

SEGRO PARK  
RAINHAM

NEW INDUSTRIAL / WAREHOUSE DEVELOPMENT

AVAILABLE NOW

TO LET: NEW UNITS AVAILABLE FROM  
17,316 TO 70,558 SQ FT

PRE-LETS AVAILABLE ON PHASE 2  
UP TO 100,635 SQ FT

## INTRODUCING SEGRO PARK RAINHAM

A HIGH QUALITY INDUSTRIAL / WAREHOUSE  
DEVELOPMENT THAT EMBRACES THE DEMANDS  
OF AN EVER-CHANGING INDUSTRY.

From flexible use of space to innovative, sustainable specifications,  
SEGRO Park Rainham epitomises a progression in logistics.  
Best in class industrial space that brings superior productivity...

...We call this Working Progress.

### THE OPPORTUNITY

SEGRO Park Rainham is East London's newest industrial / warehouse development – the genesis of the regeneration initiative in the area that will bring significant business and employment opportunities to the region.

The development offers unique, flexible space that can be tailored to specific requirements and has been delivered to a superb standard.

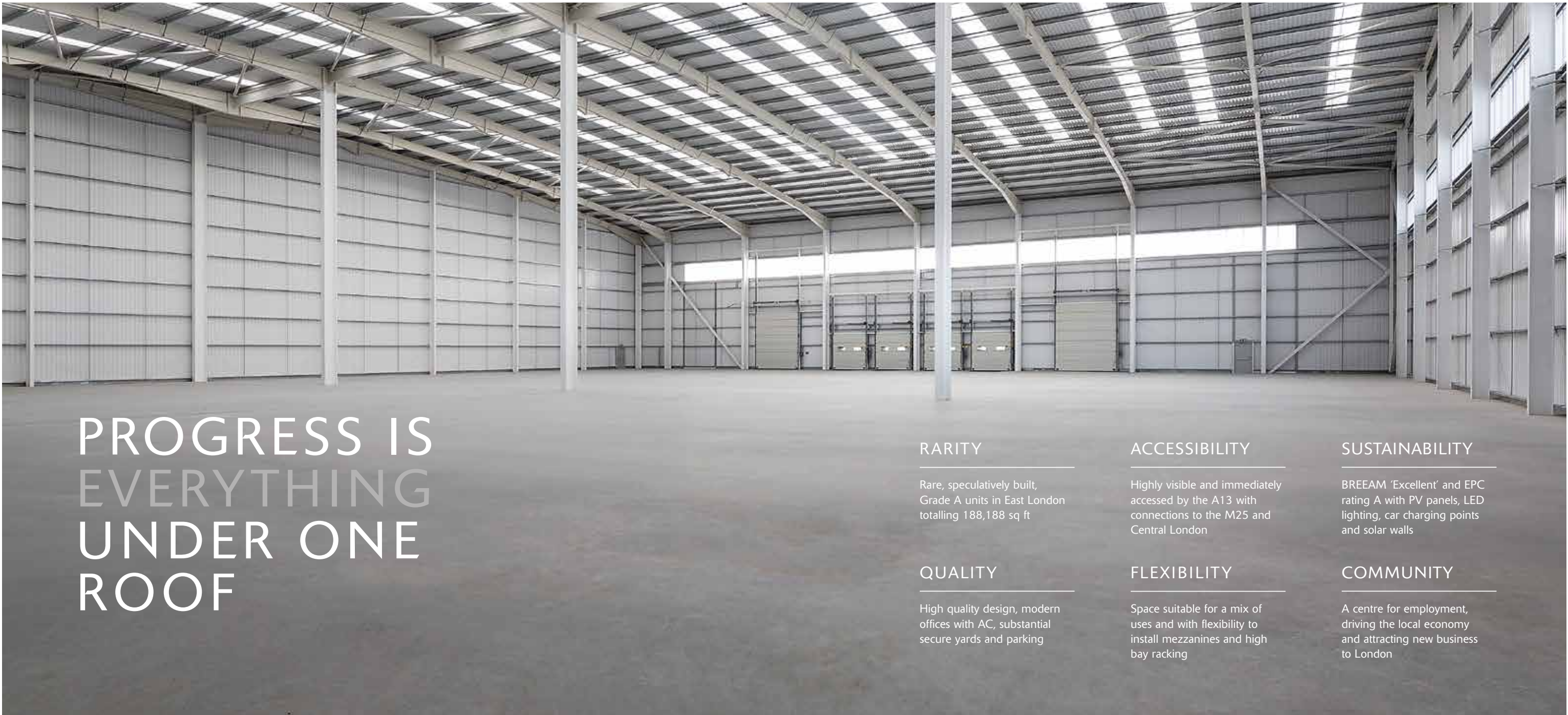
Located adjacent to the A13, SEGRO Park Rainham offers fast access to Central London and the M25. Beam Park Station (proposed completion 2020) is only a 5 minute walk with a journey time to Liverpool Street Station of 20 minutes.

### BEST IN CLASS

SEGRO Park Rainham combines innovation, proven expertise and customer support with Grade A industrial facilities, fundamental for an efficient supply chain.

In addition to SEGRO's unrivalled portfolio of 'best in class' developments and wide spectrum of clients, SEGRO Park Rainham is a prime industrial / warehouse opportunity in East London that will meet the requirements of an evolving industry.





# PROGRESS IS EVERYTHING UNDER ONE ROOF

## RARITY

Rare, speculatively built,  
Grade A units in East London  
totalling 188,188 sq ft

## QUALITY

High quality design, modern  
offices with AC, substantial  
secure yards and parking

## ACCESSIBILITY

Highly visible and immediately  
accessed by the A13 with  
connections to the M25 and  
Central London

## FLEXIBILITY

Space suitable for a mix of  
uses and with flexibility to  
install mezzanines and high  
bay racking

## SUSTAINABILITY

BREEAM 'Excellent' and EPC  
rating A with PV panels, LED  
lighting, car charging points  
and solar walls

## COMMUNITY

A centre for employment,  
driving the local economy  
and attracting new business  
to London





PROGRESS IS  
A THRIVING  
ENVIRONMENT

A NEW BUSINESS DESTINATION

SEGRO Park Rainham is the first stage of a wider regeneration programme (East Plus) that will create a thriving business community. Bringing together the ideal working environment for businesses to succeed by combining infrastructure, high quality employment space and access to an extensive local workforce.

TRANSPORT INFRASTRUCTURE

SEGRO Park Rainham offers unrivalled transport connections with easy access to Junction 31 of the M25 in just 9 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 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.





WIDE REACHING

SEGRO Park Rainham is perfectly positioned on the perimeter of the UK's largest market – with 46% of the UK population within a 90 minute drive.

With the Port of Tilbury and London Gateway only a short distance away, SEGRO Park Rainham is best placed to meet the demands of today's logistics businesses.



HGV DRIVE TIMES

Barking Intermodal Terminal	12 mins
Port of Tilbury	18 mins
London City Airport	22 mins
London Gateway docks	41 mins
Stansted Airport	1 hr 12 mins
Dover	2 hrs 8 mins

Source: UK Haulier

RAIL TIMES

Beam Park Station (2020)	
Liverpool Street	20 minutes
Rainham (C2C) to London	
Fenchurch Street	24 minutes
Dagenham Heathway (District line) to London	
Victoria	46 minutes

Sources: London Gov, National Rail and Transport for London

LOCAL OCCUPIERS

- 1 Gallions Reach Retail Park

2 Circular 13 (Moss Bros/Plumb Base)

3 UPS

4 TNT

5 Barking Industrial Park

6 Eastern Approach (Big Yellow/Plumb Centre)

7 Capital Karts, Karting Centre

8 Barking Rail Freight Terminal (DB Schenker)

9 Goresbrook Park (Eddie Stobart)
- 10 Gateway Park (British Bakeries/Fresh Direct)

11 Asda Supermarket

12 Merrilands Retail Park

13 Orion Park (Kuehne Nagel/DPD/JJ Food)

14 Coca Cola Enterprises (Logic 233)

15 Ford

16 Tesco RDC

17 Fairview Industrial Estate

18 Easter Park (Wincanton)

19 Tilda Rice



AVAILABILITY

- 1

UNIT 1: 57,520 SQ FT
- 2

UNIT 2: 70,558 SQ FT
- 3

UNIT 3: 17,316 SQ FT
- 4

UNIT 4: 18,723 SQ FT
- 5

LET: MEP Hire (Hire Station)
- 6

UP TO 100,635 SQ FT available for Pre-Lets

Key: PHASE 1 PHASE 2





SCHEDULE OF  
ACCOMMODATION

UNIT 1:	sq m	sq ft
Warehouse	4,592	49,432
First floor offices	671	7,226
Second floor plant	80	862
TOTAL	5,344	57,520

UNIT 2:	sq m	sq ft
Warehouse	5,650	60,819
First floor offices	823	8,853
Second floor plant	82	886
TOTAL	6,555	70,558

UNIT 3:	sq m	sq ft
Warehouse	1,370	14,748
First floor offices	180	1,939
Second floor plant	58	629
TOTAL	1,609	17,316

UNIT 4:	sq m	sq ft
Warehouse	1,502	16,165
First floor offices	178	1,918
Second floor plant	60	640
TOTAL	1,740	18,723

UNIT 5:  
Let to MEP Hire (Hire Station)

PHASE 2:  
Build to Suit opportunities available  
up to 100,635 sq ft (9,349 sq m)

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

PROGRESS IS  
TOTAL  
FLEXIBILITY

SEGRO Park Rainham consists of a range of units from 17,316 to 70,558 sq ft, with pre-lets still available up to 100,635 sq ft, built to BREEAM ‘Excellent’ standards.

A range of unit sizes allows for different fit-outs, racking combinations and suitability for a range of industries including manufacturing, logistics, food & beverage, trade and pharmaceutical.

Each unit incorporates innovative specifications including photovoltaic panels, LED lighting and electric car charging points.

TYPICAL SPECIFICATION

- Suitable for classes: B1(c), B2 and B8
- First floor offices with air conditioning
- 10–12m eaves
- Flexibility to install mezzanines and high bay racking
- Dedicated and secure yards
- Semi-mature landscaped environment
- Cycle shelters and showers
- 50 kn/m² floor loading
- Level access loading doors to all units
- Dock loading to units 1 & 2
- Fenced & secure yards (Units 1 & 2)
- CCTV linked to 24/7 control centre

SUSTAINABILITY INNOVATION

- EPC rating A
- BREEAM ‘Excellent’ rating
- Translucent panels to warehouse walls and roof providing natural daylight
- Solar walls providing additional heating to offices
- Electric car charging points
- Photovoltaic panels
- LED lighting

PROVEN IN  
**SUPPORTING  
REGENERATION**

DELIVERED BY THE LARGEST PARTNERSHIP  
OF ITS KIND IN THE CAPITAL

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 4,400 jobs and will create a new vibrant destination for business.

#### EMPLOYMENT

All customers will benefit from the support of Havering Council's new job brokerage service. Funded by SEGRO, this bespoke and free service is designed to help new occupiers to recruit a locally skilled workforce. 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.



**UP TO 4,400**

EMPLOYMENT OPPORTUNITIES

**86 acres**

APPOINTED BY THE GLA  
FOR REGENERATION BY  
SEGRO IN EAST LONDON

PROVEN IN  
**DELIVERING  
PROGRESS**

John Lewis

**DB** SCHENKER

**DHL**  
EXPRESS

#### ENABLING CUSTOMERS

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.

Working in close collaboration with our occupiers for the last 98 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](http://SEGRO.com)

**1,200  
customers**

A VAST SPECTRUM  
OF LOCAL & GLOBAL  
CUSTOMERS

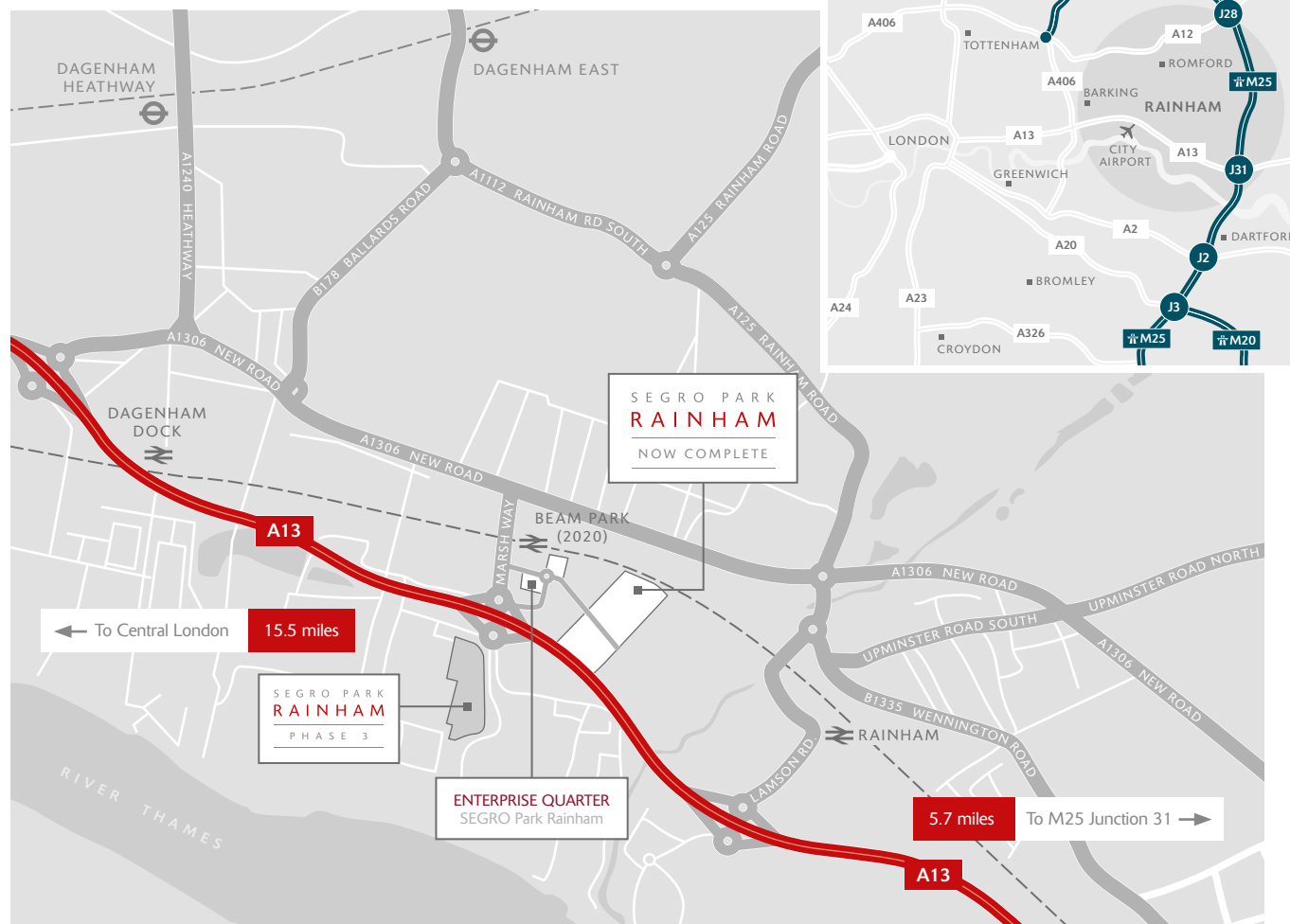
**23m+ sq ft**

SUPERIOR AVAILABILITY  
OF INDUSTRIAL / WAREHOUSE  
OPPORTUNITIES IN THE UK



▲ Brompton, Greenford Park, Greenford





## 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

## 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 6.7 million square metres of space (72 million square feet) valued at over £9 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.

See [SEGRO.com](http://SEGRO.com) for further information.

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