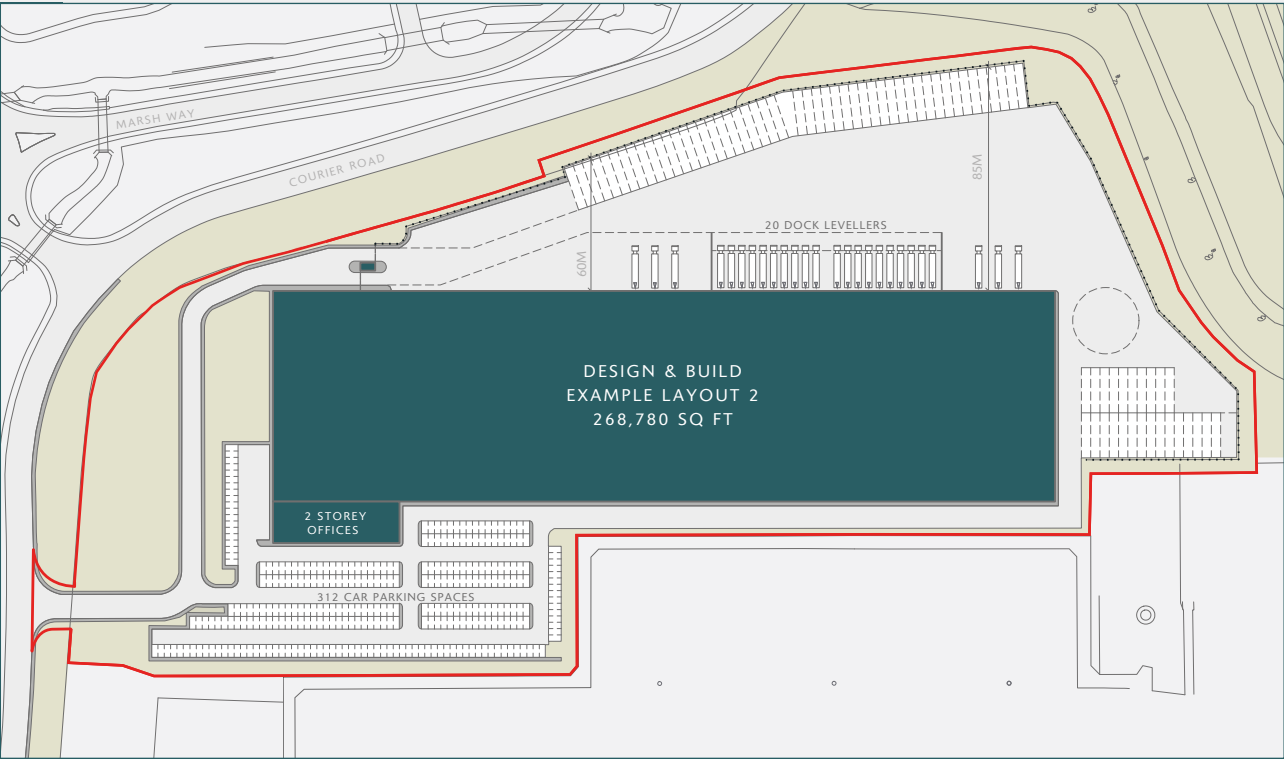
SUSTAINABILITY INNOVATION

- EPC ‘A+’
- Targeting carbon neutrality
- BREEAM ‘Excellent’ rating
- Translucent panels to warehouse walls and roof providing natural daylight
- Electric car charging points
- Photovoltaic panels
- LED lighting

EXAMPLE LAYOUT 2:

UNIT 1	sq ft	sq m
Warehouse	253,160	23,520
2 Storey Offices	7,810	726
TOTAL	268,780	24,972

All areas are approximate and estimated on a Gross External basis.



THE BIGGER PICTURE

SEGRO Park Thames View is part of a partnership between SEGRO and the GLA to regenerate industrial land in east London (East Plus).

This development and future schemes will maximise training and employment opportunities with up to 4,000 jobs, and will create a new vibrant destination for business.

Part of
East

86

86 ACRES
APPOINTED BY
THE GLA FOR
REGENERATION
BY SEGRO IN
EAST LONDON

4,000

C.4,000
EMPLOYMENT
OPPORTUNITIES



CUSTOMER SATISFACTION MATTERS

"WE ARE EXTREMELY PLEASED TO BE WORKING WITH THE GLA AND TO GROW OUR PORTFOLIO WITH SEGRO, ON WHAT IS A VERY IMPORTANT SITE FOR DPD."

Mark Wilkes, DPD

DPD took a new 45,200 sq ft bespoke facility at SEGRO Park Newham. The building was the first step in the regeneration of the gateway site, and allows DPD to serve its expanding customer base in east London. The unit was constructed in under 10 months.



SAT NAV: RM13 8EU / 51.519883, 0.165708



DRIVE TIMES

	MILES	MINS		MILES	MINS
A13	0.5	2	London City Airport	8.5	22
Rainham Station (C2C)	1.3	5	M11 (Junction 4)	10.7	23
A406 North Circular	5.2	10	Port of Tilbury	12.9	18
M25 (Junction 31)	5.7	9	Central London	15.5	35
A12	5.9	17			

Source: Google Maps

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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 7.8 million square metres of space (84 million square feet) valued at £11.7 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 eight other European countries.

See [SEGRO.com](https://www.segro.com) for further information.

[SEGRO.COM/PARKTHAMESVIEW](https://www.segro.com/parkthamesview)

