

SE GRO P A R K

FERRY LANE

R A I N H A M | R M 1 3 9 D B

**INDUSTRIAL/WAREHOUSE
DESIGN AND BUILD OPPORTUNITIES**

**UP TO 100,000 SQ FT
FREEHOLD OR LEASEHOLD AVAILABLE**

SEGRO PARK

FERRY LANE

RAINHAM | RM13 9DB



SEGRO PARK FERRY LANE OFFERS A RARE DESIGN AND BUILD OPPORTUNITY OF UP TO 100,000 SQ FT IN EAST LONDON, WITH FREEHOLD OR LEASEHOLD TERMS AVAILABLE.

FLEXIBILITY

Design and build a unit that will best serve your business requirements.

SUSTAINABILITY

Targeting BREEAM 'Excellent' and EPC rating 'A'.

ACCESSIBILITY

Immediately accessed by the A13 with connections to the M25 and Central London.

LABOUR FORCE

The London Borough of Havering has a population of 134,600 where 83% are of working age and economically active*.

* Source: www.nomisweb.co.uk



Indicative Image



DESIGN & BUILD OPPORTUNITIES OF UP TO 100,000 SQ FT



FREEHOLD OR LEASEHOLD OPTIONS AVAILABLE



HIGH QUALITY, BARREL VAULTED WAREHOUSES



AVAILABLE FOR OCCUPATION Q4 2018

SWIFTLY ACCESSED FROM THE A13 IN 2 MINUTES

5.7 MILES TO M25 JUNCTION 31

NATIONAL RAIL | EUROSTAR/HS1 LINE

A13

TO CENTRAL LONDON 15.1 MILES

RSPB NATURE RESERVE

COLDHARBOUR LANE

FERRY LANE

KEEBLE RECYCLING

AUTO ENGINES UK

RIVER INGREBOURNE

1ST CONTAINERS

SEGRO PARK
FERRY LANE

SG TECHNOLOGIES LTD

FERRY LANE

TRANSPORT INFRASTRUCTURE

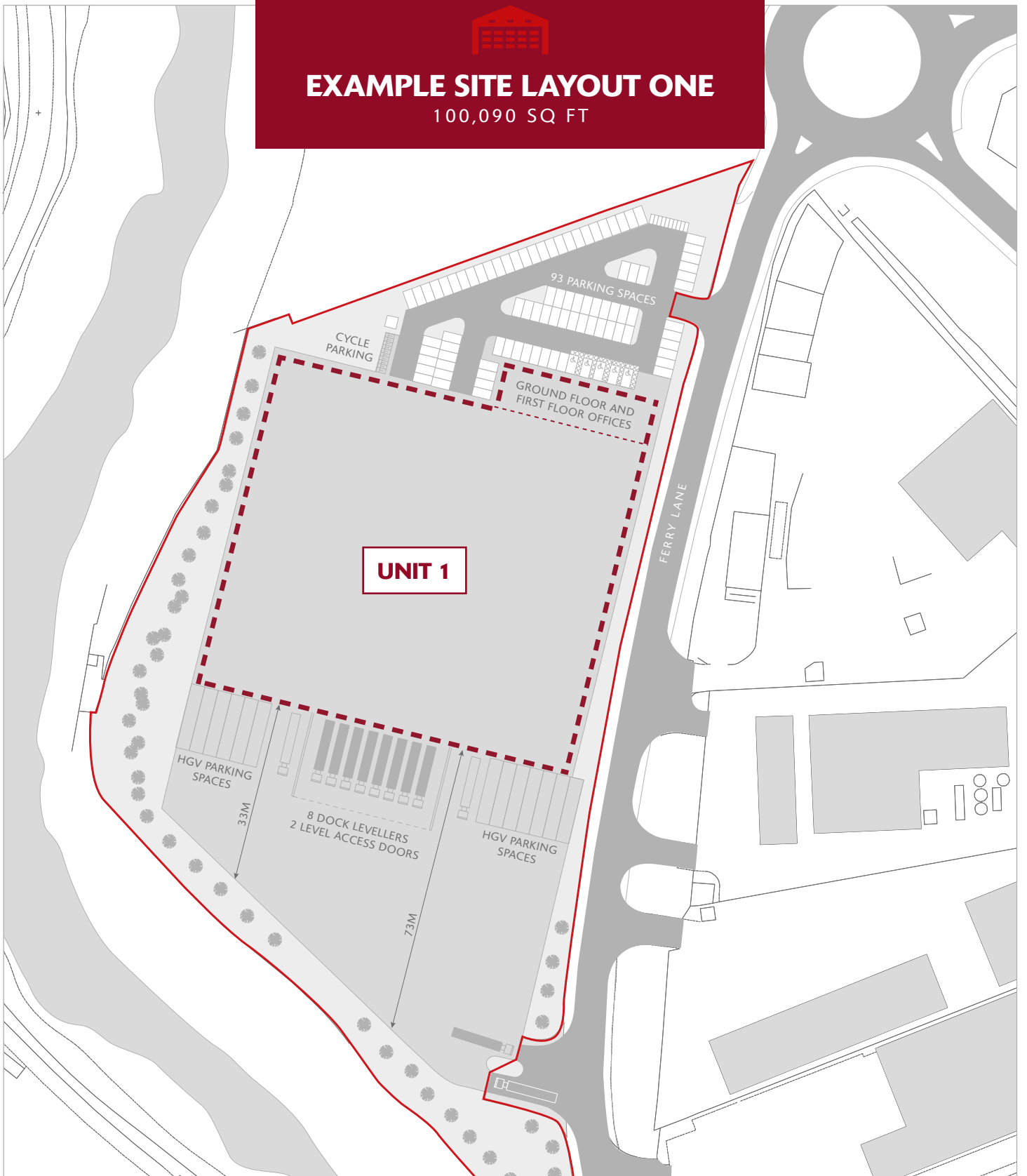
SEGRO Park Ferry Lane offers excellent transport connections with easy access to Junction 31 of the M25 in just 13 minutes and the A13 in 2 minutes. Additionally, the Port of Tilbury and London Gateway Docks are a short distance away, as is Barking Intermodal Terminal which links to the country's intercity rail freight network and HS1 to Europe. There is fast access to London City Airport and Central London via Rainham C2C and Underground train services. The proposed new Beam Park Station will be within close proximity to the site (proposed 2020).

RIVER THAMES



EXAMPLE SITE LAYOUT ONE

100,090 SQ FT



AREA SCHEDULE

UNIT 1:	SQ M	SQ FT
Warehouse	8,372	90,110
Ground and first floor offices	929	9,980
TOTAL	9,301	100,090



93
CAR PARKING SPACES



24
HGV PARKING SPACES



2
LEVEL ACCESS



8
DOCK LEVELLERS



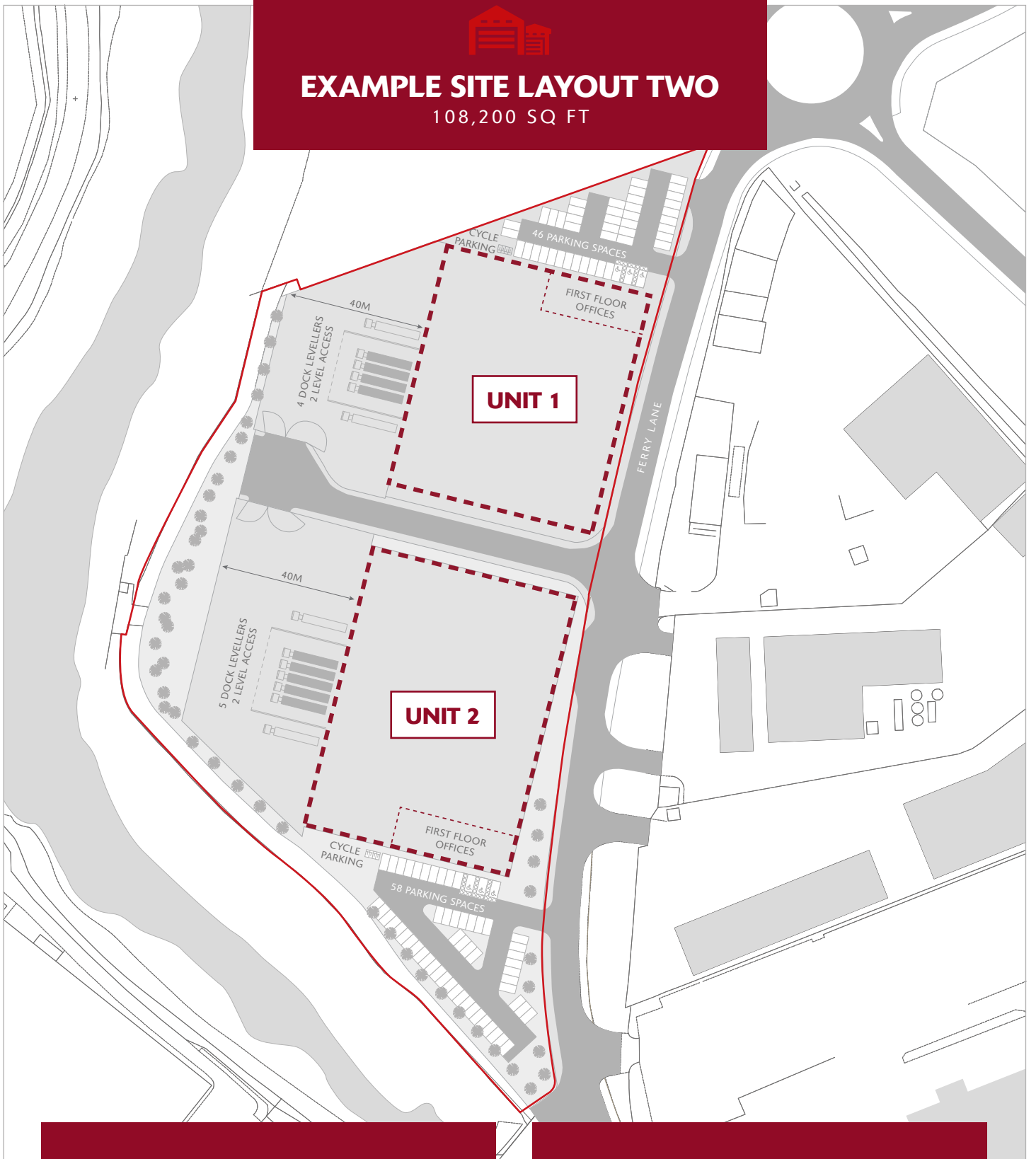
UP TO 73M
YARD DEPTH

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



EXAMPLE SITE LAYOUT TWO

108,200 SQ FT



AREA SCHEDULE

UNIT 1:	SQ M	SQ FT
Warehouse	4,295	46,230
First floor offices	351	3,770
TOTAL	4,646	50,000

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



46

CAR PARKING SPACES



6

HGV PARKING SPACES



2

LEVEL ACCESS



4

DOCK LEVELLERS



40M

YARD DEPTH

AREA SCHEDULE

UNIT 2:	SQ M	SQ FT
Warehouse	4,999	53,800
First floor offices	409	4,400
TOTAL	5,408	58,200

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



58

CAR PARKING SPACES



7

HGV PARKING SPACES



2

LEVEL ACCESS



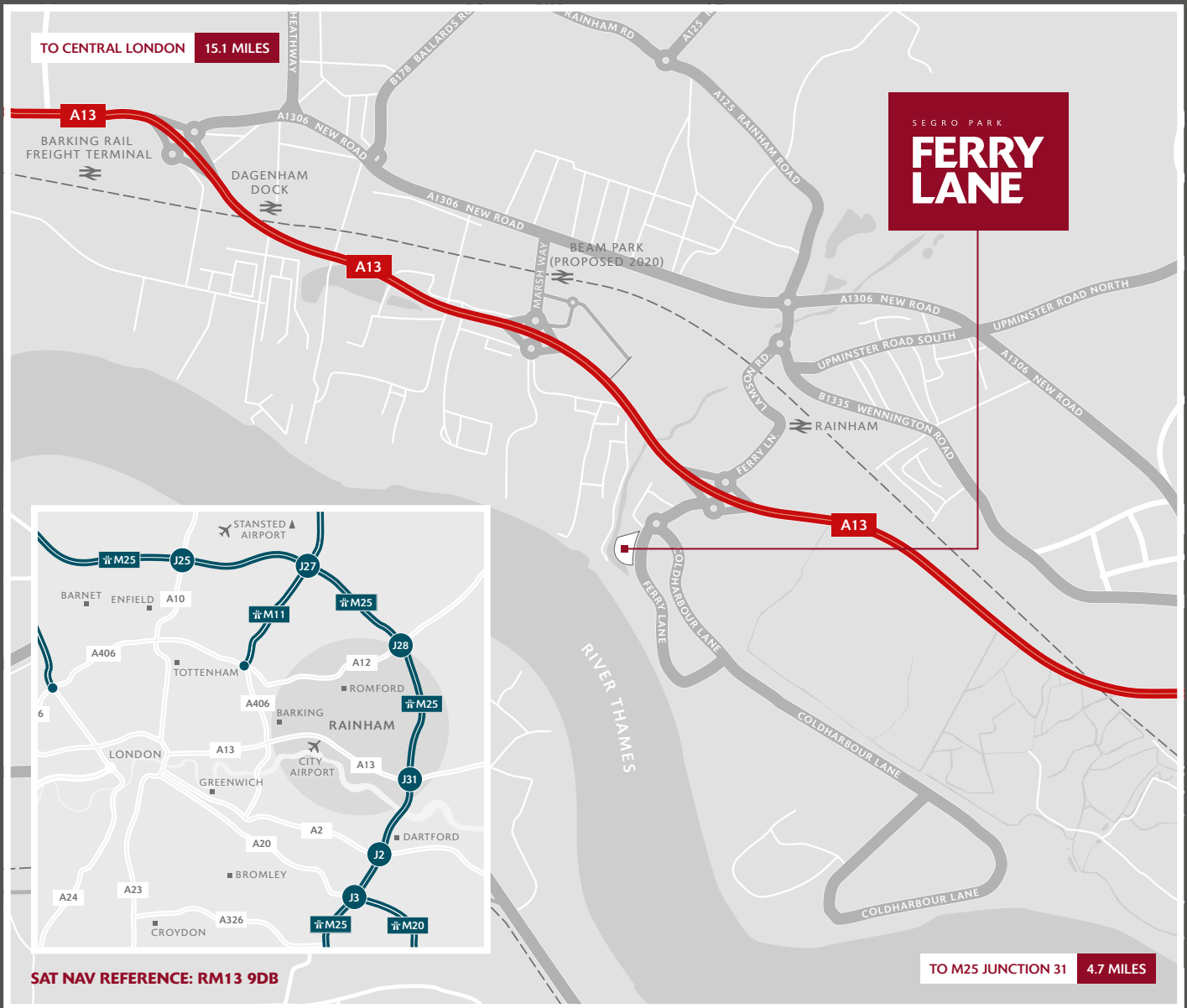
5

DOCK LEVELLERS



40M

YARD DEPTH



DRIVE TIMES

A13	0.4 miles	02 mins	A406 North Circular	5.6 miles	08 mins	M11 (Junction 4)	11.5 miles	16 mins
Rainham Station (C2C)	1.4 miles	06 mins	A12	6.7 miles	18 mins	Port of Tilbury	12.3 miles	18 mins
M25 (Junction 31)	4.7 miles	07 mins	London City Airport	9.1 miles	16 mins	Central London	15.1 miles	28 mins

Source: Google Maps

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 over six million square metres of space valued at £8 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.



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SEGRO

Part of
East