

SE GRO 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.

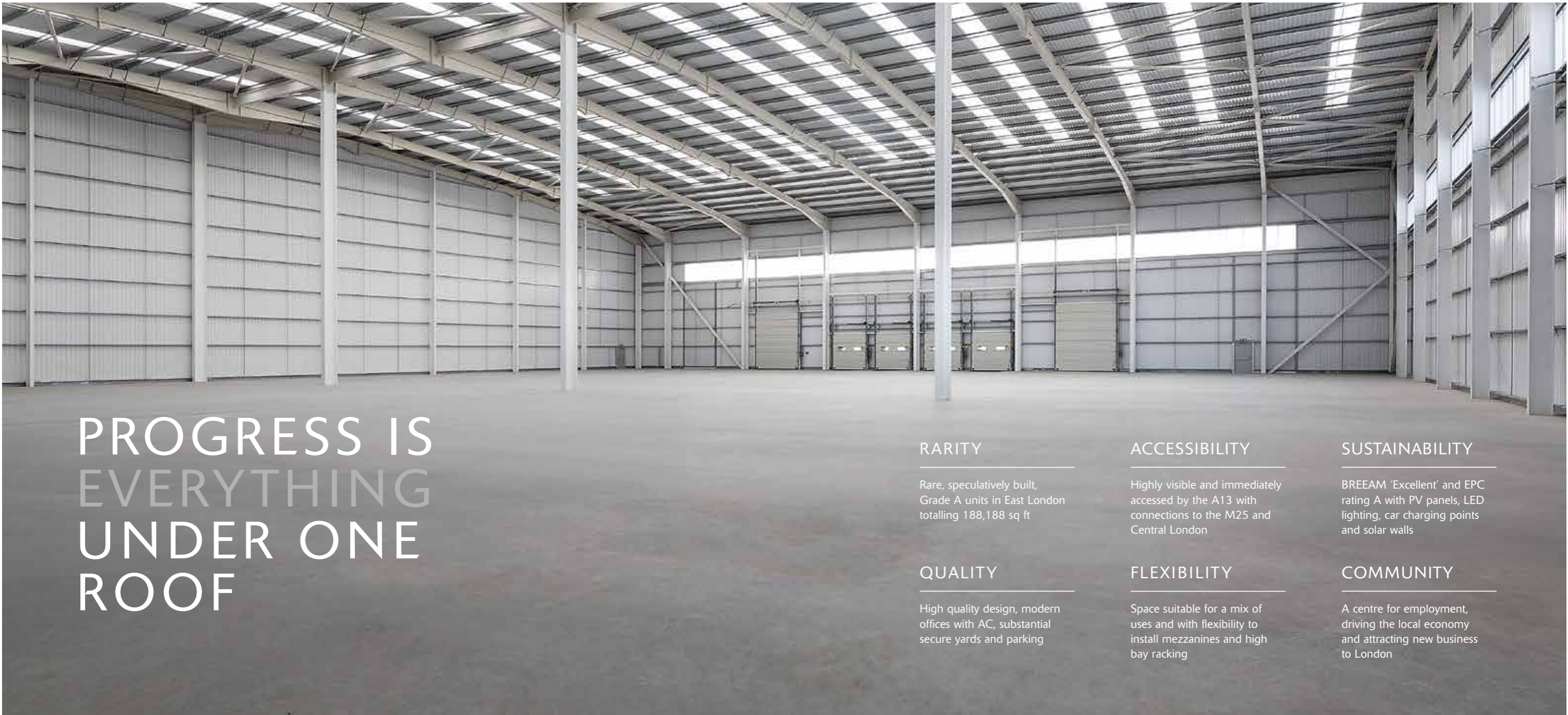
Located adjacent to the A13, SEGRO Park Rainham offers fast access to Central London and the M25. Beam Park Station (proposed completion 2020) is only a 5 minute walk with a journey time to Liverpool Street Station of 20 minutes.

### 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.



### 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

WIDE REACHING

SEGR0 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, SEGR0 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                  | 10 Gateway Park (British Bakeries/Fresh Direct) |
| 2 Circular 13 (Moss Bros/Plumb Base)          | 11 Asda Supermarket                             |
| 3 UPS   | 12 Merrilands Retail Park                       |
| 4 TNT   | 13 Orion Park (Kuehne Nagel/DPD/JJ Food)        |
| 5 Barking Industrial Park                     | 14 Coca Cola Enterprises (Logic 233)            |
| 6 Eastern Approach (Big Yellow/Plumb Centre)  | 15 Ford   |
| 7 Capital Karts, Karting Centre               | 16 Tesco RDC                                    |
| 8 Barking Rail Freight Terminal (DB Schenker) | 17 Fairview Industrial Estate                   |
| 9 Goresbrook Park (Eddie Stobart)             | 18 Easter Park (Wincanton)                      |
|   | 19 Tilda Rice                                   |



AVAILABILITY

- |                        |  |
|------------------------|--|
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Key: PHASE 1 PHASE 2



## SCHEDULE OF ACCOMMODATION

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

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

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

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

**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 BREEM '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/m<sup>2</sup> 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

BREEM '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



**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

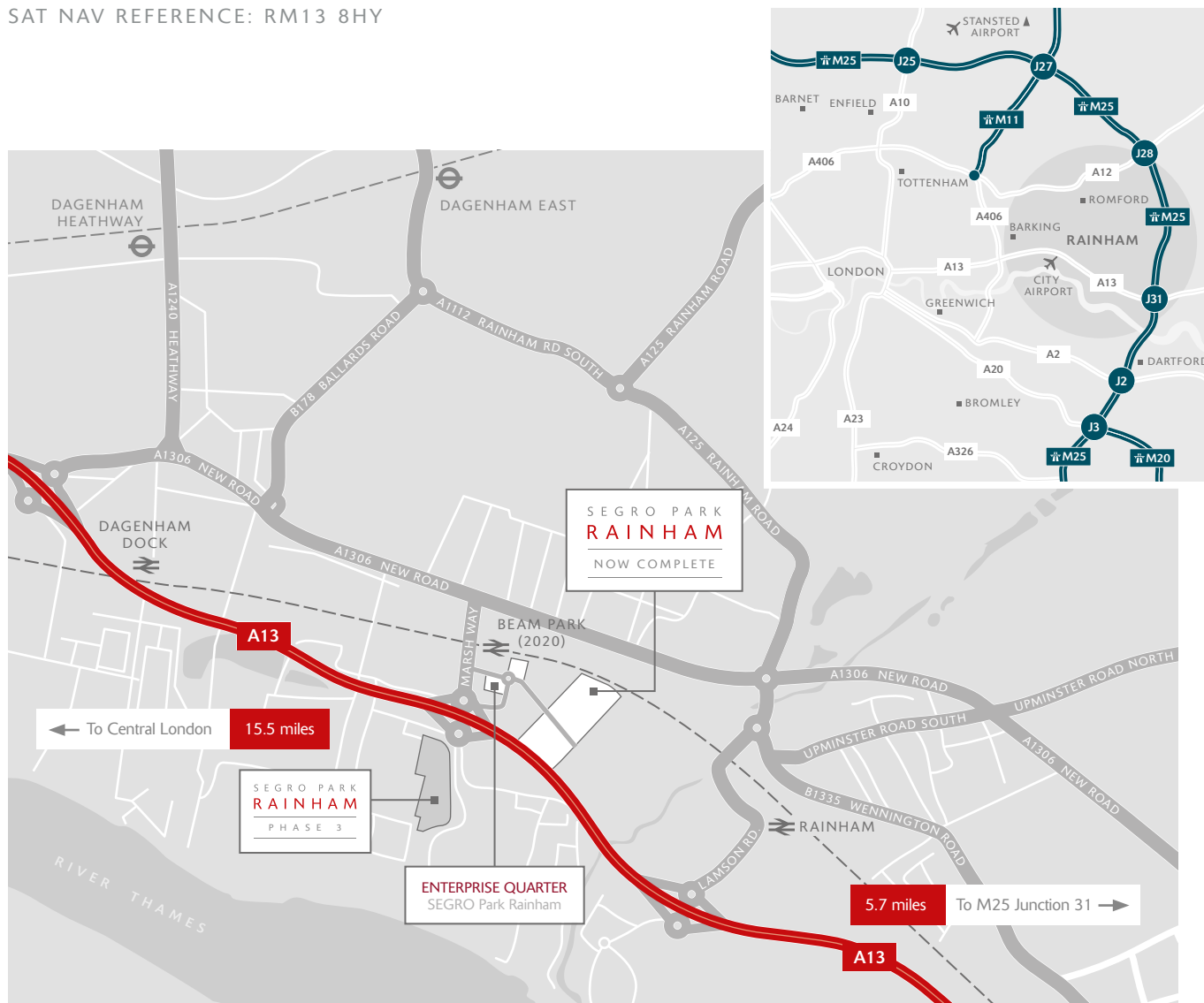
A VAST SPECTRUM  
OF LOCAL & GLOBAL  
CUSTOMERS

**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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