

AVAILABLE NOW

///SILENT.SAYING.METALS

THAMES GATEWAY PARK UNIT 2

DAGENHAM | RM9 6RH

66,917 SQ FT FULLY REFURBISHED



Eddie Stobart

PARAGON

UNIT 2
66,917 SQ FT

THAMES
GATEWAY
PARK

CITY OF LONDON DAGENHAM
DOCK WHOLESALE MARKET
DEVELOPMENT



THAMES GATEWAY PARK UNIT 2

CITY OF LONDON

SEGRO PARK
DAGENHAM
PROPOSED MULTI-STOREY DEVELOPMENT



SEGRO PARK
REEF STREET



BUNZL



A13

c2c

DAGENHAM DOCK STATION

Eddie Stobart



ASDA

MERIELANDS
RETAIL PARK



AVAILABLE NOW

THAMES GATEWAY PARK UNIT 2

Unit 2 comprises a detached, self-contained prime urban logistics opportunity within the established Thames Gateway Park. The property benefits from immediate access to the A13, the principal East London arterial highway providing convenient access to Central London.

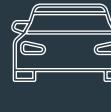
The property has been refurbished to a Grade A specification and includes the installation of various ESG measures such as an air source heat pump, a photovoltaic system and EV chargers for significant energy cost savings, making it a net-zero rated asset with negative energy use and carbon emissions.

The property sits adjacent to the City of London Wholesale Markets relocation which provides further regeneration to a core industrial area of London, 13.5 miles from the nation's capital.





ACCOMMODATION

-  10.15m Eaves Height
-  x3 Level Access Loading Doors
-  x4 Dock Access Loading Doors
-  Two Storey Office
-  35m Yard Depth
-  14 HGV Parking Spaces
-  61 Car Parking Spaces
-  Central London 12.5 Miles
-  Full Perimeter Fencing to Loading Yard
-  50 kN/m Floor Loading
-  1 MVA
-  Strong ESG Measures

UNIT	SQ FT (GEA)	SQ M (GEA)
Warehouse	59,473	5,525
Office	7,444	692
TOTAL	66,917	6,217



EPC
A+ RATING



214 KWP CAPACITY
PV SYSTEM



AIR SOURCE
HEAT PUMPS



12 EV CHARGING
POINTS



10% WAREHOUSE
ROOF LIGHTS

BREEAM®
'EXCELLENT'



SECURE CYCLE
PARKING

GREEN
CREDENTIALS

ESG IN ACTION

PHOTOVOLTAIC PANELS

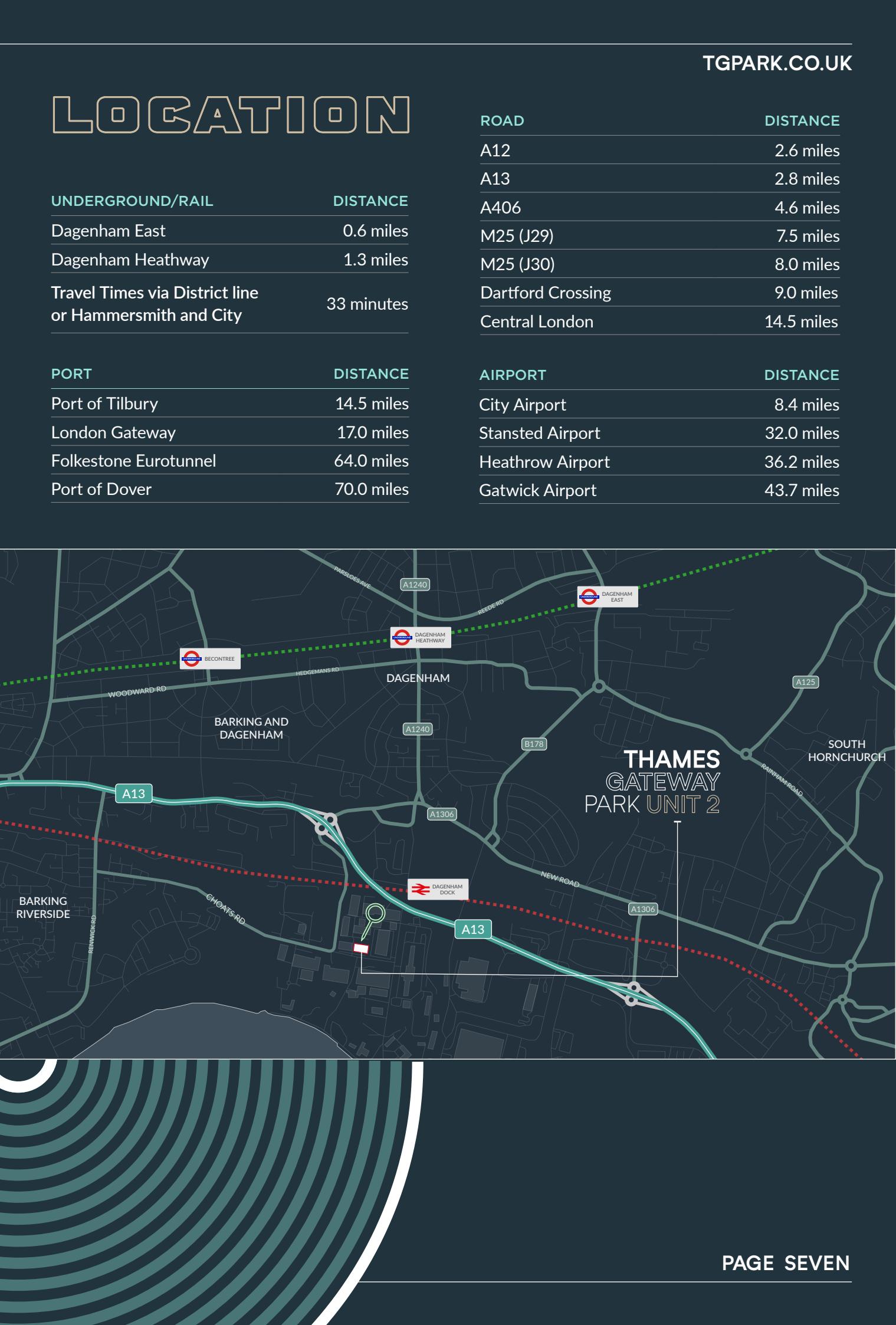
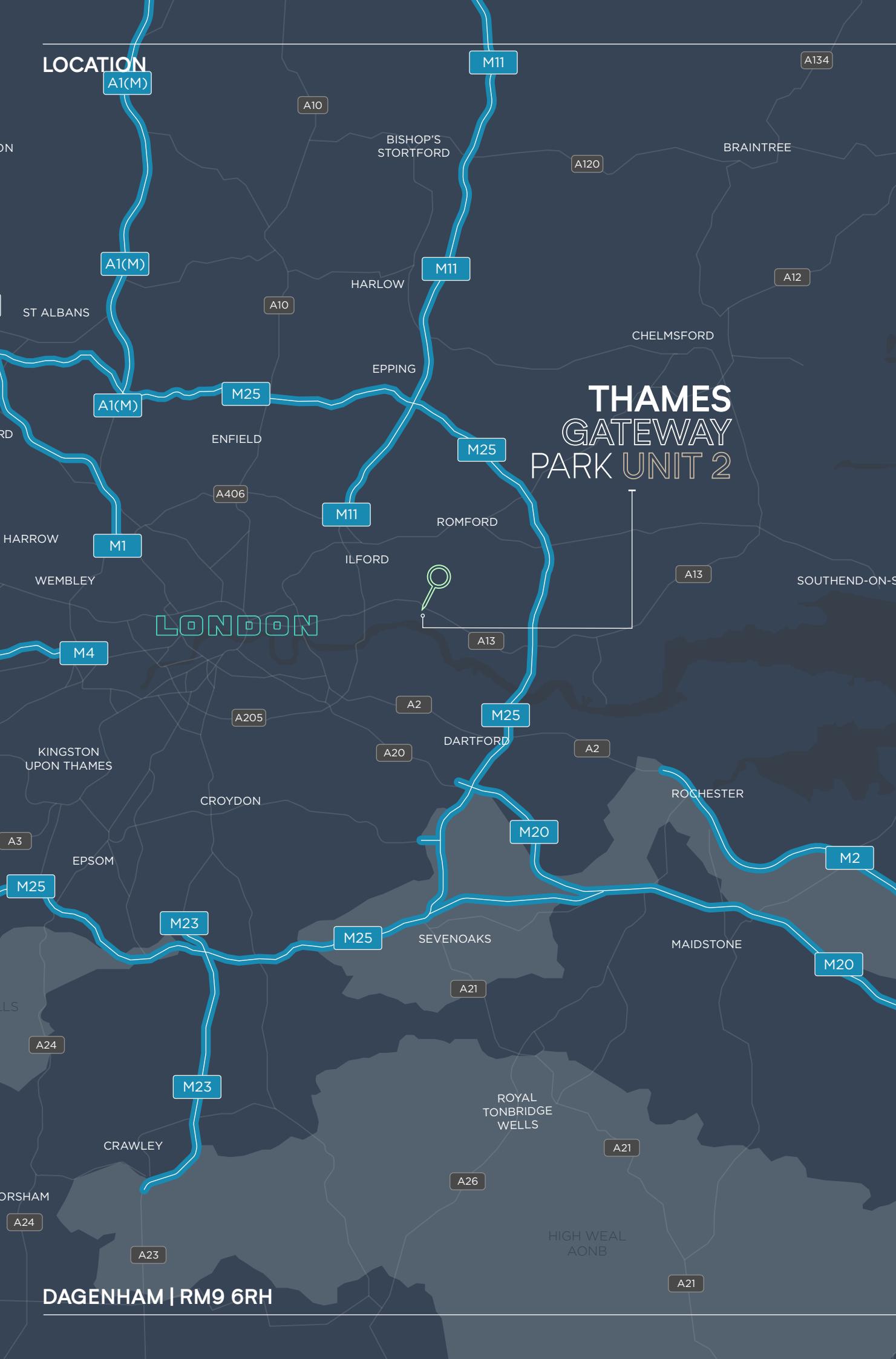
- 535 photovoltaic panels with a total capacity of 214kWp
- Anticipated to generate ~185k kWh annually and offset up to 50% of occupier electricity demand (based on an average logistics occupier)
- Expected reduction of 39 tonnes of CO₂ emissions in first year, equivalent to planting 1,880 trees. It is enough to power 83 electric cars for a year, and to power 50 average UK homes
- Potential savings of £42,500 over 5 years for an average logistics occupier (depending on occupier energy consumption profile)

ELECTRIC VEHICLE CHARGING

- 12 EV spaces (20% of parking spaces), expandable to 100% EV points

GREEN LIVING WALL

- 120m² of south facing living wall
- Will remove 156kg of particulate matter from circulation annually
- Produce 204kg of oxygen, equivalent to 6 trees in terms of carbon sequestration
- Will increase the number of invertebrate species on or near the south elevation 5-fold
- Reduce heat load on cladding



UNIT 2

THAMES

GATEWAY PARK



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BOREAL

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