segro park DAGENHAM

JOIN THE REGENERATION

PLOT 1: FREEHOLD SPEC BUILT UNITS FROM 1,620 - 6,730 SQ FT AVAILABLE Q3 2020





SUPPORTED BY

LIGHT INDUSTRIAL REDEFINED

11

Plot 1 at SEGRO Park Dagenham offers an extremely rare opportunity to acquire freehold light industrial / warehouse space in Dagenham. This forms part of SEGRO's East Plus portfolio, an initiative in collaboration with the GLA that will deliver an estimated 1.2 million sq ft of commercial space and bring business and employment opportunities to the east London region.

The speculatively built freehold units at Plot 1 range from 1,620 - 6,730 sq ft and will be available from Q3 2020. Each unit will be designed to achieve EPC A+, BREEAM 'Very Good' and Carbon Neutral status, incorporating battery storage and electric car charging points.

REDEFINE

A+

Each unit will be built to the highest, Grade A standards and achieve EPC A+ and BREEAM 'Very Good'.

REGENERATE

Units will incorporate modern, sustainable innovations including battery storage and electric car charging points.

RECLAIM

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A rare opportunity to secure a Grade A speculatively built unit on a freehold basis available Q3 2020.

DAGENHAM REIMAGINED

SEGRO Park Dagenham will deliver up to 480,000 sq ft of high-quality sustainable space across six plots - from small freehold starter units, to 'mid-box' industrial warehouse units and larger logistics units.

The development will support the wider regeneration of Dagenham Dock by providing relocation space for local displaced businesses, supporting housing development programmes and generating business investment and jobs within the borough.

The freehold speculatively built units available at Plot 1 responds to the lack of supply of high-quality industrial accommodation in east London and will appeal to small businesses.



RECONNECT

Excellent road connections and close proximity to central London via the A13 (1 mile) and M25 J31 (7.8 miles).



REDISCOVER

SEGRO Park Dagenham is part of the East Plus regeneration area creating a new vibrant destination for business.



SPECIFICATION

1-2 level access doors to all units

6-7m eaves height

15-25kN/m² floor loading

Dedicated yards to all units

Allocated car parking to each unit

Allocated cycle racks to each unit

Suspended ceilings

CCTV

SUSTAINABILITY

Targeting Carbon Neutral

Targeting EPC A+

Targeting BREEAM 'Very Good'

Roof mounted photovoltaic panels

Electric car charging points

LED lighting



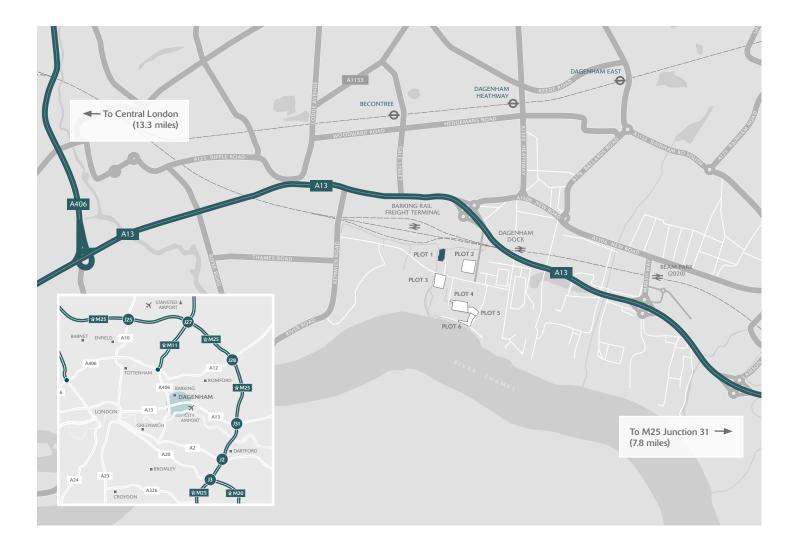
ACCOMMODATION

Grade A spec built units available from 1,620 - 6,730 sq ft on a freehold basis:

UNIT 1:	sq ft	sq m	UNIT 4:	sq ft	sq m	UNIT 8:	sq ft	sq m	UNIT 11:	sq ft	sq m
Warehouse	5,250	488	Warehouse	3,020	281	Warehouse	1,620	151	Warehouse	1,620	151
Office	1,480	138	Total	3,020	281	Total	1,620	151	Total	1,620	151
Total	6,730	626									
			UNIT 5:	sq ft	sq m	UNIT 9:	sq ft	sq m	UNIT 12:	sq ft	sq m
UNIT 2:	sq ft	sq m	Warehouse	2,480	231	Warehouse	1,620	151	Warehouse	1,940	181
Warehouse	4,810	447	Total	2,480	231	Total	1,620	151	Total	1,940	181
Office	1,350	126									
Total	6,160	573	UNIT 6:	sq ft	sq m	UNIT 10:	sq ft	sq m	UNIT 13:	sq ft	sq m
			Warehouse	2,330	217	Warehouse	1,620	151	Warehouse	1,980	184
UNIT 3:	sq ft	sq m	Total	2,330	217	Total	1,620	151	Total	1,980	184
Warehouse	4,960	461									
Office	1,390	130	UNIT 7:	sq ft	sq m						
Total	6,350	591	Warehouse	1,620	151						
			Total	1,620	151		Unit	s can be o	combined to increas	se total floor	space.

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





Knight Frank 020 7629 8171 KnightFrank.co.uk

Paul Mussi paul.mussi@knightfrank.com Alex Schofield alex.schofield@knightfrank.com

SEGRO.COM/PARKDAGENHAM



Peter Higgins p.higgins@glenny.co.uk Jeffrey Prempeh

j.prempeh@glenny.co.uk



Paul Fitch pfitch@lsh.co.uk James Sanders jsanders@lsh.co.uk

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.

DRIVE TIMES

A13	1.0 miles	3 mins
Dagenham Dock Station (C2C)	1.0 miles	📌 21 mins
A406 North Circular	3.2 miles	7 mins
A12	4.9 miles	12 mins
London City Airport	6.6 miles	14 mins
M25 (Junction 31)	7.8 miles	11 mins
Central London	13.3 miles	30 mins
M11 (Junction 4)	14.0 miles	9 mins
Port of Tilbury	15.3 miles	20 mins

Source: Google Maps

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