

SEGRO PARK DAGENHAM

**INDUSTRIAL/WAREHOUSE DESIGN AND BUILD
OPPORTUNITIES FROM 5,000 – 100,000 SQ FT**

FREEHOLD/LEASEHOLD OPTIONS AVAILABLE

**SEGRO PARK DAGENHAM
OFFERS A RARE DESIGN
AND BUILD OPPORTUNITY
OF UNITS RANGING FROM
5,000 - 100,000 SQ FT IN EAST
LONDON WITH FREEHOLD OR
LEASEHOLD TERMS AVAILABLE
(PLOT DEPENDENT)**



**Targeting BREEAM 'Very
Good' and EPC Rating 'A'**



**High quality transport
infrastructure with local
access roads to be upgraded**



**Top specification barrel
vaulted warehouses**



TRANSPORT INFRASTRUCTURE

SEGRO Park Dagenham offers excellent transport connections with easy access to Junction 31 of the M25 in just 11 minutes and the A13 in two minutes. Additionally, the Port of Tilbury and London Gateway Docks are a short distance away, as is Barking Intermodal Terminal which links to the country's intercity rail network and HS1 to Europe. There is fast access to London City Airport and Central London from Rainham C2C and the proposed new Beam Park Station will be in close proximity to the site.



CENTRAL LONDON

CANARY WHARF

RIVER THAMES

UNDER OFFER
PLOT 6

UNDER OFFER
PLOT 5

PLOT 4

PLOT 3

PLOT 2

CHOATS ROAD

PLOT 1

HINDMANS WAY

CHOATS MANOR WAY

BARKING POWER STATION

CHEQUERS LANE

DAGENHAM DOCK STATION

A13

DAGENHAM BREACH

7.8 MILES TO M25 JUNCTION 31

PLOT 1

5 ACRES
CAPACITY: 40,000 - 100,000 SQ FT



EXAMPLE SITE LAYOUT: 86,680 SQ FT

ACCOMMODATION

UNIT 1:	SQ M	SQ FT
Warehouse	3,592	38,660
First floor offices	292	3,140
TOTAL	3,884	41,800
UNIT 2:	SQ M	SQ FT
Warehouse	3,858	41,520
First floor offices	313	3,360
TOTAL	4,171	44,880

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



	Car Parking	Level Access Doors	Dock Levellers	Yard Depth	Target BREEAM Rating	Target EPC Rating	Roof Type
Unit 1	42	2	4	60m	Very Good	A	Barrel Vaulted
Unit 2	48	2	5	58m	Very Good	A	Barrel Vaulted

PLOT 2

2 ACRES
CAPACITY: 5,000 - 25,000 SQ FT



EXAMPLE SITE LAYOUT: 31,120 SQ FT

ACCOMMODATION

UNIT 5:	SQ M	SQ FT
Warehouse	694	7,470
TOTAL	694	7,470
UNIT 6:	SQ M	SQ FT
Warehouse	547	5,880
TOTAL	547	5,880
UNIT 7:	SQ M	SQ FT
Warehouse	802	8,630
TOTAL	802	8,630
UNIT 8:	SQ M	SQ FT
Warehouse	850	9,140
TOTAL	850	9,140

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



	Car Parking	Level Access Doors	Dock Levellers	Yard Depth	Target BREEM Rating	Target EPC Rating	Roof Type
Unit 5	12	1	-	20m	Very Good	A	Pitched
Unit 6	7	1	-	20m	Very Good	A	Pitched
Unit 7	14	1	-	20m	Very Good	A	Pitched
Unit 8	14	1	-	20m	Very Good	A	Pitched

PLOT 3

4.1 ACRES

CAPACITY: 20,000 - 60,000 SQ FT



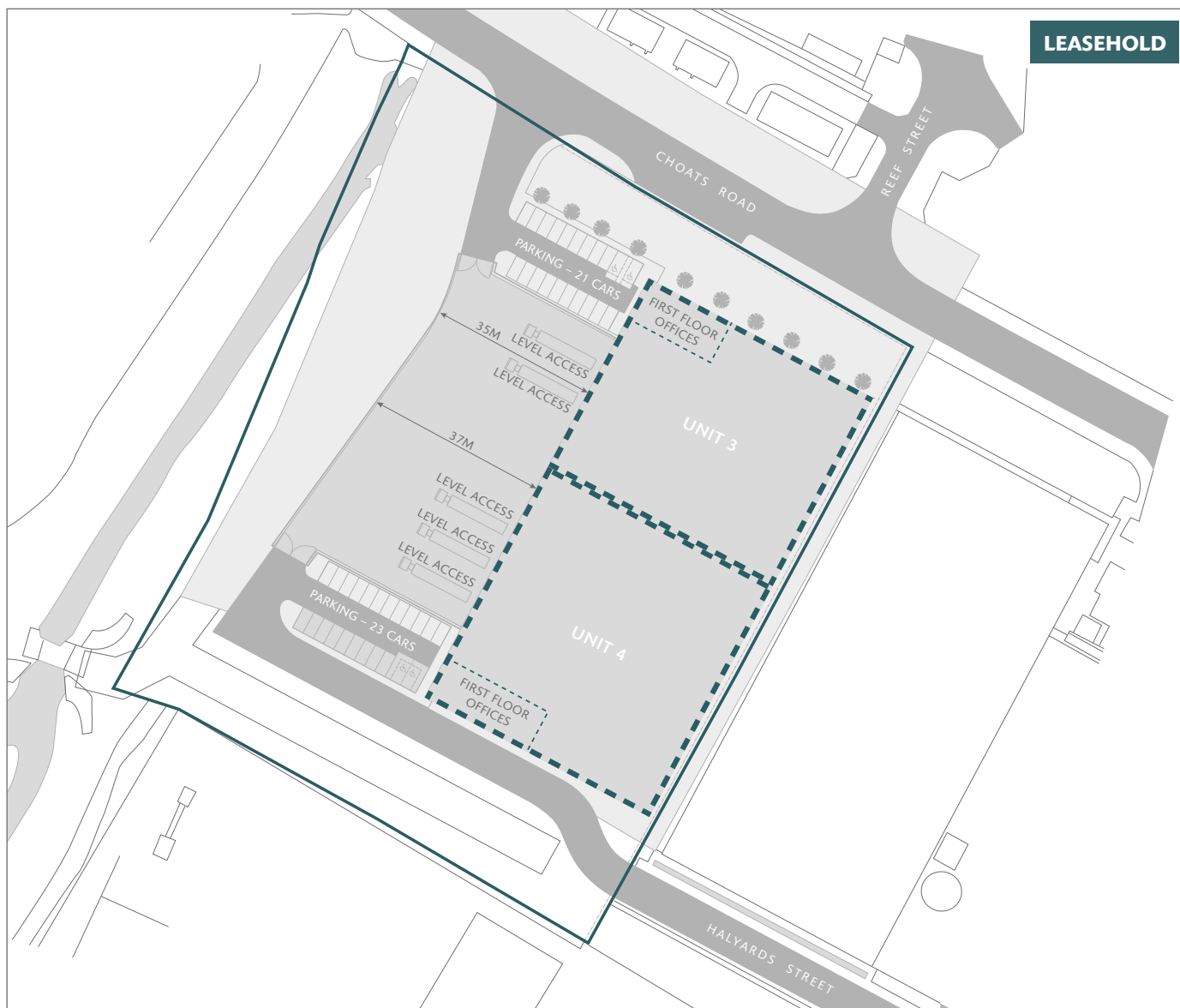
EXAMPLE SITE LAYOUT: 59,840 SQ FT

ACCOMMODATION

UNIT 3:	SQ M	SQ FT
Warehouse	2,297	24,720
First floor offices	187	2,010
TOTAL	2,484	26,730

UNIT 4:	SQ M	SQ FT
Warehouse	2,846	30,630
First floor offices	231	2,480
TOTAL	3,077	33,110

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



	Car Parking	Level Access Doors	Dock Levellers	Yard Depth	Target BREEAM Rating	Target EPC Rating	Roof Type
Unit 3	21	2	-	35m	Very Good	A	Barrel Vaulted
Unit 4	23	3	-	37m	Very Good	A	Barrel Vaulted

PLOT 4

4.95 ACRES

CAPACITY: 30,000 – 100,000 SQ FT



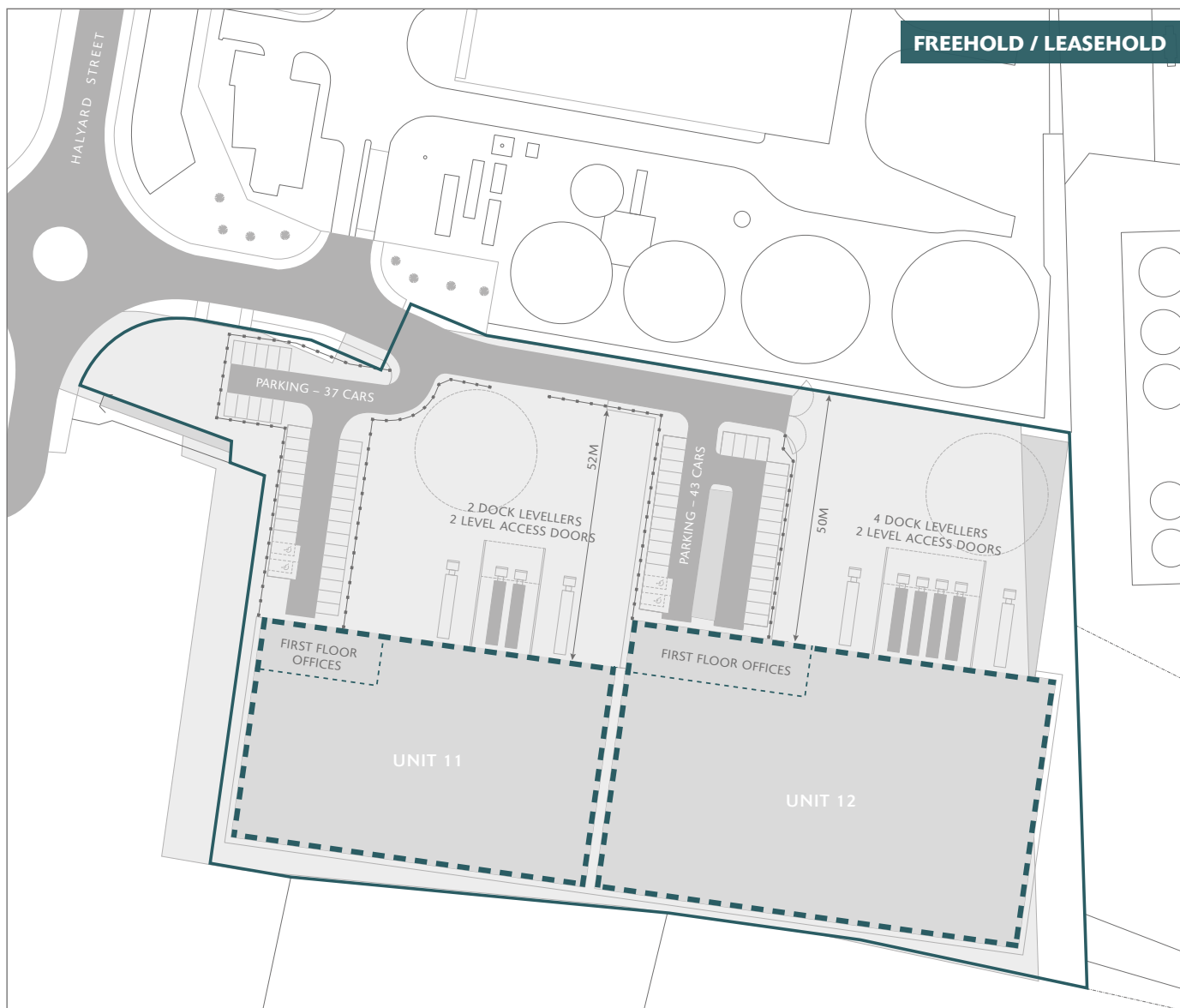
EXAMPLE SITE LAYOUT: 94,280 SQ FT

ACCOMMODATION

UNIT 11:	SQ M	SQ FT
Warehouse	3,287	35,380
First floor offices	267	2,870
TOTAL	3,554	38,250

UNIT 12:	SQ M	SQ FT
Warehouse	4,816	51,830
First floor offices	391	4,200
TOTAL	5,207	56,030

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



	Car Parking	Level Access Doors	Dock Levellers	Yard Depth	Target BREEAM Rating	Target EPC Rating	Roof Type
Unit 11	37	2	2	52m	Very Good	A	Barrel Vaulted
Unit 12	43	2	4	50m	Very Good	A	Barrel Vaulted

PLOT 5

2 ACRES
CAPACITY: 24,000 SQ FT

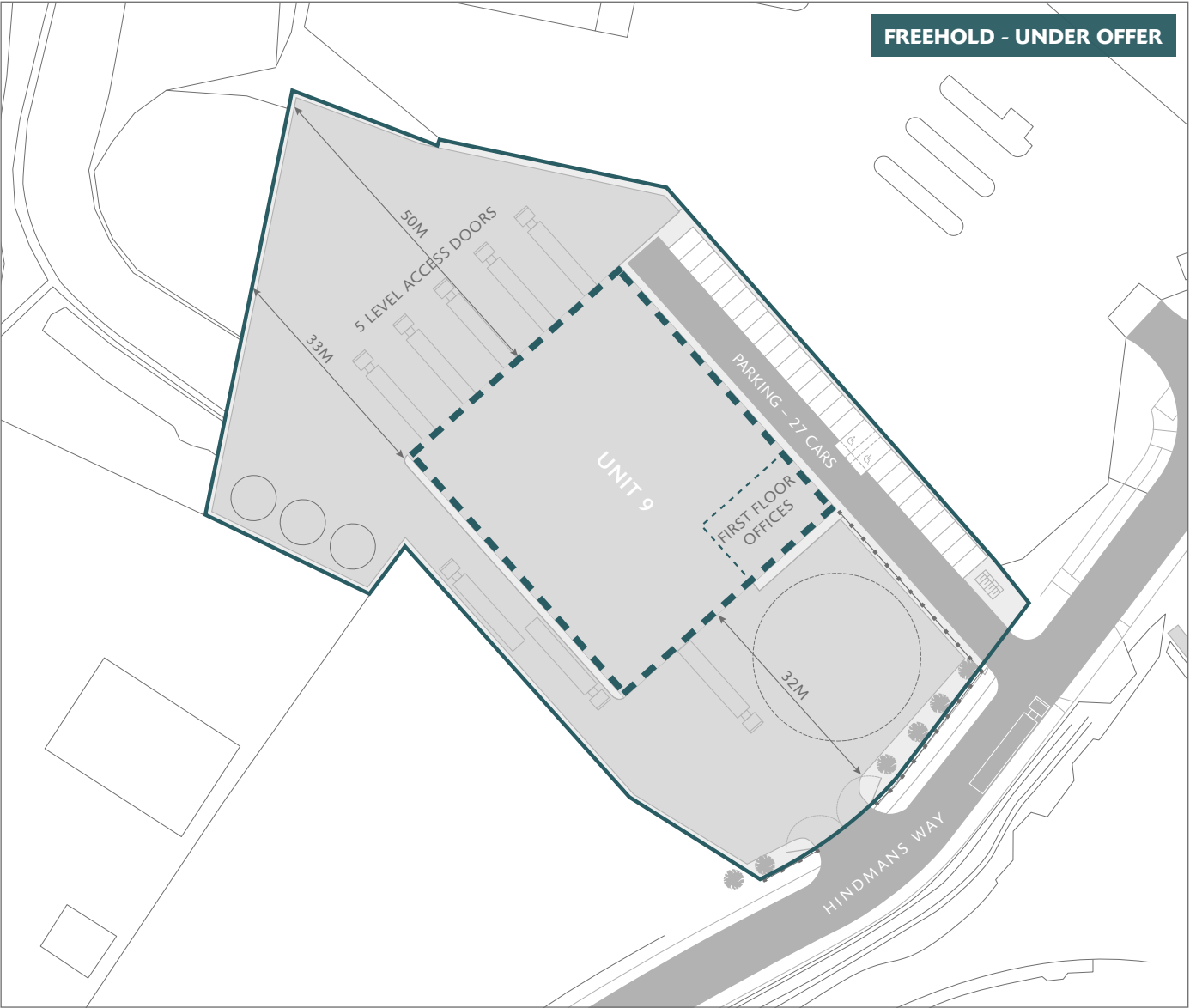


EXAMPLE SITE LAYOUT: 23,890 SQ FT

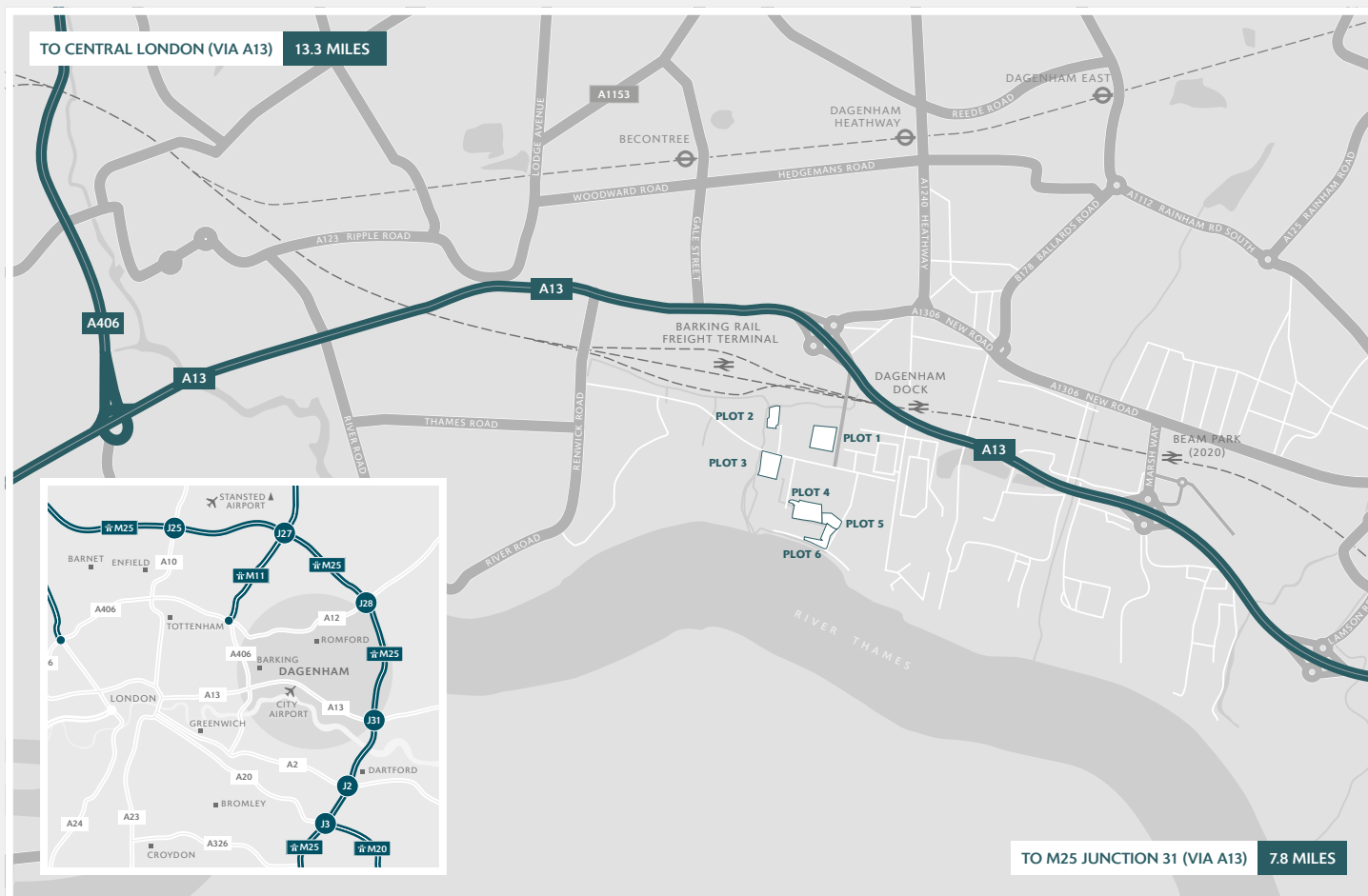
ACCOMMODATION

UNIT 9:	SQ M	SQ FT
Warehouse	2,034	21,890
First floor offices	186	2,000
TOTAL	2,220	23,890

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



	Car Parking	Level Access Doors	Dock Levellers	Yard Depth	Target BREEAM Rating	Target EPC Rating	Roof Type
Unit 9	27	5	-	32m	Very Good	A	Barrel Vaulted



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 6.9 million square metres of space (74 million square feet) valued at over £10 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.

DRIVE TIMES

A13	1.0 miles	3 mins
Dagenham Dock Station (C2C)	1.0 miles	21 mins
A406 North Circular	3.2 miles	7 mins
A12	4.9 miles	12 mins
London City Airport	6.6 miles	14 mins
M25 (Junction 31)	7.8 miles	11 mins
Central London	13.3 miles	30 mins
M11 (Junction 4)	14.0 miles	9 mins
Port of Tilbury	15.3 miles	20 mins

Source: Google Maps



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