

# SEGRO V-PARK BARKING

HIGHLY SUSTAINABLE & INNOVATIVE MULTI-LEVEL  
INDUSTRIAL / WAREHOUSE DEVELOPMENT  
FROM 51,000 - 102,000 SQ FT  
AVAILABLE TO OCCUPY H2 2023

CHOATS ROAD | LONDON | RM9 6BF

[SEGRO.COM/V-PARKBARKING](https://www.segro.com/v-parkbarking)

In conjunction with  
**MAYOR OF LONDON**

**SEGRO**

# △ ABOVE ALL ELSE SEGRO V-PARK BARKING IS...



## GUARANTEED

With huge demand in the area, occupiable space is a top priority. Detailed planning permission was received in December 2021 for a speculatively built development, which will be available to occupy H2 2023.



## FLEXIBLE

For today's businesses, flexibility sits front and centre. That's why SEGRO V-Park Barking can either be taken as a single, 102,535 sq ft unit, or split out into two smaller self-contained ones.



## STRATEGIC

A strategic location is everything. Situated in London's largest and most rapidly regenerating area of industrial opportunity, this site puts residents and other businesses within easy reach.



## SUSTAINABLE

Sustainability initiatives are at the heart of SEGRO V-Park Barking, with a roof terrace, bike storage, external amenities and improved urban greening that all contribute to employee and environmental welfare.



## FUTURE-PROOF

Good things are built to last, and SEGRO V-Park Barking is an example of forward-thinking industrial development, and a first-class illustration of the intensification of employment land.



# MENU

**02**  
INTRODUCTION

---

**04**  
LOCATION

---

**11**  
THE OPPORTUNITY

---

**15**  
SITE PLANS

---

**28**  
SUSTAINABILITY

---

**30**  
WELLBEING

---

**31**  
COMMUNITY

---

**32**  
LABOUR MARKET

---

**33**  
RESPONSIBLE SEGRO

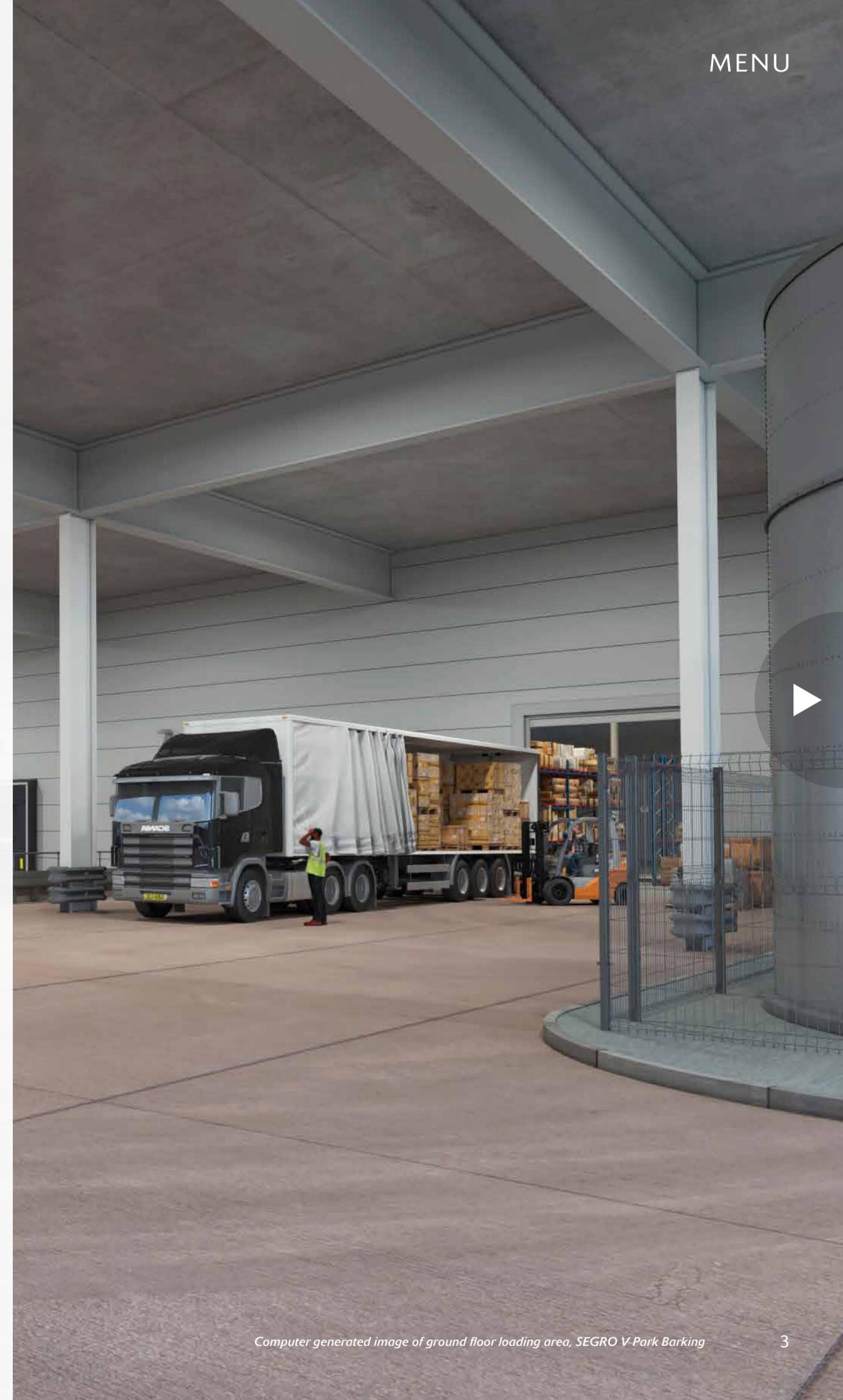
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**37**  
ABOUT SEGRO

---

**38**  
CONTACTS

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# PRIMED AND READY IN H2 2023 TO MEET THE DEMANDS OF MODERN BUSINESSES

Situated in East London's most established industrial / warehouse location, SEGRO V-Park Barking is a forward-thinking development, with fast access to Greater London.

This new development is situated in one of London's most important opportunity areas, adjacent to Barking Riverside, helping to bring new jobs alongside new

homes to the borough, and close to City of London Corporation's 'City Markets' site. But, above all else, SEGRO V-Park Barking will be speculatively built and ready to occupy in H2 2023.



RIVER THAMES

**SEGRO V-PARK BARKING**  
COMPLETION H2 2023

**BARKING RIVERSIDE**  
10,800 NEW HOMES

**SEGRO V-PARK DAGENHAM**

To Central London  
13.3 miles

CHOATS ROAD

HINDMANS WAY

CHOATS MANOR WAY

CHEQUERS LANE

A13

FORMER BARKING POWER STATION  
(now demolished) to be redeveloped by City of London Corporation for City Markets

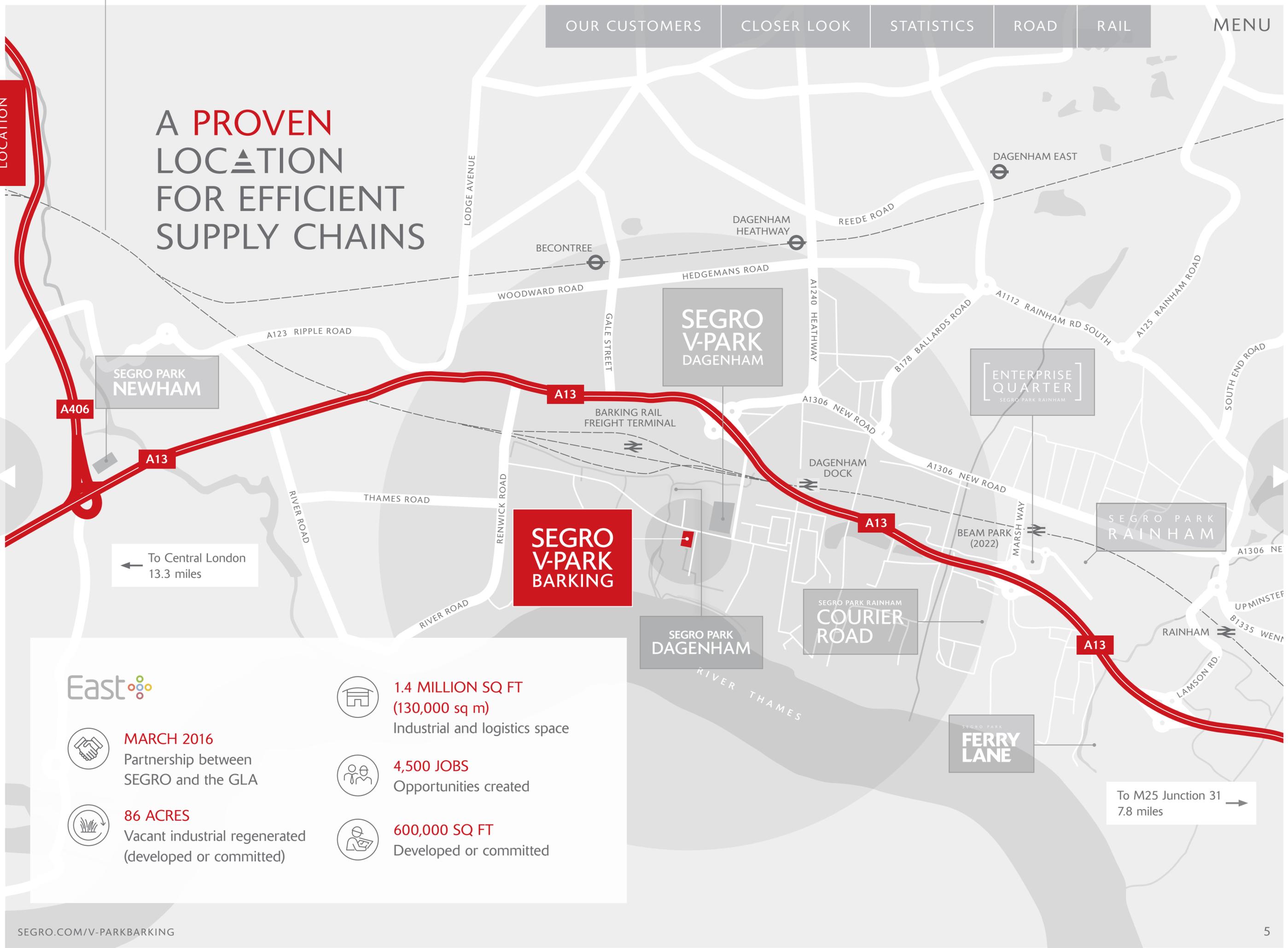
NEW FOOD MARKETS  
BILLINGSGATE, SMITHFIELD & SPITALFIELDS

DAGENHAM DOCK STATION

To M25  
7.8 miles

# A PROVEN LOCATION FOR EFFICIENT SUPPLY CHAINS

LOCATION



To Central London  
13.3 miles

To M25 Junction 31  
7.8 miles

East



**MARCH 2016**  
Partnership between  
SEGRO and the GLA



**86 ACRES**  
Vacant industrial regenerated  
(developed or committed)



**1.4 MILLION SQ FT**  
(130,000 sq m)  
Industrial and logistics space



**4,500 JOBS**  
Opportunities created



**600,000 SQ FT**  
Developed or committed

LOCATION

SEGRO HAS DELIVERED OVER 600,000 SQ FT IN EAST LONDON FOR ITS CUSTOMERS INCLUDING:



Ambulance Service NHS Trust

SEGRO V-PARK BARKING

To Central London 13.3 miles

To M25 Junction 31 7.8 miles

LOCATION

# A STRIKING BUILDING SET WITHIN AN ESTABLISHED LOGISTICS LOCATION



Computer Generated Image: SEGRO V-Park Barking

A406

SEGR  
NEV

To Cent  
13.3 mil

SOUTH END ROAD

A1306 NE

UPMINSTE

B1335 WENT

# A TRANSFORMATION THAT WILL CREATE A NEW THRIVING COMMUNITY



### NEW HOMES

Delivering 35,000 new homes over the next 20 years



### JOB CREATION

Creating 10,000 new jobs over the next 20 years



### LARGE COMMUNITY

Barking Riverside, one of the largest residential developments in the UK, has outline planning permission for 10,800 new homes and detailed consent for 3,300 new homes



### OPEN SPACE

Benefitting from 25 parks and open spaces



### AREA GROWTH

Potential for growth in the area is at its greatest since the 1920s



LOCATION

# FAST ACCESS TO A CRITICAL MASS OF RESIDENTS AND BUSINESSES

## DRIVE TIMES

	MILES	MINS
A13	1.0	3
Dagenham Dock Station (C2C)	0.7	8
A406 North Circular	3.2	7
A12	4.9	12
London City Airport	6.6	14
M25 (Junction 31)	7.8	11
Central London	13.3	30
M11 (Junction 4)	14.0	9
Port of Tilbury	15.3	20

Source: Google Maps

SAT NAV REFERENCE: **RM9 6BF**

← To Central London  
13.3 miles

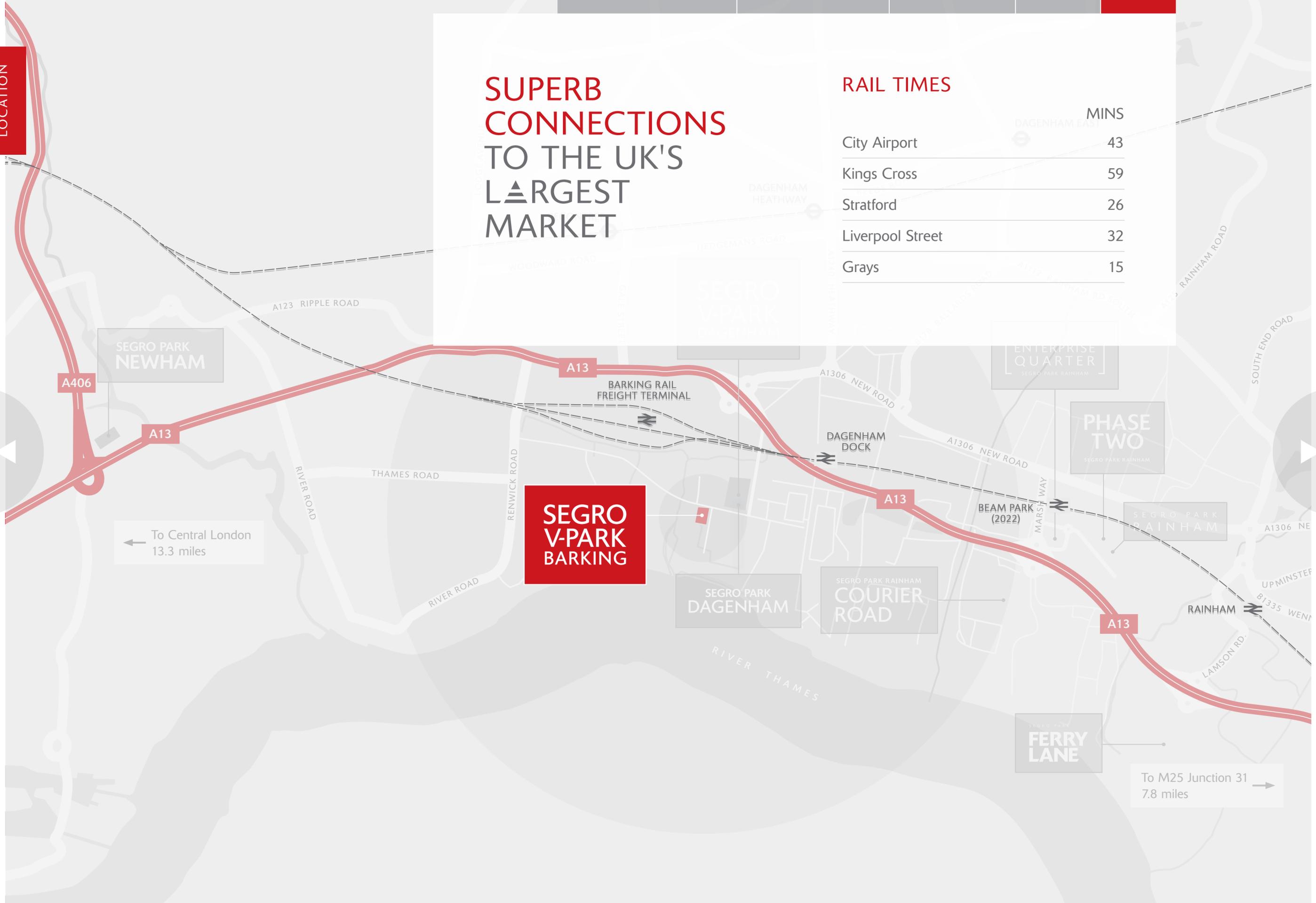
To M25 Junction 31  
7.8 miles →

SEGRO  
V-PARK  
BARKING

# SUPERB CONNECTIONS TO THE UK'S LARGEST MARKET

## RAIL TIMES

	MINS
City Airport	43
Kings Cross	59
Stratford	26
Liverpool Street	32
Grays	15



**SEGRO V-PARK BARKING**

← To Central London  
13.3 miles

To M25 Junction 31  
7.8 miles →

# ABOVE AND BEYOND ANY OF ITS PREDECESSORS

An innovative, multi-storey development, featuring the highest standards of sustainability with WELL principles at the heart of the design.



## WAREHOUSE

### GROUND FLOOR

- 10m clear warehouse
- 10m clear 38m deep covered loading yard
- 50kN/m<sup>2</sup> floor loading

### FIRST FLOOR

- 12m clear warehouse
- 38m deep loading yard
- 30kN/m<sup>2</sup> floor loading



## OFFICES

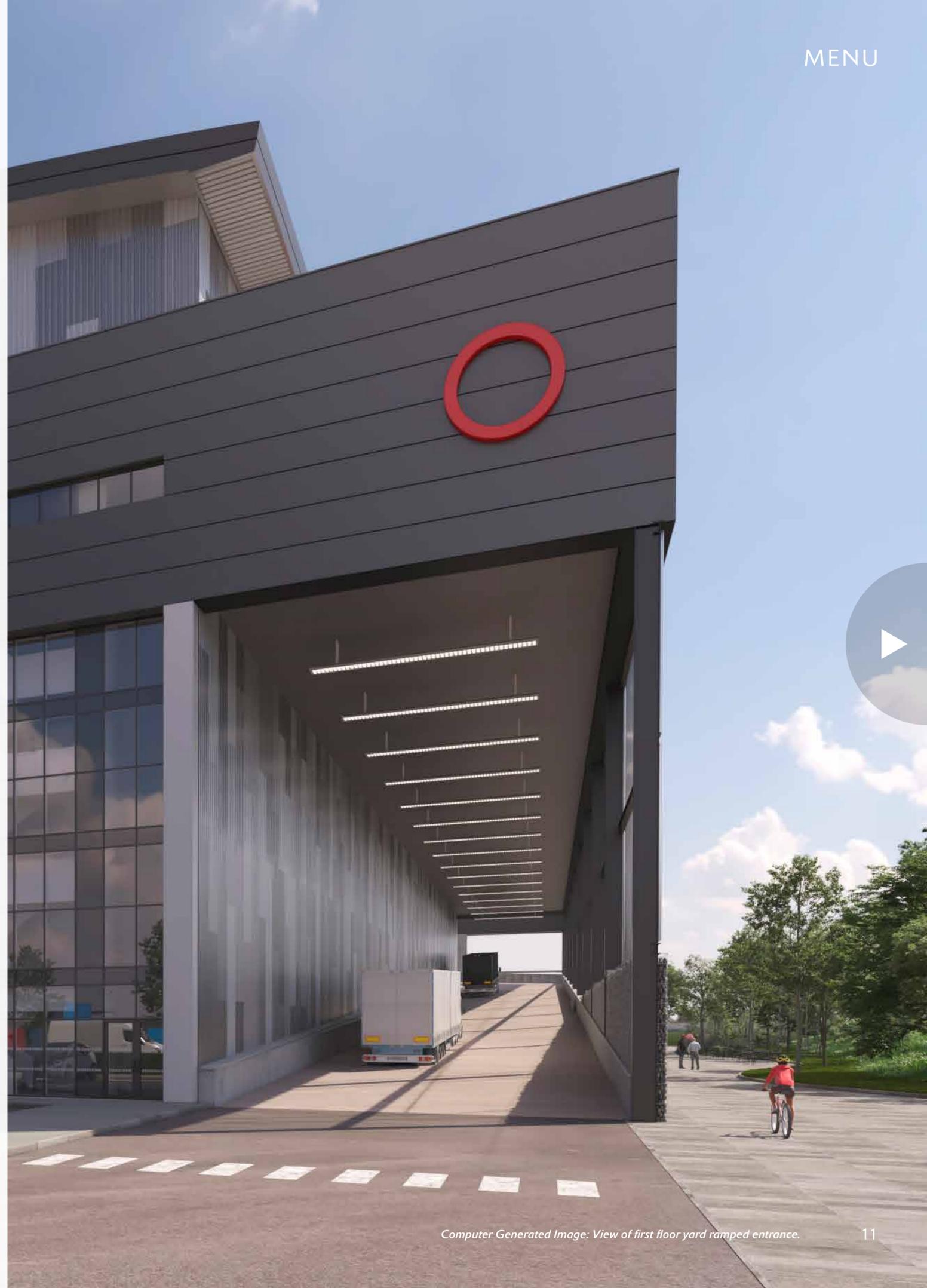
- Open plan to CAT A finish
- Air conditioning provided via air-source heat pumps
- Contemporary finishes
- Openable windows with Juliet balconies
- Separate roof terrace areas
- Separate cycle stores, shower and locker facilities
- Riverside seating and extensive landscaped areas
- Dedicated areas for break-out and collaboration\*
- WELL design principles built in\*\*

\*Example office layouts available on request  
\*\*www.wellcertified.com



## SUSTAINABILITY

- BREEAM 'Excellent' (targeting)
- EPC A+ (targeting)
- Net Zero Carbon (targeting)
- Electric charging points (van, car and bike)
- Cargo bike spaces
- PV panels
- Dedicated cycling facilities
- Designed to meet Carbon Life Cycle requirements



# DEDICATED ACCESS TO EACH FLOOR FOR OPTIMAL BUSINESS OPERATIONS



## FLEXIBLE FLOORS

Two separate self-contained units will be delivered over two stories. Unit 1 on the ground floor totals 51,425 sq ft (4,777 sq m) and Unit 2 on the first floor totals 51,110 sq ft (4,748 sq m). The units are capable of being combined to provide 102,535 sq ft (9,525 sq m).



## DEDICATED YARDS

Each floor has its own dedicated yard, each with a 38m depth.



## ACCESS RAMP

Unit 2 has a separate two-way access ramp to enable uninterrupted access.



## DOCK / LEVEL ACCESS

Each floor has two level access doors, whilst Unit 1 has five dock level doors and Unit 2 has four dock level doors.

A two-way, shallow gradient, HGV ramp (10m width) allows for smooth and uninterrupted access to first floor.

# BUILT TO MEET THE GROWING DEMANDS OF YOUR CUSTOMERS



## GROUND FLOOR (UNIT 1)

**10m**  
CLEAR HEIGHT

**50kN/m<sup>2</sup>**  
FLOOR LOADING

**38m**  
YARD DEPTH

**2**  
LEVEL ACCESS  
DOORS

**5**  
DOCK LEVEL  
DOORS

## FIRST FLOOR (UNIT 2)

**12m**  
CLEAR HEIGHT

**30kN/m<sup>2</sup>**  
FLOOR LOADING

**38m**  
YARD DEPTH

**2**  
LEVEL ACCESS  
DOORS

**4**  
DOCK LEVEL  
DOORS

# A NEW LEVEL OF COLLABORATIVE AND PRODUCTIVE WORKING SPACE

Located at mezzanine level, the open plan offices for both Unit 1 and Unit 2 will incorporate contemporary finishes and WELL design principles. In addition to this, SEGRO V-Park Barking will include dedicated areas for break-out and collaboration, including outdoor terraces with views towards Barking Riverside, London Dockland and the River Thames.

# SITE PLAN & ACCOMMODATION

Flexibility of occupying either a single floor or both floors

## GROUND FLOOR UNIT 1

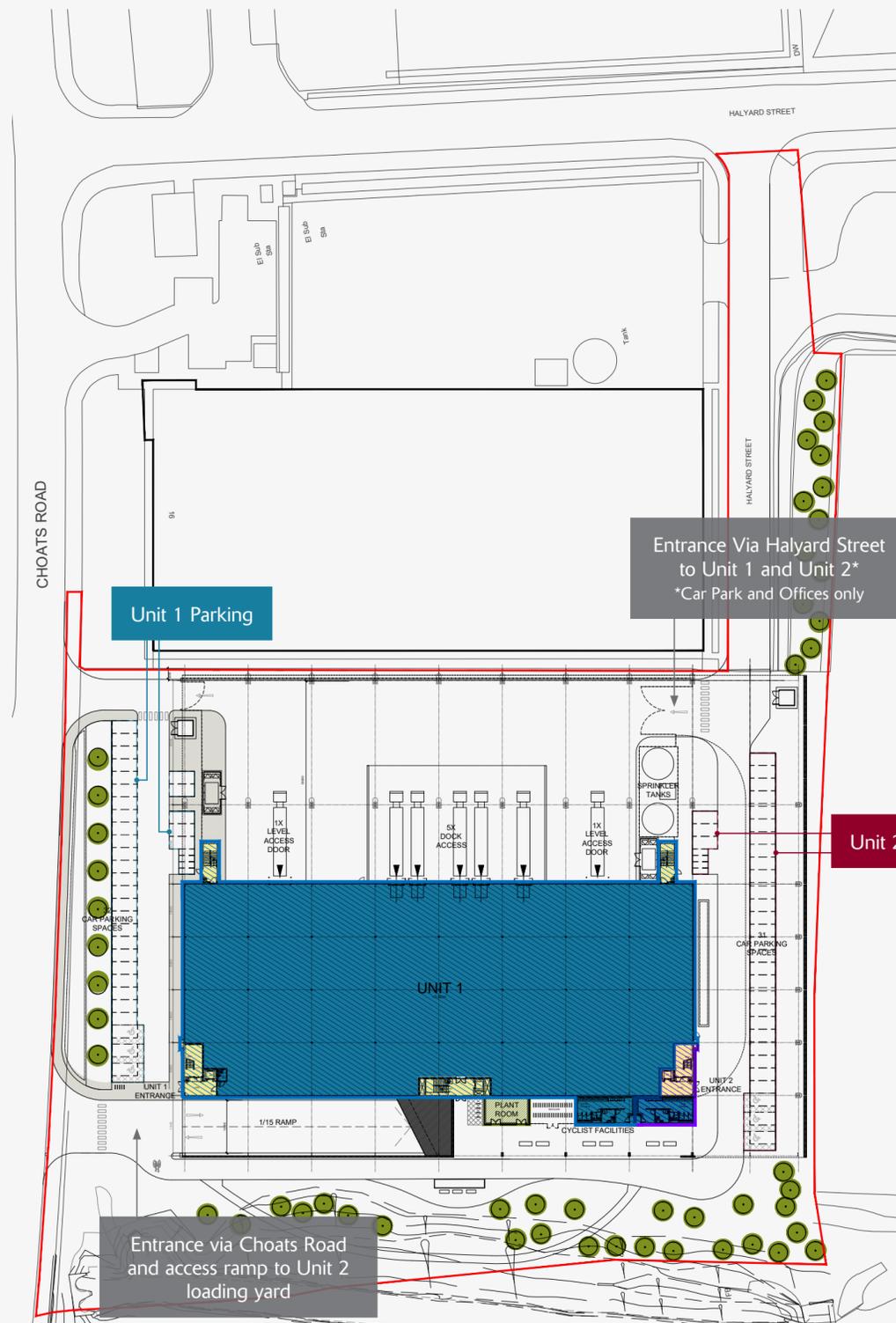
	sq ft	sq m
Warehouse	46,160	4,288
Offices (2nd floor)	5,256	489
<b>Total</b>	<b>51,425</b>	<b>4,777</b>

## FIRST FLOOR UNIT 2

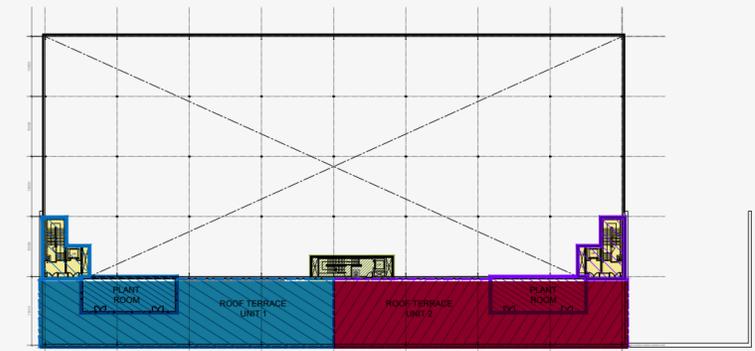
	sq ft	sq m
Warehouse	46,085	4,281
Offices (2nd floor)	5,025	467
<b>Total</b>	<b>51,110</b>	<b>4,748</b>

**Grand Total** 102,535 9,525

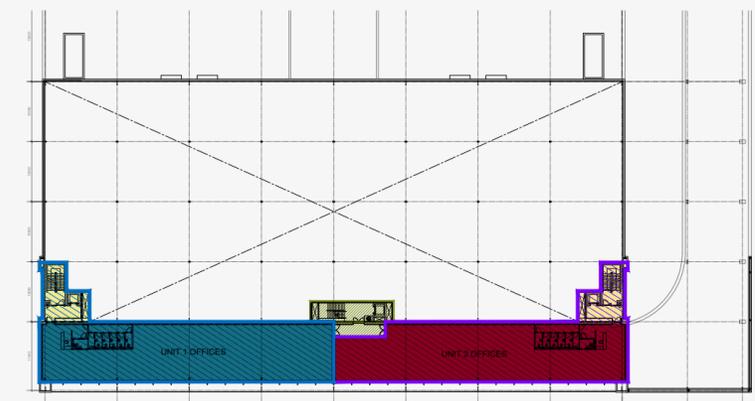
All areas are approximate and calculated on a Gross External Basis



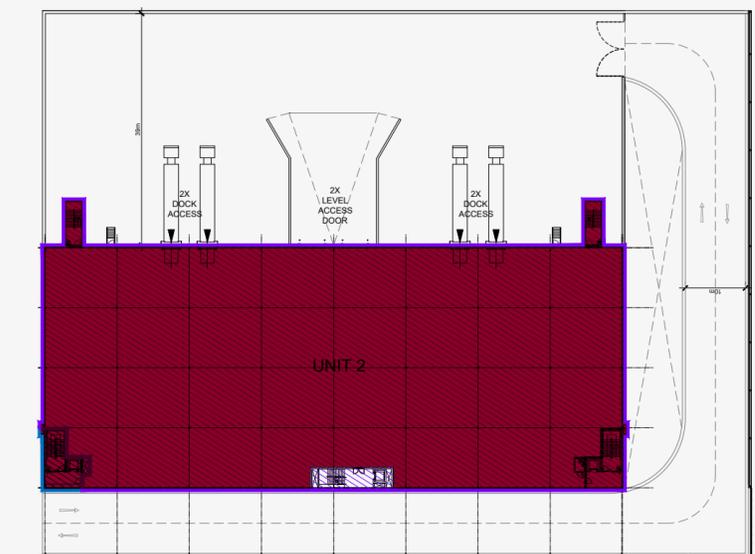
01/17 PROPOSED GROUND FLOOR PLAN 1:500



04/17 PROPOSED ROOF TERRACE PLAN 1:500



03/17 PROPOSED SECOND FLOOR PLAN 1:500



02/17 PROPOSED FIRST FLOOR PLAN 1:500

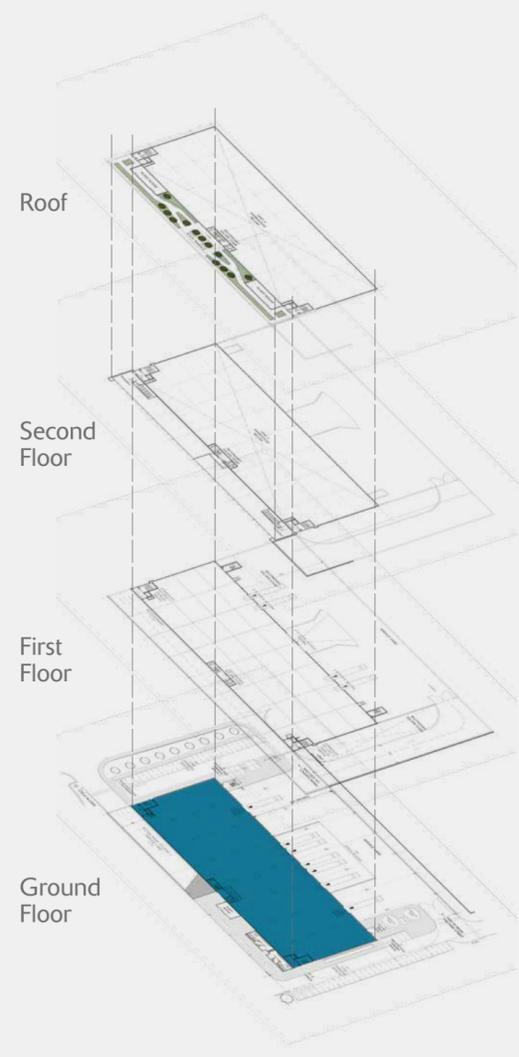
SITE PLANS & ACCOMMODATION

# SITEPLAN

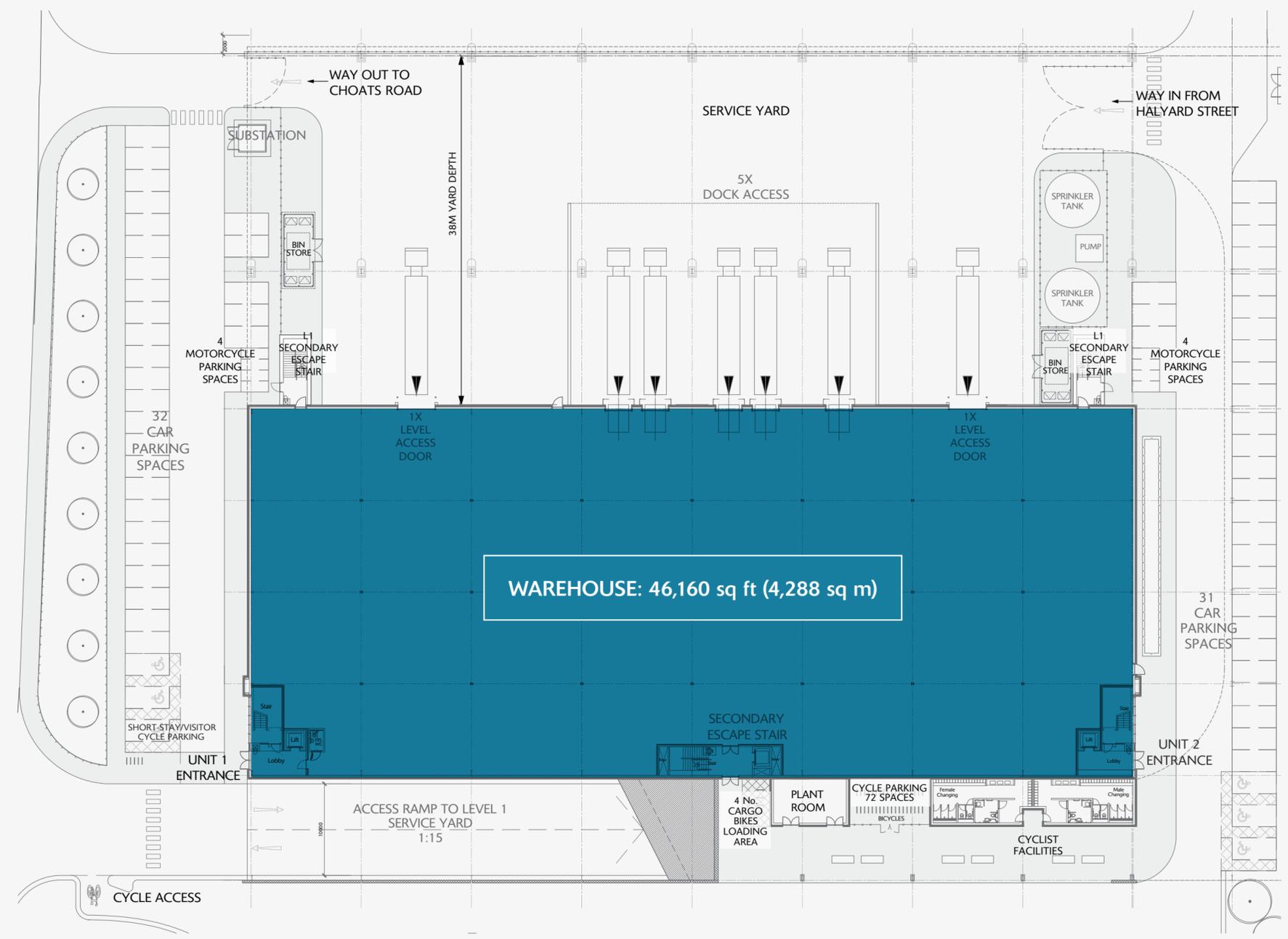
## GROUND FLOOR

	sq ft	sq m
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10m clear height  
 10m clear 38m deep covered loading yard  
 50 kN/m<sup>2</sup> floor loading

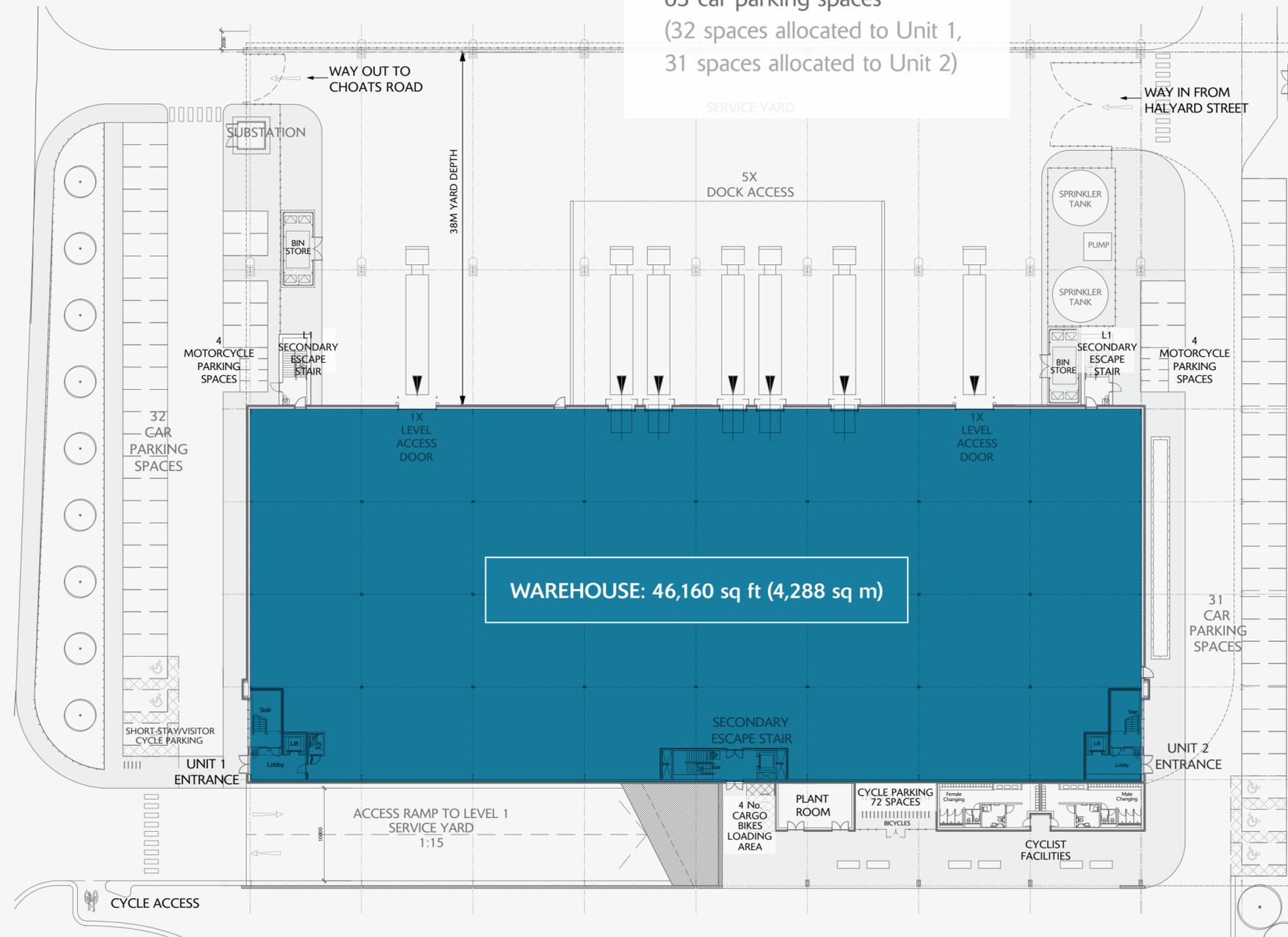
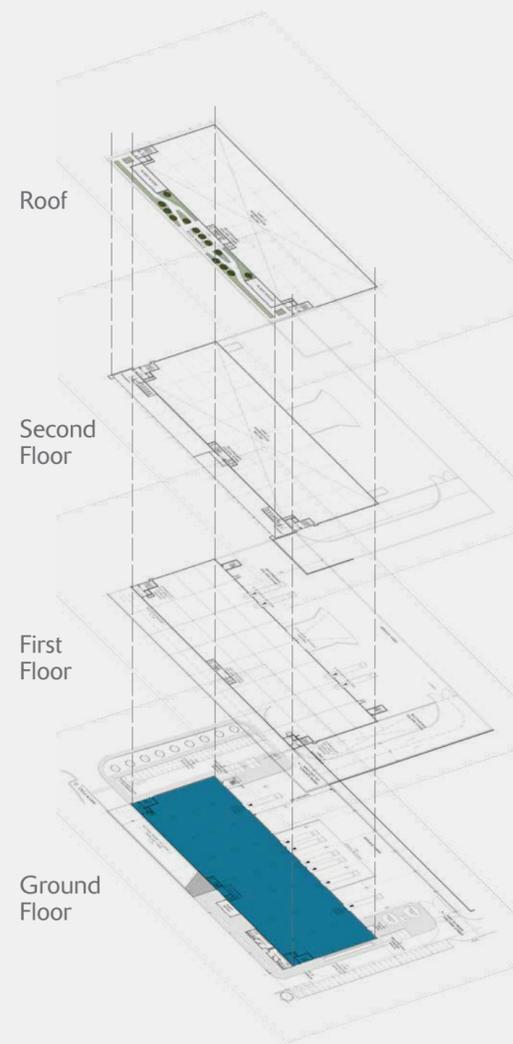


# SITEPLAN

## GROUND FLOOR

	sq ft	sq m
Warehouse	46,160	4,288

All areas are approximate and calculated on a Gross External Basis



- Separate access / egress
- 38m yard depth
- 2 level access doors
- 5 dock level doors
- 63 car parking spaces  
(32 spaces allocated to Unit 1,  
31 spaces allocated to Unit 2)

SITE PLANS & ACCOMMODATION

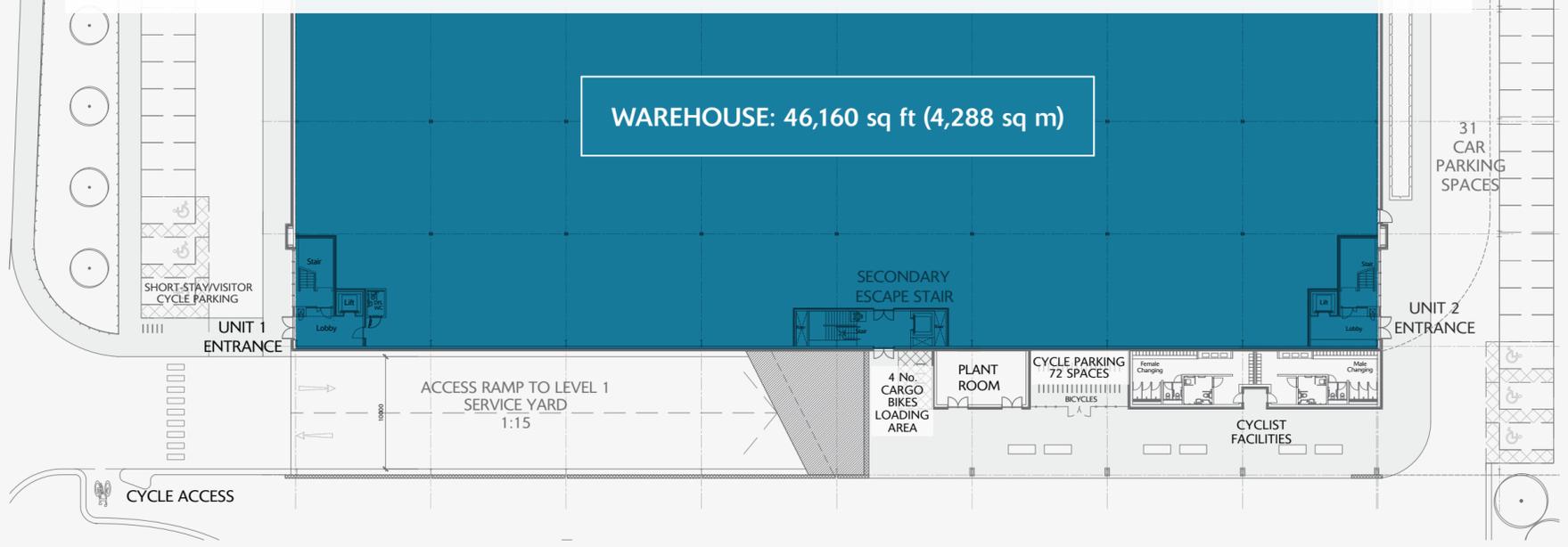
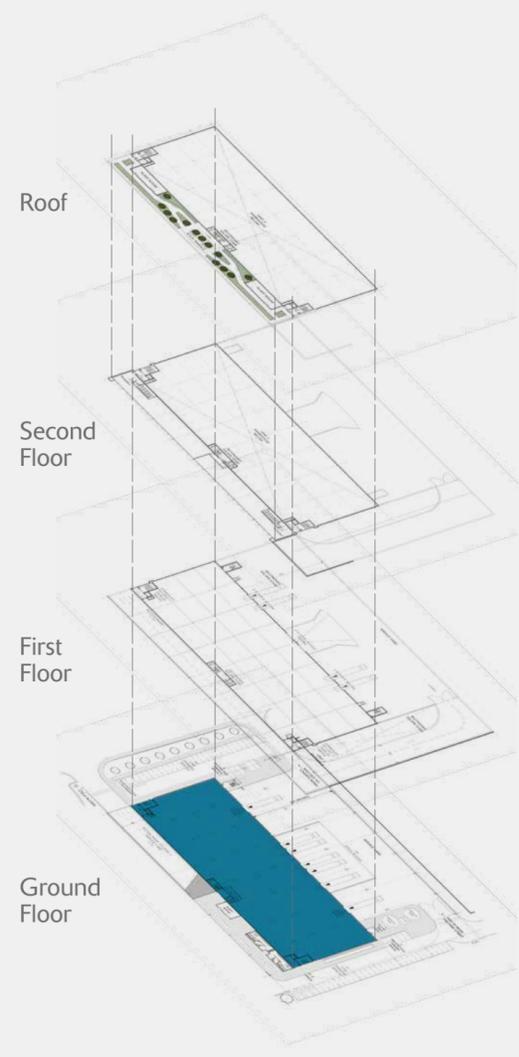
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SITE PLANS & ACCOMMODATION

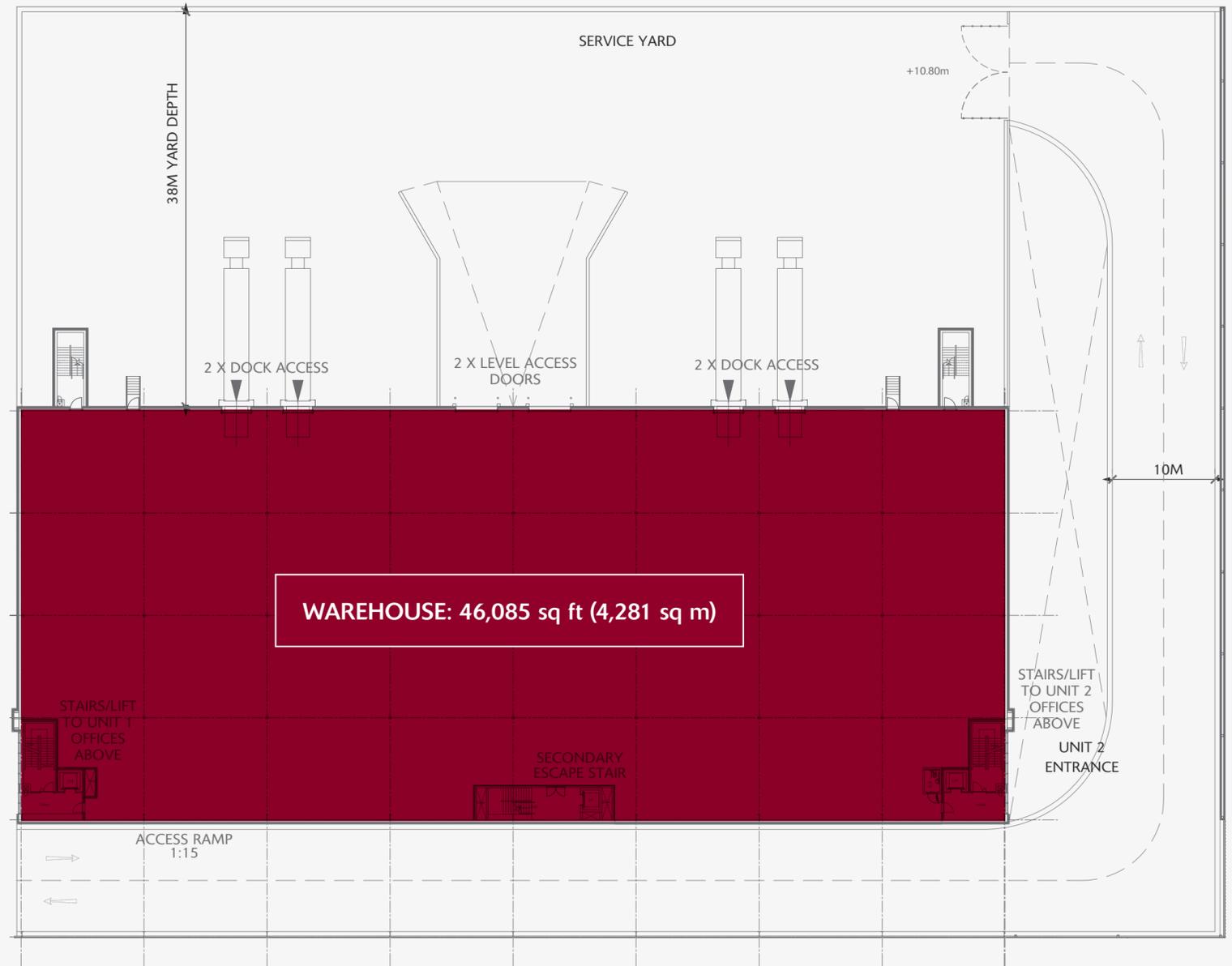
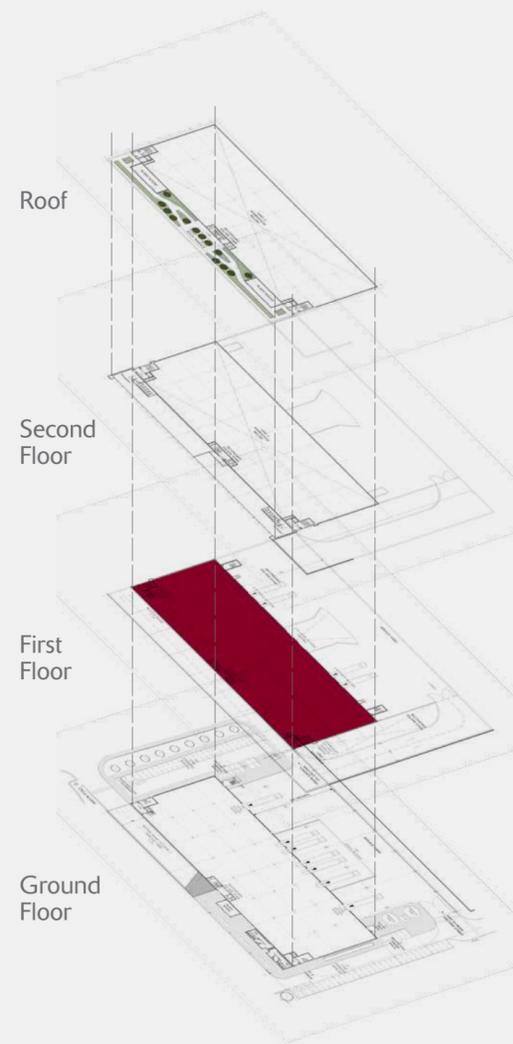


# SITEPLAN

## FIRST FLOOR

	sq ft	sq m
Warehouse	46,085	4,281

All areas are approximate and calculated on a Gross External Basis



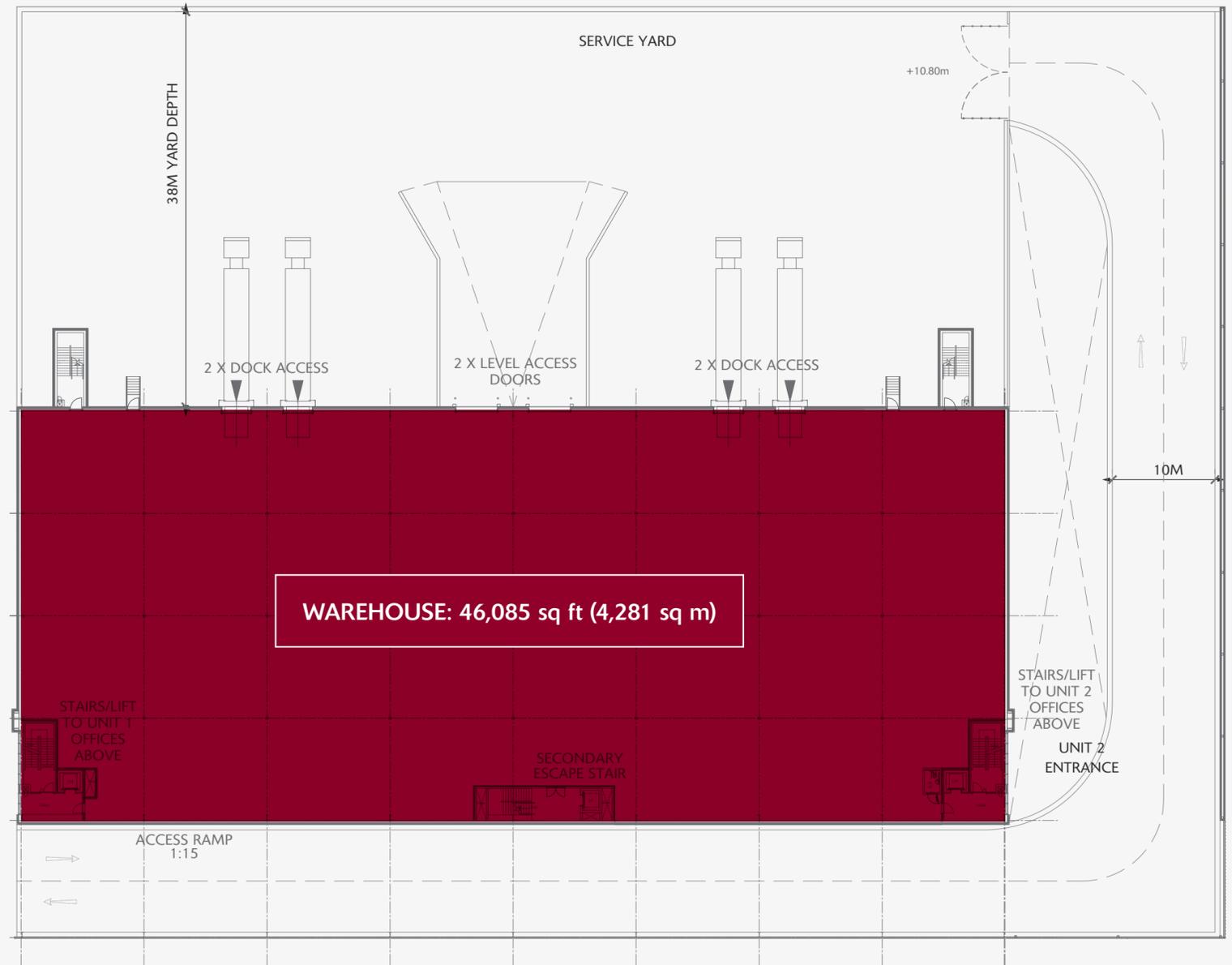
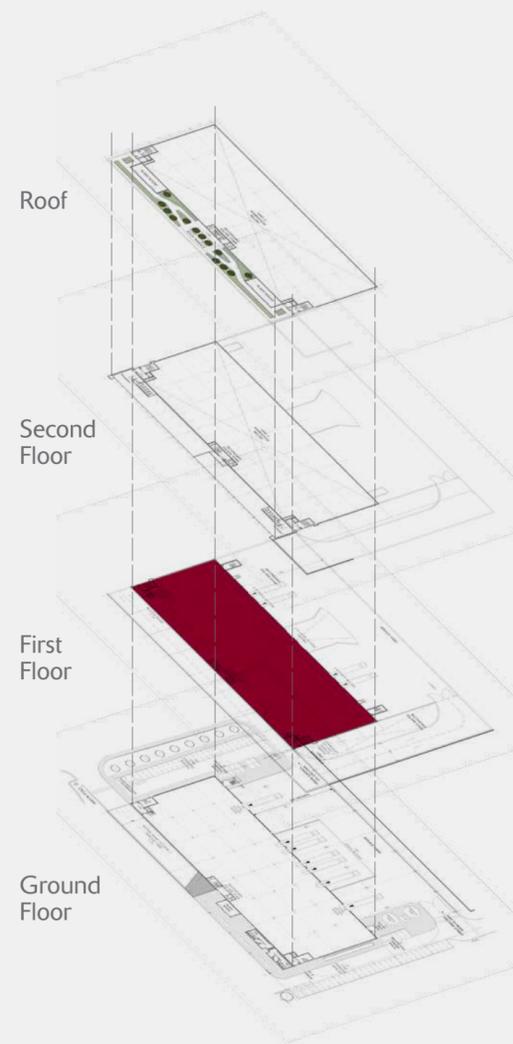
12m clear height  
38m deep loading yard  
30kN/m<sup>2</sup> floor loading

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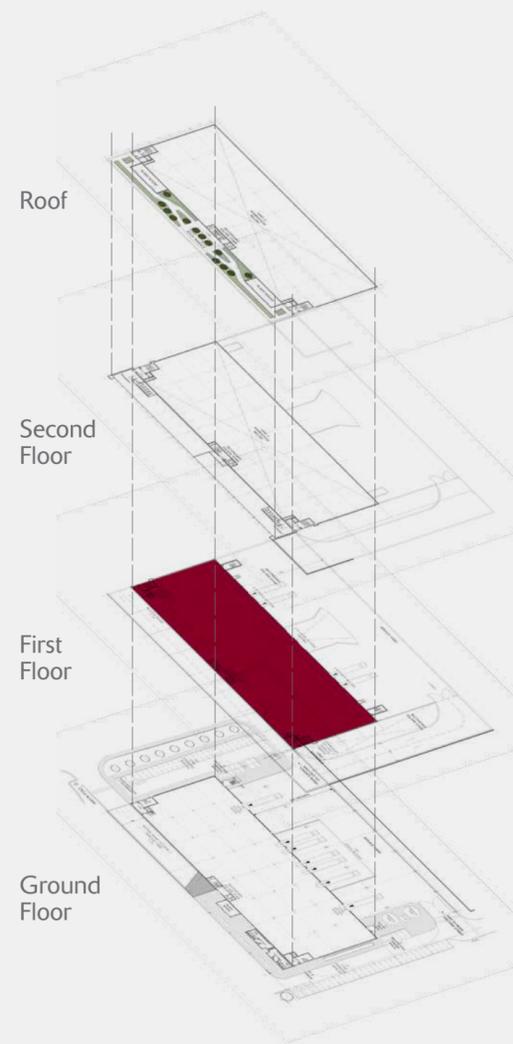


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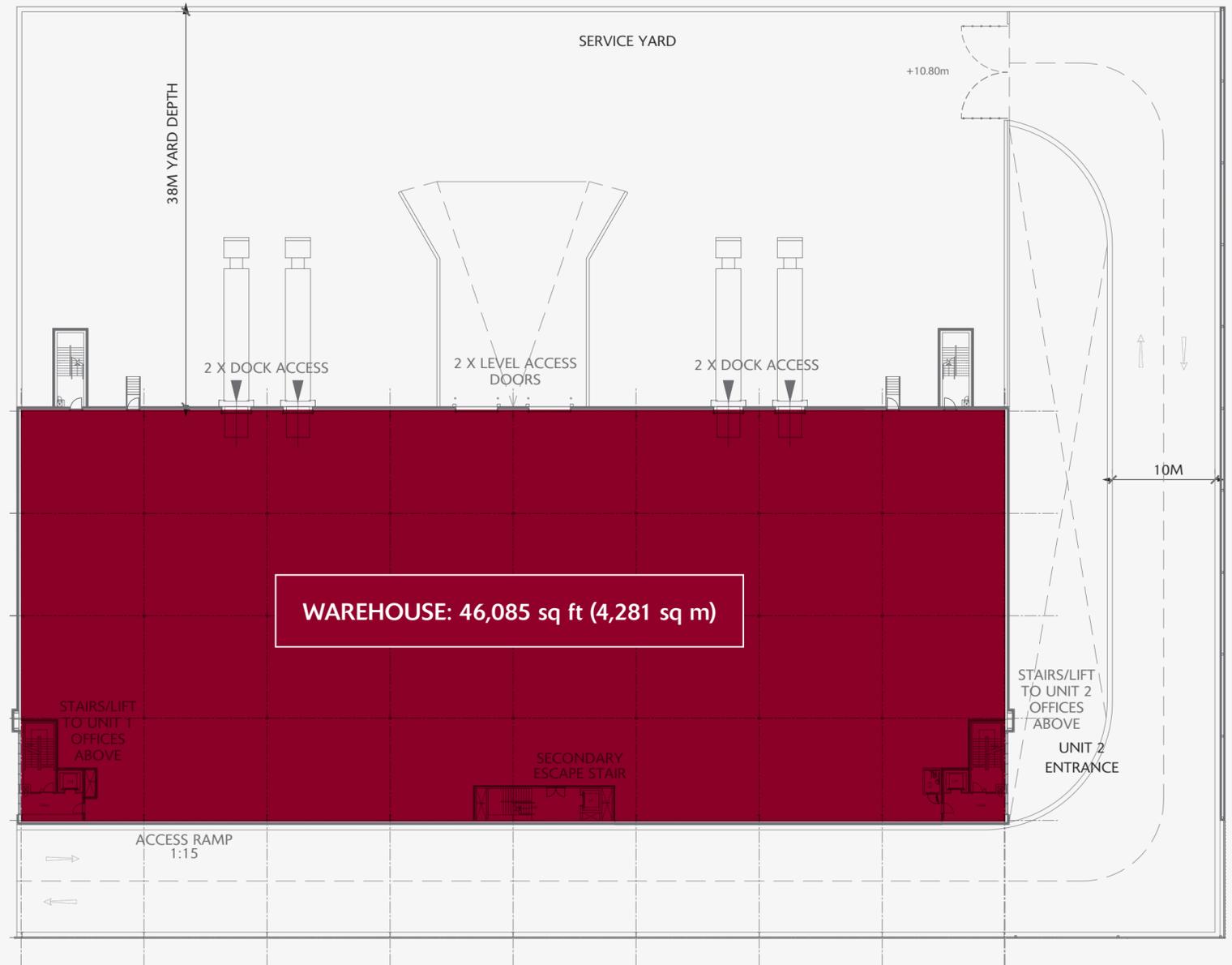
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	sq ft	sq m
Warehouse	46,085	4,281

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- Separate access / egress
- 38m yard depth
- 2 level access doors
- 4 dock level doors



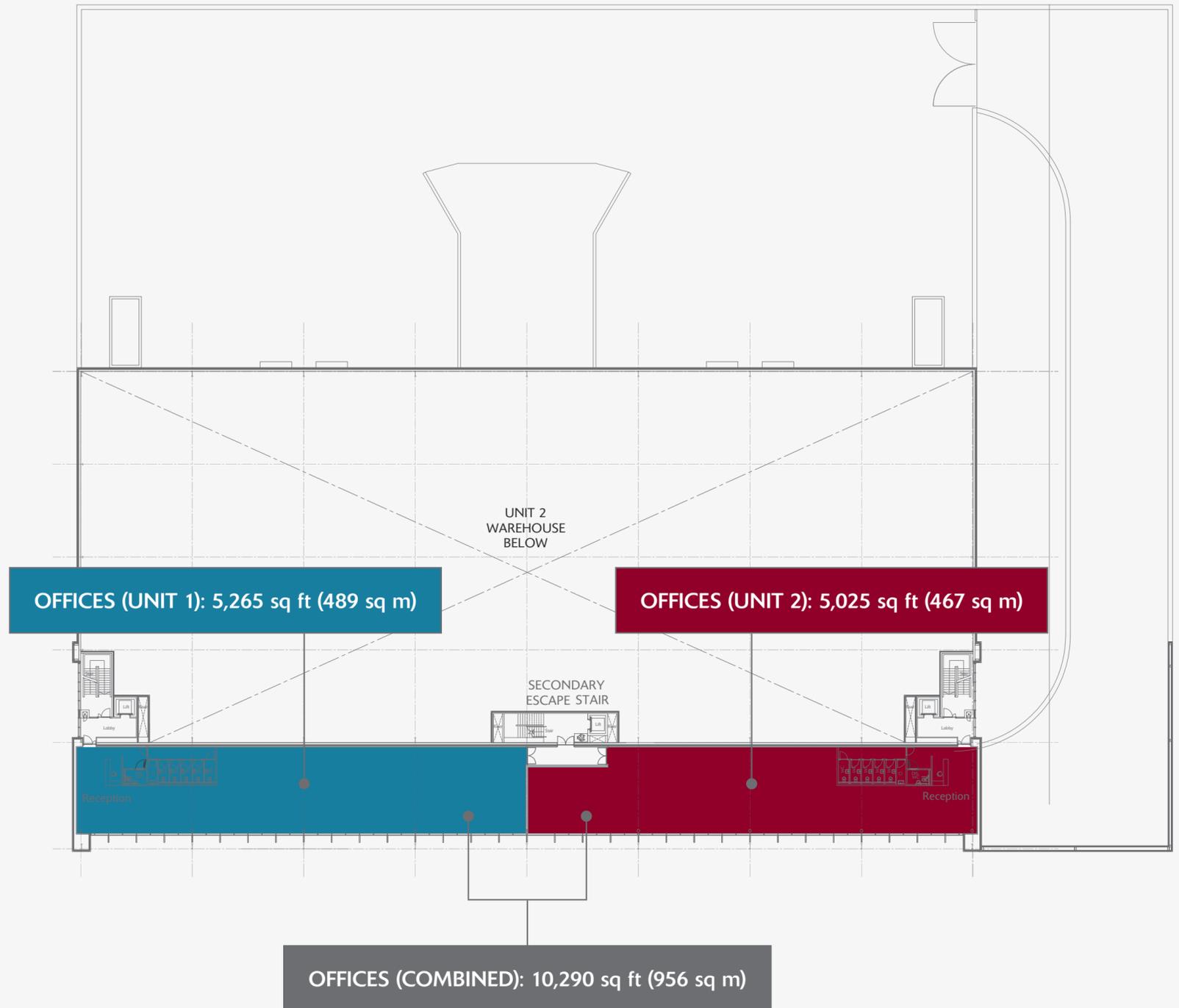
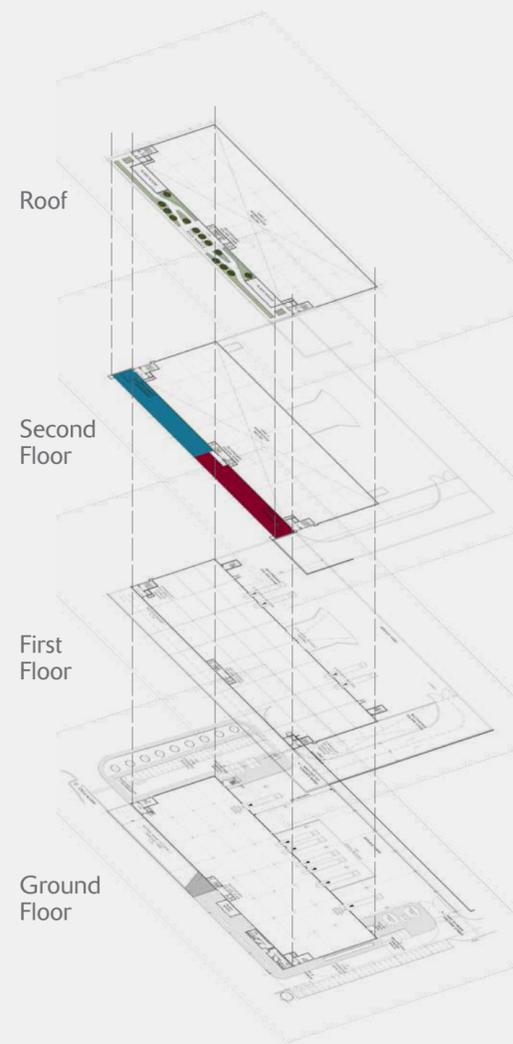
# SITEPLAN

## SECOND FLOOR

	sq ft	sq m
Offices	10,290	956

Office split:	sq ft	sq m
Unit 1	5,265	489
Unit 2	5,025	467

All areas are approximate and calculated on a Gross External Basis

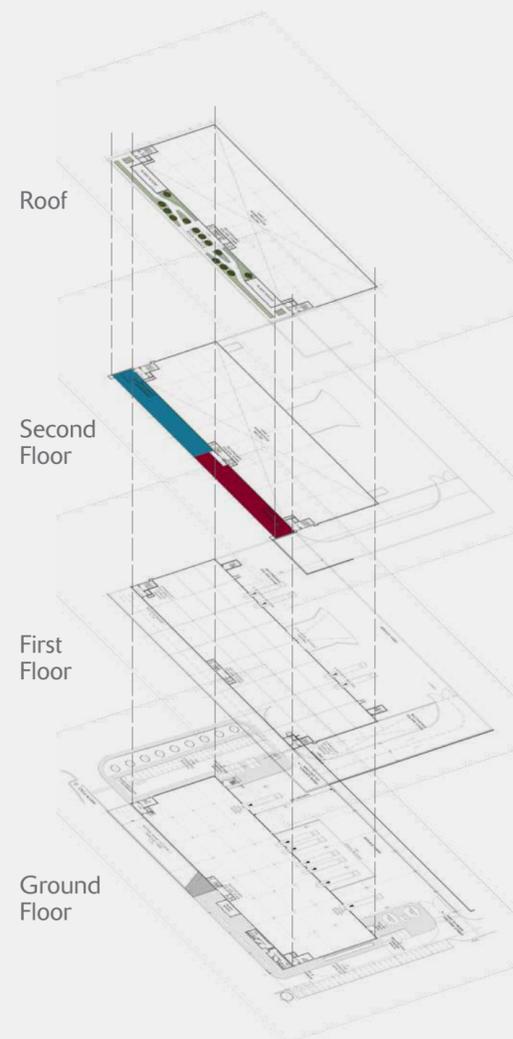


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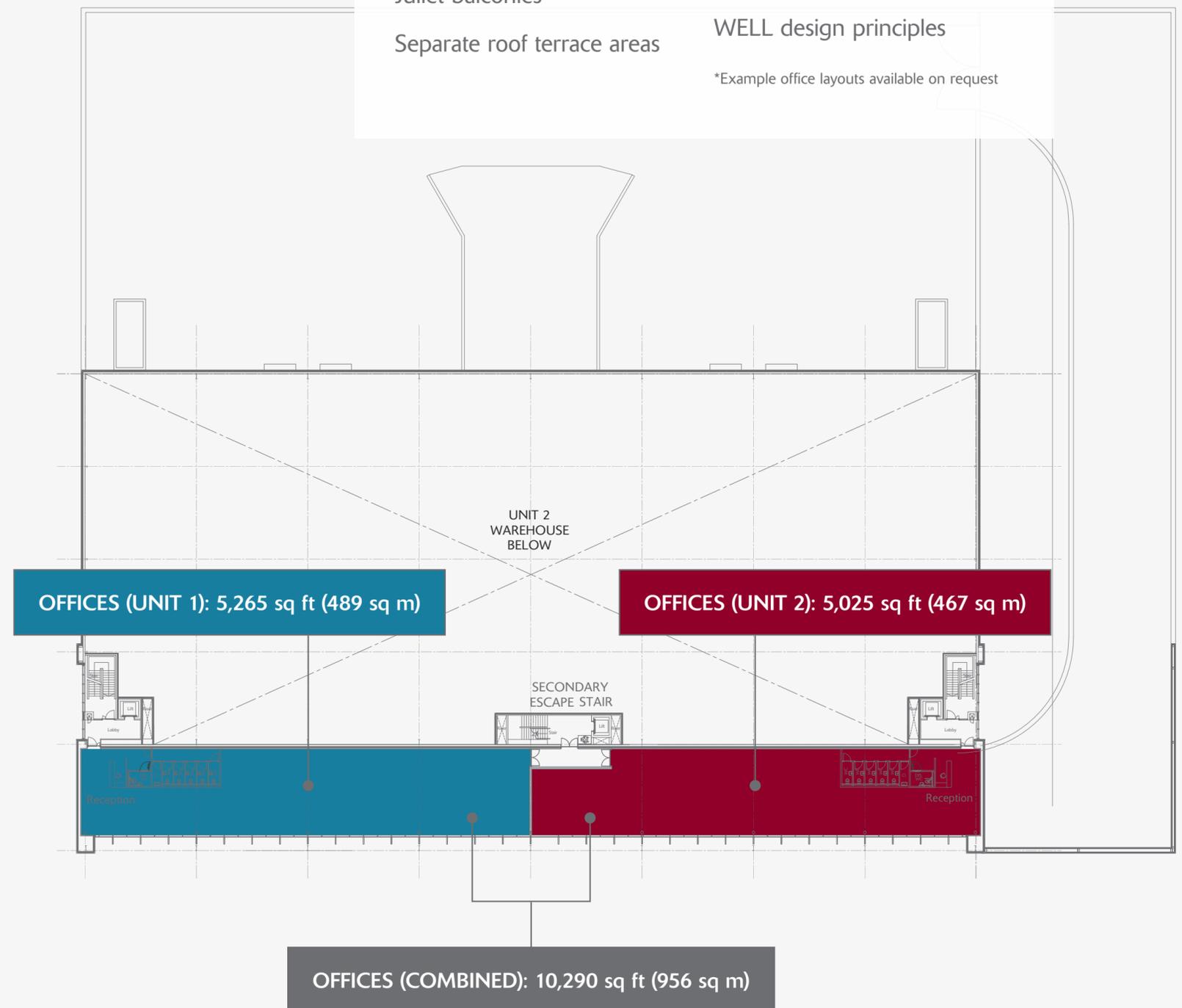


- Open plan to CAT A finish
- Air conditioning provided via air-source heat pumps
- Contemporary finishes
- Openable windows with Juliet balconies
- Separate roof terrace areas

- Separate cycle stores, shower and locker facilities
- Riverside seating and extensive landscaped areas
- Dedicated areas for break-out and collaboration\*

WELL design principles

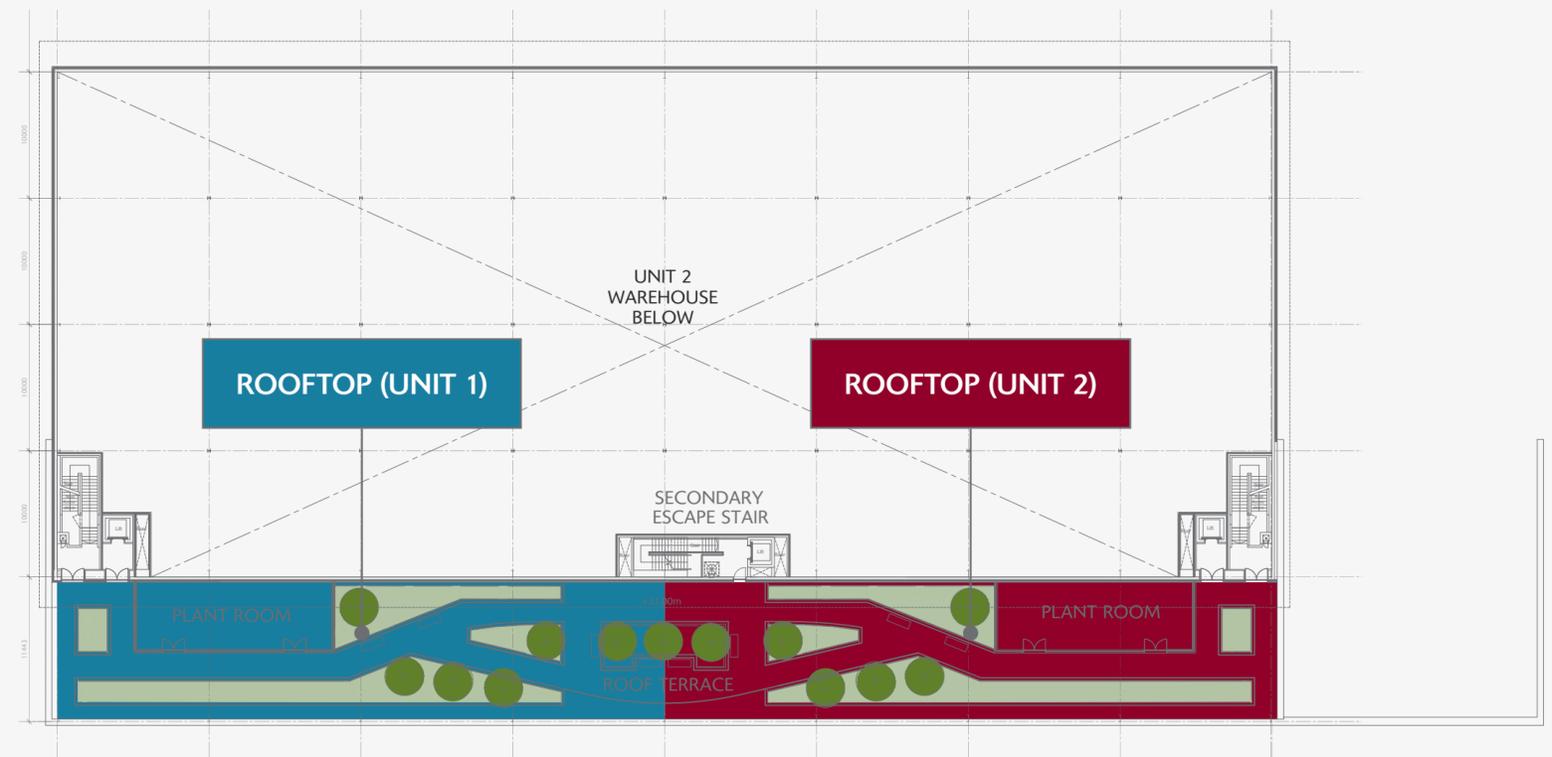
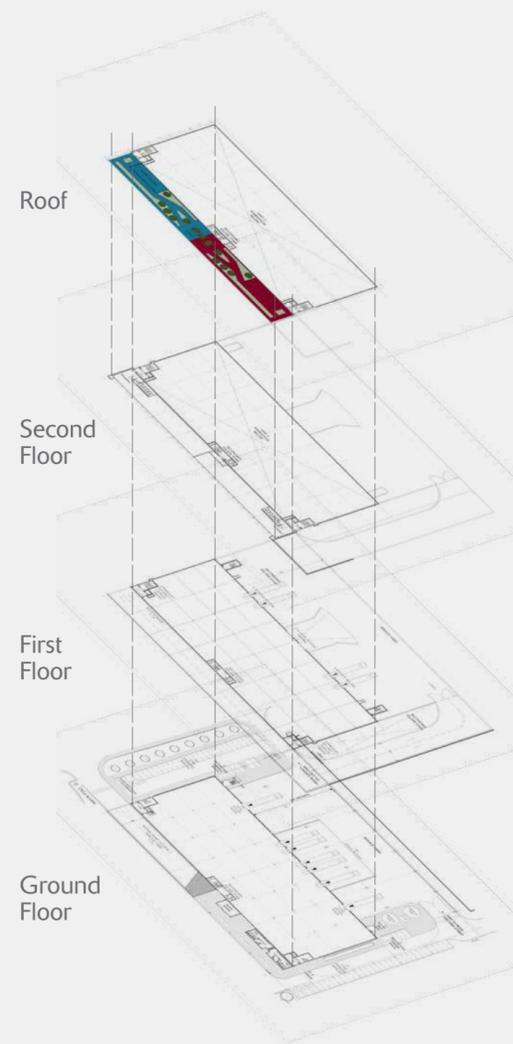
\*Example office layouts available on request



# SITEPLAN

## ROOFTOP

Landscaped roof terrace area with views towards Barking Riverside, London Dockland and the River Thames

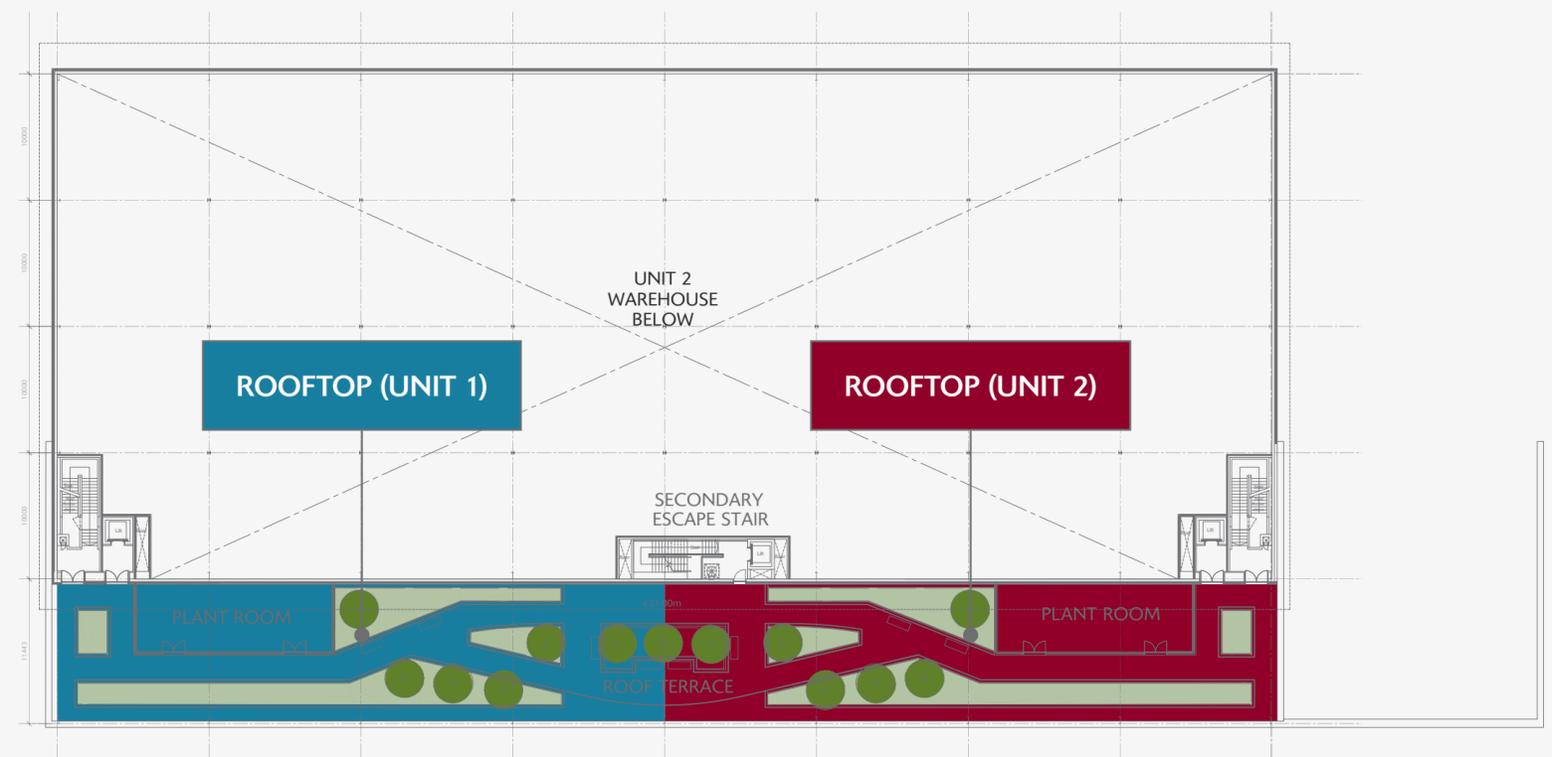
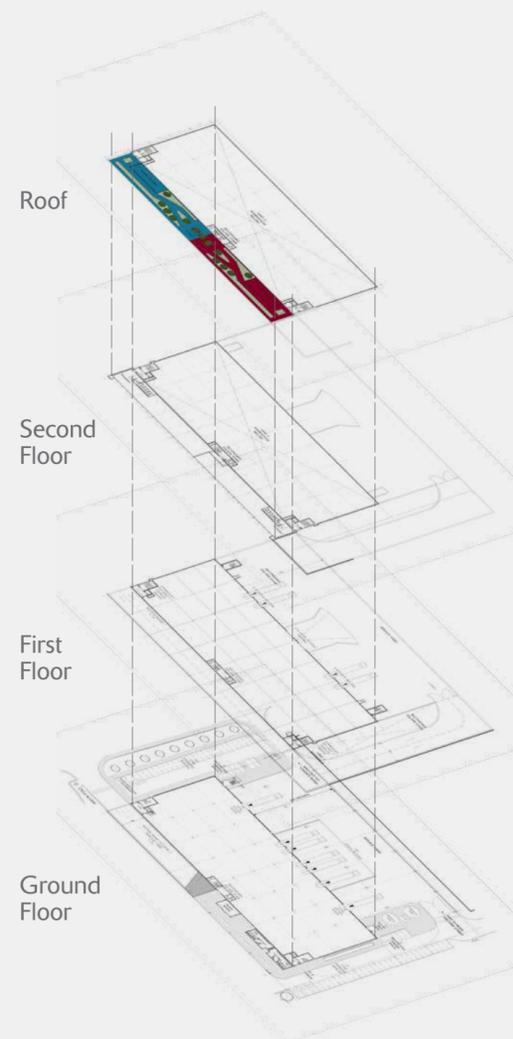


Seating for informal meetings, eating and occupier events

# SITEPLAN

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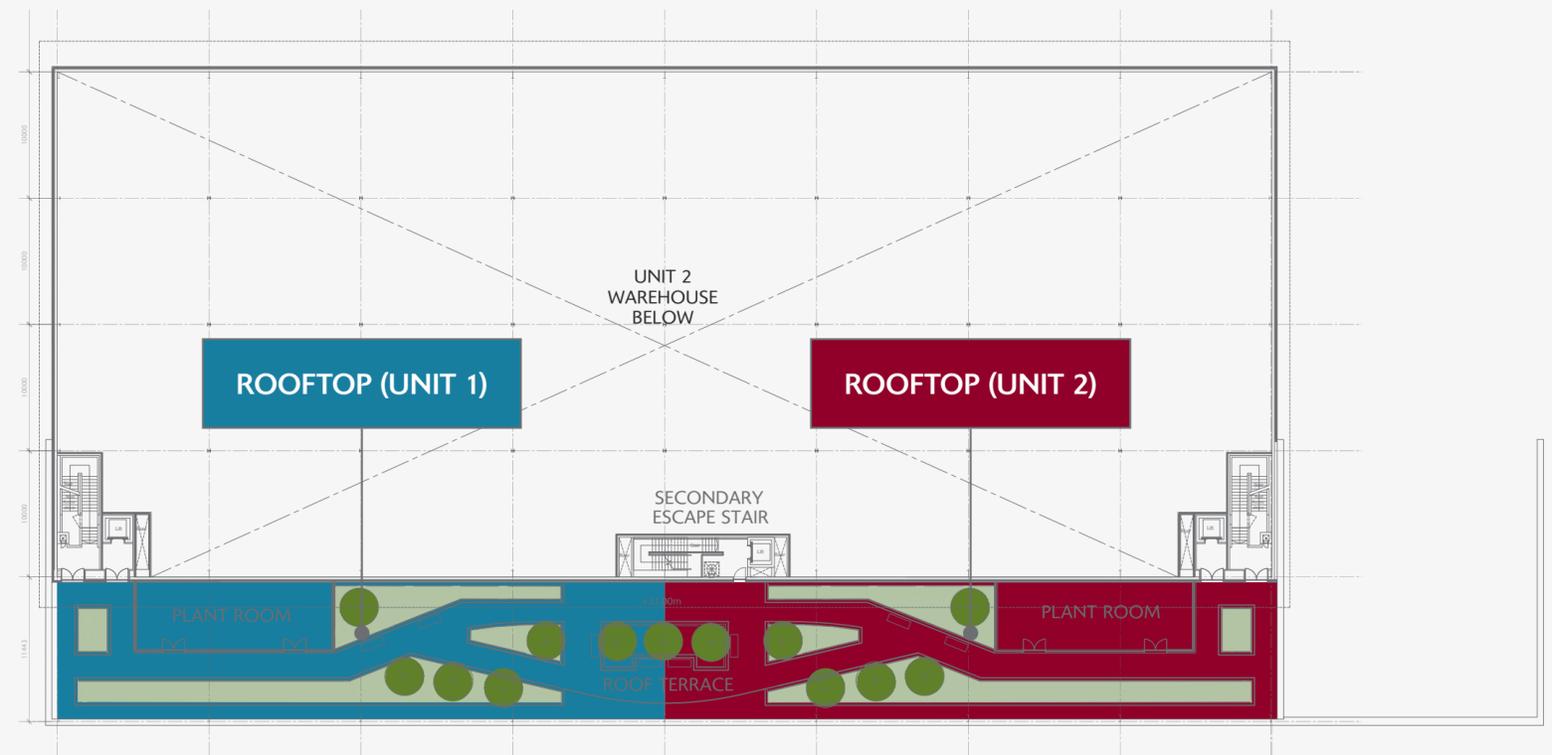
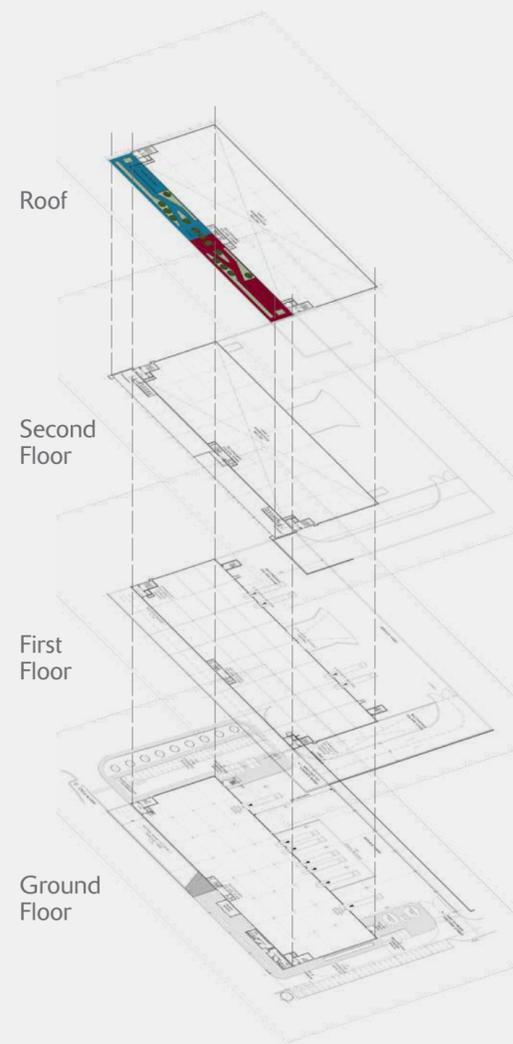


Covered and open air  
Goods lift access

# SITEPLAN

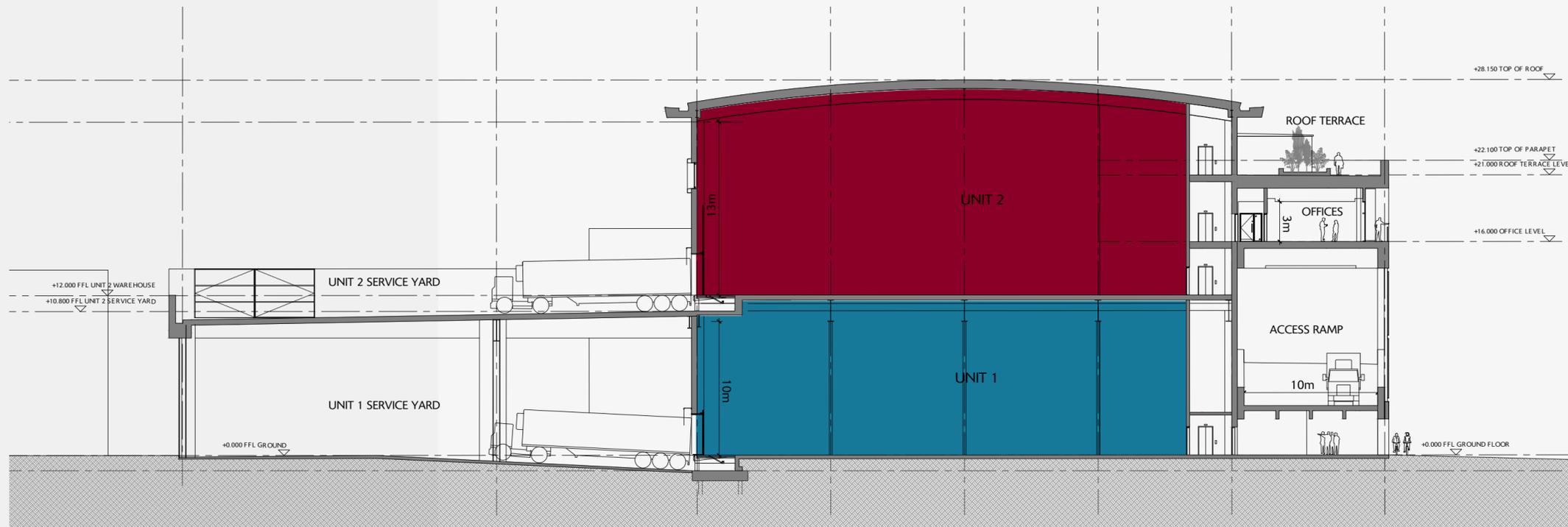
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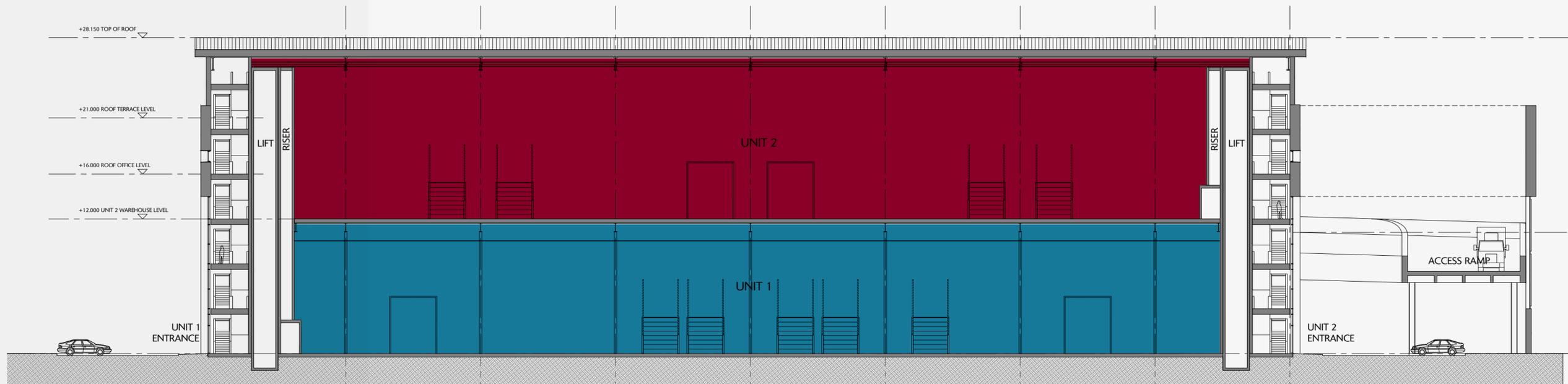


# SECTIONS

SITE PLANS & ACCOMMODATION



01 SECTION A-A' 1:200



02 SECTION B-B' 1:200

# AN **△** AMBITIOUS DEVELOPMENT THAT MEETS THE CUSTOMER'S SUSTAINABILITY AMBITIONS



A+ Energy Performance Certificate



0% material to landfill from construction



BREEAM 'Excellent'



Air source heat pumps providing 85% of the building's heat load



PV panels on roofs generating renewable energy



Planting 80 semi-mature London Plane trees



Electric charging for cars, HGVs and vans\*  
*\*At day one or connected for future provision*



Net Zero Carbon to reduce future running costs

## 139 TCO<sub>2</sub>

CARBON SAVING FROM PVS PER YEAR

## 100%

CARBON REDUCTION

## 268,721 KWH

PV GENERATION PER YEAR

## £53,295\*

(C.£25,000 PER UNIT)

\*BASED ON AVERAGE ANNUAL SAVING OVER 25 YEARS

# A WORKING ENVIRONMENT IN **HARMONY** WITH ITS SURROUNDINGS

SEGRO V-Park Barking provides Urban Greening to promote a greener environment, support biodiversity, help reduce noise and air pollution, and help regulate urban temperature.



# ON ANOTHER LEVEL WITH WELLBEING AT THE HEART OF ITS DESIGN

As members of the International WELL Building Institute, and the first developer in the UK to have a WELL-accredited industrial building, SEGRO puts the health and wellness of its employees at the heart of the buildings' design.



Enhanced office interiors and collaboration space



Facilities to promote cycling and walking to work



Roof top seating area, and outdoor terraces for both Units 1 and 2



Internal living green walls



# INVESTING IN BRIGHT FUTURES LEADS TO A BRIGHTER FUTURE FOR ALL

## JOB CREATION AND TRAINING OPPORTUNITIES

SEGRO's Partnership Development Team will work with occupiers to understand their recruitment needs and, through a network of partners, will help with access to a local talented workforce as well as training providers.

**SEGRO**  
CENTENARY FUND

SUPPORTED DISADVANTAGED GROUPS IN BARKING & DAGENHAM, AND TO DATE HAVE INVESTED £118,000 TO 18 LOCAL PROJECTS, BENEFITING 5,800 RESIDENTS



SKILLS & TRAINING  
FOR LOCAL PEOPLE

# A WORKFORCE SUPPLY READY TO MEET THE DEMAND OF THE CONSUMER



## SUPPLY

Barking & Dagenham Local Authority has a total labour pool of 19,200 workers within the target sector.

There are 6,500 unemployed people in the Borough.

82% of the potential workforce lives within a 15-minute drive.



## DEMAND

There are currently 2,335 logistics jobs giving a supply / demand ratio of 8.2 people per job.

There are a total of 13,530 people working in logistics jobs within a 30-minute drive.



## RECRUITMENT ACTIVITY

Recently, there were three warehouse operative jobs being advertised in Dagenham, which have received a combined total of 651 applications – this equates to 211 applicants per role.

Local Authority	Unemployment Rate, Sep 2019	Unemployment Rate, Sep 2019	Elementary Occupations, Sep 2019	Logistics Employment, 2018	Supply	Supply / Demand
Havering	6.1	7,900	6,700	1,660	14,600	8.80
Barking and Dagenham	6.3	6,500	12,700	2,335	19,200	8.22
Thurrock	4.9	4,400	7,000	7,625	11,400	1.50
Newham	5.9	10,800	24,200	1,160	35,000	30.17
Redbridge	4.7	6,700	13,200	750	19,900	26.53
Sub total (Core)		36,300	63,800	13,530	100,100	7.40

CBRE Labour Review, September 2020

# RESPONSIBLE SEGRO



Responsible SEGRO introduces three long-term priorities to which we can make greater environmental and social contributions for the benefit of our business, customers and communities.

▶  
CHAMPIONING  
LOW-CARBON GROWTH

▶  
INVESTING IN OUR  
LOCAL COMMUNITIES  
AND ENVIRONMENTS

▶  
NURTURING  
TALENT



# RESPONSIBLE SEGRO



Our new Responsible SEGRO framework introduces three long-term priorities to which we can make the greatest business, environmental and social contribution.

We believe that working towards and achieving the goals within the Responsible SEGRO framework will ensure we remain a business fit for the future, one that helps our customers grow, our communities flourish and our people thrive.

In short, that we will continue to create the space which allows extraordinary things to happen for many years to come.



CHAMPIONING  
LOW-CARBON GROWTH



INVESTING IN OUR  
LOCAL COMMUNITIES  
AND ENVIRONMENTS



NURTURING  
TALENT

SEGRO recognises that our planet is facing a climate emergency, and we are committed to playing our part in tackling climate change.

Our priority is to eliminate as far as possible the carbon emissions from the development of new buildings and the operation of existing buildings, and we will then ensure that any residual carbon is offset or absorbed meaningfully and effectively.

## WE WILL BE NET-ZERO CARBON BY 2030

[FIND OUT MORE](#)

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Our new Responsible SEGRO framework introduces three long-term priorities to which we can make the greatest business, environmental and social contribution.

We believe that working towards and achieving the goals within the Responsible SEGRO framework will ensure we remain a business fit for the future, one that helps our customers grow, our communities flourish and our people thrive.

In short, that we will continue to create the space which allows extraordinary things to happen for many years to come.



CHAMPIONING  
LOW-CARBON GROWTH



INVESTING IN OUR  
LOCAL COMMUNITIES  
AND ENVIRONMENTS



NURTURING  
TALENT

SEGRO is an integral part of the communities in which it operates, and we are committed to contributing to their long-term vitality.

WE WILL CREATE AND  
IMPLEMENT COMMUNITY  
INVESTMENT PLANS  
FOR EVERY KEY MARKET  
IN OUR PORTFOLIO  
BY 2025.

FIND OUT MORE

# RESPONSIBLE SEGRO



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▶  
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▶  
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▶  
NURTURING  
TALENT



SEGRO's people are vital to and inseparable from its success, and we are committed to attracting, enhancing and retaining a diverse range of talented individuals in our business.

**WE WILL INCREASE THE OVERALL DIVERSITY OF OUR OWN WORKFORCE THROUGHOUT THE ORGANISATION.**

[FIND OUT MORE ▶](#)

# PROVEN EXPERIENCE RESULTS IN EFFICIENT DELIVERY

SEGRO is a proven developer of best-in-class industrial buildings that meet the growing demand for goods and industrial services.

In 2019, SEGRO also completed Paris Air2 in Gennevilliers which was pre-let to Ikea and Leroy Merlin. This was the first multi-storey warehouse in Paris, demonstrating the future of operationally efficient and intensified space.

Start on site at SEGRO V-Park Barking will take place in H2 2022 and will be ready to occupy in H2 2023.

LONDON'S LEADING INDUSTRIAL DEVELOPER

1.3M SQ M

OF INDUSTRIAL SPACE WITHIN LONDON

5,000

JOBS CREATED AND SAFEGUARDED IN THE LAST 5 YEARS

25,000

PEOPLE EMPLOYED

57

ESTATES

413

CUSTOMERS

SOME OF OUR CUSTOMERS



# SEGRO V-PARK BARKING

## CONTACTS

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In conjunction with  
**MAYOR OF LONDON**

**SEGRO**