

PHASE TWO PROGRESS IN ACTION SEGRO PARK RAINHAM

TO LET: NEW INDUSTRIAL / WAREHOUSE
UNITS FROM 11,375 - 36,110 SQ FT
AVAILABLE FROM Q3 2020

FORGED FROM A PASSION FOR PROGRESSION

A PIONEERING DEVELOPMENT THAT PUSHES THE BOUNDARIES OF INDUSTRIAL SPACE IN EAST LONDON

Following on from the success of Phase One, Phase Two - SEGRO Park Rainham will push boundaries in innovation and sustainability even further, maximising space for occupiers, improving cost efficiencies and promoting employee wellbeing.

SEGRO's passion for progress is driven by a desire to put the modern customer's needs first. The units are built with sustainability, longevity and productivity at the forefront, providing accommodation to satisfy a wide range of occupiers.



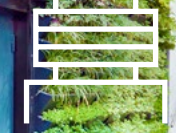
FLEXIBLE
CHOICE



MODERN
INTERIORS



MAXIMISING
SPACE



WELLBEING
FOCUS

INNOVATION INSIDE AND OUT



SUSTAINABILITY
FEATURES



BIODIVERSE
ENVIRONMENT



SMART
BUILDINGS



CROSS-DOCK
OPTION

BUILDINGS THAT PUSH BOUNDARIES





MODERN INTERIORS

Contemporary interior finishes for offices, facilities and entrance foyers



SUSTAINABILITY FEATURES

Targeting BREEAM 'Excellent' rating, carbon neutrality / EPC 'A+' and incorporating photovoltaic & translucent panels and LED lighting



SMART BUILDINGS

All buildings will feature smart building technology and 'plug & play' connections for batteries that store generated electricity



BIODIVERSE ENVIRONMENT

Native flora will enhance the environment, whilst boosting the natural habitat and improving wellbeing for customers



WELLBEING FOCUS

An outside communal seating area, plenty of natural light and a green/ living wall in Unit 10 will help all buildings achieve 'WELL Certification'

PHASE TWO

SEGRO PARK RAINHAM

AVAILABLE Q3 2020



COMMUNAL GREEN SPACE

Providing seating and a place to unwind



MAXIMISING SPACE

Office space above the loading doors to increase warehouse capacity



GREEN/LIVING WALL

Improving air quality and energy levels



TESLA BATTERIES

Storing generated electricity for use during off-peak hours

SEGRO PARK
RAINHAM
PHASE 1
NOW COMPLETE

UNIT 10
13,215 SQ FT

UNIT 9
11,375 SQ FT

UNIT 8
16,155 SQ FT

UNIT 6
31,315 SQ FT

UNIT 7
36,110 SQ FT



MAXIMISING SPACE

6m under-croft heights to increase warehouse capacity without increasing floor space

DELIVERING OVER AND ABOVE

First floor offices will feature exposed servicing and full height glazing (Unit 9 only) ▼



BOLD, BEAUTIFUL AND BESPOKE

Reception areas will feature adaptable wall panelling for bespoke environments ▲

Luxurious finishes will distinguish the facilities areas from the functional warehouse space ▼

FIRST CLASS FORM AND FUNCTION



Capacity is maximised by substantial eaves heights and 6m under-croft heights in Units 6 and 7 ▲

CUSTOMER FOCUSED DESIGN

INNOVATION INSPIRED BY AND DESIGNED TO BENEFIT OUR CUSTOMERS

Phase Two will be built to the highest standards, designed to maximise space and natural light, whilst smart building technology will monitor electricity usage, heating and airflow, reducing costs for the customer.

Flexibility is another key feature. Units 6 and 7 can be combined to create a cross-dock building, whilst the office space in Unit 9 has been placed above the loading doors to maximise warehouse space.



NEXT LEVEL SUSTAINABILITY

DESIGNED TO DELIVER SUPERIOR COST EFFICIENCY AND BENEFIT THE ENVIRONMENT

Targeting BREEAM 'Excellent', EPC rating 'A+' and Carbon Neutral Status, each unit will incorporate highly efficient sustainability measures built for the long term. These include photovoltaic panels, LED lighting and electric car charging points as standard. Further enhancements include the use of translucent wall panelling to increase internal natural daylight and pre-installed 'plug & play' connections for batteries that store generated electricity.*

*Unit 8 incorporates battery storage, 'plug & play' available on other units

ENVIRONMENTALLY FOCUSED

AN INDUSTRIAL PARK WITH BIODIVERSITY BUILT IN

We're committed to respecting the existing local habitats and have introduced native trees and wildflowers within the landscaping plans. To help support and protect this environment, management will be as low-maintenance as possible, whilst hedging and undisturbed wood piles will provide shelter for native animal, bird and amphibious species.



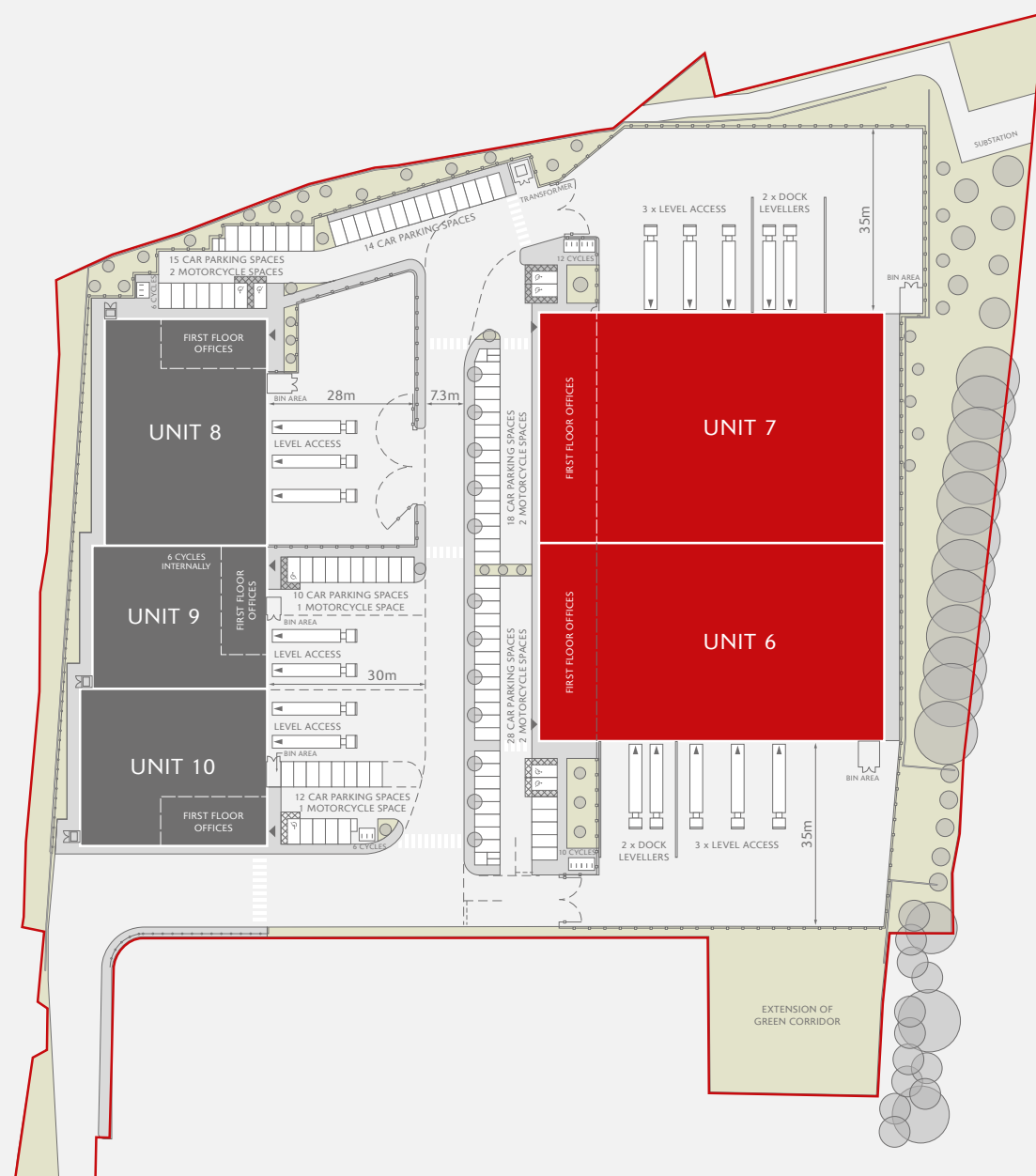
DRIVING EMPLOYEE WELLBEING

AN ENHANCED ENVIRONMENT THAT PROMOTES A HEALTHY AND PRODUCTIVE WORKFORCE

We've put the health and wellness of employees at the centre of the design and construction, with all buildings targeting to achieve 'WELL Certification'.

Phase Two will provide enhanced office interiors, an outside communal seating area and plenty of natural light throughout the buildings, as well as a green/living wall in Unit 10. These features will contribute to employees' sense of wellbeing and cement Phase Two - SEGRO Park Rainham's status as a 'WELL Certified' place to work.

UNRIVALLED QUALITY AND INNOVATION



WAREHOUSE

Suitable for classes B1(c), B2 and B8

10–12m eaves height

Flexibility to install mezzanines and high bay racking

Dedicated and secure yards up to 35m

High quality WC and shower facilities

50 kN/m² floor loading

CCTV linked to 24/7 control centre

OFFICE

First floor offices with air conditioning

Contemporary interior design for offices and entrance foyers

SUSTAINABILITY & INNOVATION

Smart building technology to drive efficiency and wellbeing

Targeting carbon neutrality

Targeting EPC 'A+' and BREEM 'Excellent'

All buildings will have 'WELL Certification'

All buildings will benefit from 'plug & play' sustainability features

Outside communal seating area with green space

PV Panels

Native flora to boost natural habitat and improve wellbeing

Electric car changing points

Cycle shelters

UNIT 6*	sq ft	sq m
Warehouse	26,180	2,432
First floor offices	4,285	398
Second floor plant	850	79
TOTAL	31,315	2,909

Dock leveller doors	2
Level access doors	3
Yard depth	35m
Car parking spaces	28
Cycling spaces	10

6m under-croft height to increase warehouse capacity without increasing floor space.

UNIT 8	sq ft	sq m
Warehouse	14,155	1,315
First floor offices	2,000	186
TOTAL	16,155	1,501

Level access doors	3
Yard depth	28m
Car parking spaces	15
Cycling spaces	6

Tesla battery will store generated electricity to put back into the unit, reducing consumption and costs.

UNIT 10	sq ft	sq m
Warehouse	11,215	1,042
First floor offices	2,000	186
TOTAL	13,215	1,228

Level access doors	2
Yard depth	30m
Car parking spaces	12
Cycling spaces	6

Green/living wall. Designed to improve air quality and energy levels. Also certified as part of the 'WELL Building Standards'.

UNIT 7*	sq ft	sq m
Warehouse	30,300	2,815
First floor offices	4,960	461
Second floor plant	850	79
TOTAL	36,110	3,355

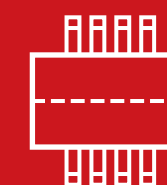
Dock leveller doors	2
Level access doors	3
Yard depth	35m
Car parking spaces	32
Cycling spaces	12

6m under-croft height to increase warehouse capacity without increasing floor space.

UNIT 9	sq ft	sq m
Warehouse	9,525	885
First floor offices	1,850	172
TOTAL	11,375	1,057

Level access doors	2
Yard depth	30m
Car parking spaces	10
Cycling spaces (internally)	6

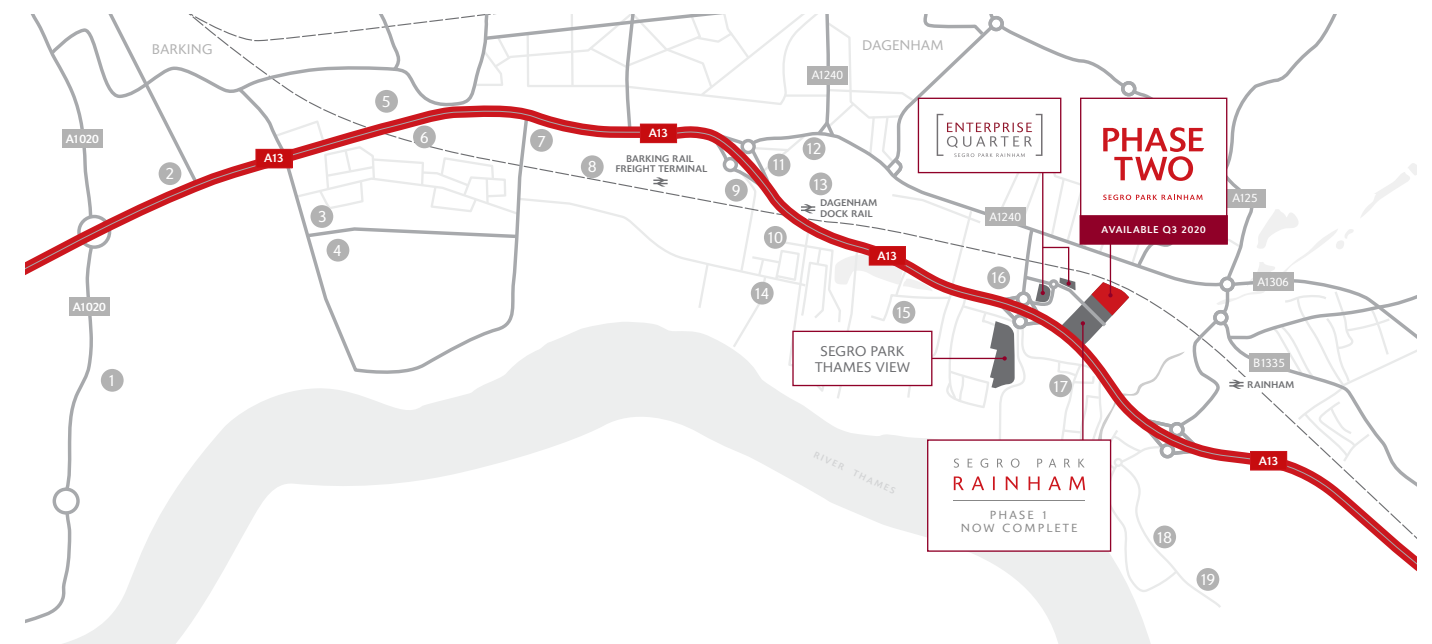
Office space included above the loading doors to improve available warehouse space and productivity.



CROSS DOCK OPTION

Unit 6: 31,315 sq ft & Unit 7: 36,110 sq ft can be combined to create a larger cross-dock unit of 67,000 sq ft (6,225 sq m).

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



HELPING DRIVE THE EVOLUTION OF EAST LONDON

SEGRO Park Rainham is the genesis 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.

**86
ACRES**

APPOINTED BY
THE GLA FOR
REGENERATION
BY SEGRO IN
EAST LONDON

**UP TO
4,000**
EMPLOYMENT
OPPORTUNITIES

EMPLOYMENT

All customers will benefit from the support of Havering Council's job brokerage service, Havering Works. This bespoke and free service is designed to help new occupiers to recruit and train a dedicated local workforce, free of charge. A dedicated Account Manager will work with customers to understand their recruitment needs and help to design and deliver a business-led training and recruitment package.

GET CONNECTED

SEGRO has established a range of relationships with local organisations that can provide customers with a range of business support, advice and guidance. These organisations include London Riverside Business Improvement District (BID), Havering Council and the Centre for Engineering and Manufacturing Excellence (CEME).

**375,000
SQ FT**
OF THE
1,400,000 SQ FT
TARGET ALREADY
COMPLETE

PLACING CUSTOMERS AT THE FOREFRONT

SEGRO is synonymous with quality and we pride ourselves on delivering high specification products that are built for the long term. Above all, we enable our customers to stay ahead of the curve and future-proof their businesses.

22m+
SQ FT OF SUPERIOR
AVAILABILITY
OF INDUSTRIAL /
WAREHOUSE
OPPORTUNITIES
IN THE UK

**1,200
CUSTOMERS**
A VAST SPECTRUM
OF LOCAL & GLOBAL
CUSTOMERS

amazon.co.uk

IKEA

ocado

John Lewis

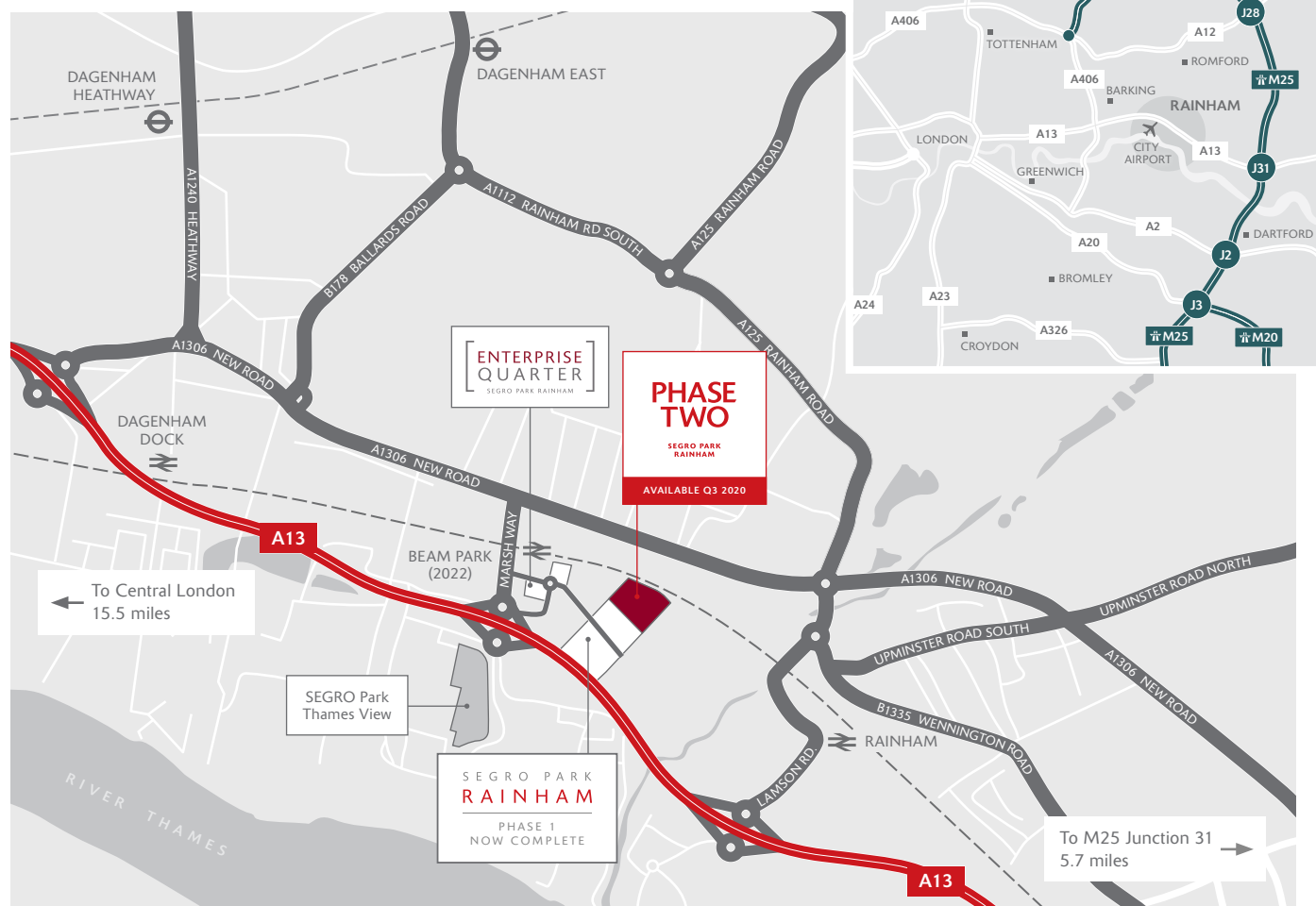
DB SCHENKER

DHL
EXPRESS

Sainsbury's

FedEx

Working in close collaboration with our occupiers for the last 99 years, SEGRO has developed a customer-centric philosophy providing solutions for global brands such as John Lewis, DB Schenker and DHL Express. For further information visit [SEGRO.com](https://www.segro.com)



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 for further information.

SEGRO.COM/PARKRAINHAM

