

[ ENTERPRISE  
QUARTER ]  
SEGRO PARK RAINHAM

MODERN WAREHOUSE / INDUSTRIAL / BUSINESS SPACE

AVAILABLE NOW

# WELCOME TO THE ENTERPRISE QUARTER

The Enterprise Quarter at SEGRO Park Rainham offers modern, flexible business, warehouse and industrial space from 549 sq ft to 3,732 sq ft, specifically designed for start-ups and businesses with a desire to grow.

The Enterprise Quarter is an ideal place to work, with like-minded people together in modern business premises with exceptional facilities, and attractive landscaped surroundings.



FLEXIBLE LEASES STARTING  
FROM 3 YEARS WITH LIMITED  
REPAIR OBLIGATION



OPPORTUNITY TO UPGRADE  
TO A LARGER UNIT AS YOUR  
BUSINESS GROWS



ON-SITE OFFICE FACILITIES  
AVAILABLE INCLUDING MEETING  
ROOMS, BREAK-OUT AREAS AND  
KITCHEN SPACE



ACCESS TO COLLABORATIVE  
RECRUITMENT SUPPORT,  
TRAINING AND DEVELOPMENT  
OPPORTUNITIES

# ASPIRATION PLUS ENTERPRISE EQUALS SUCCESS

The Enterprise Quarter offers features with growing businesses in mind. Flexible leases, together with additional support services, provide an optimum working environment for SMEs.

## EASY IN / OUT INCLUSIVE LEASES

Flexible leases with service and insurance built into the rent – so no additional service charges.

- Simple, easy to understand leases
- Innovation Business Centre: 3 year lease with the Tenant only break at 12 months, rolling thereafter on 3 months' notice
- Enterprise Business Centre: 5 year lease with the Tenant only break at 3<sup>rd</sup> year
- Monthly payment options for Innovation Business Centre units
- On-site estate manager
- Safe and secure with Business Watch 24/7
- Buildings insurance included in rent
- Responsibility to maintain the interior of the property only
- 3 months' rent deposit
- Access to bookable meeting facilities on site

## COLLABORATION

Our links with local organisations mean that we can provide you with additional services to support your growing business.

- Having Works and Maximus for free of charge recruitment support
- Access to training and development opportunities
- Access to meeting facilities on site and at CEME (Centre for Engineering and Manufacturing Excellence)
- Access to Future Cube - Helping SMEs address practical, technical, and strategic challenges using the expertise of the Manufacturing Technology Centre.



Landscaping at the Enterprise Quarter



24/7 on-site security



BUILT  
FOR THE  
FUTURE

The Enterprise Quarter units embody the very latest in sustainable and innovative specifications that enable businesses to operate at maximum capacity whilst reducing their running costs and emissions.

Each self-contained unit offers flexibility for a mix of office and industrial uses as well as the ability to adapt to your changing business needs.

## BUILDING EXTERNAL

- 1 loading bay per unit
- Allocated car parking spaces
- Fully secure plots with fencing and gates
- Cycle shelters

## BUILDING INTERNAL

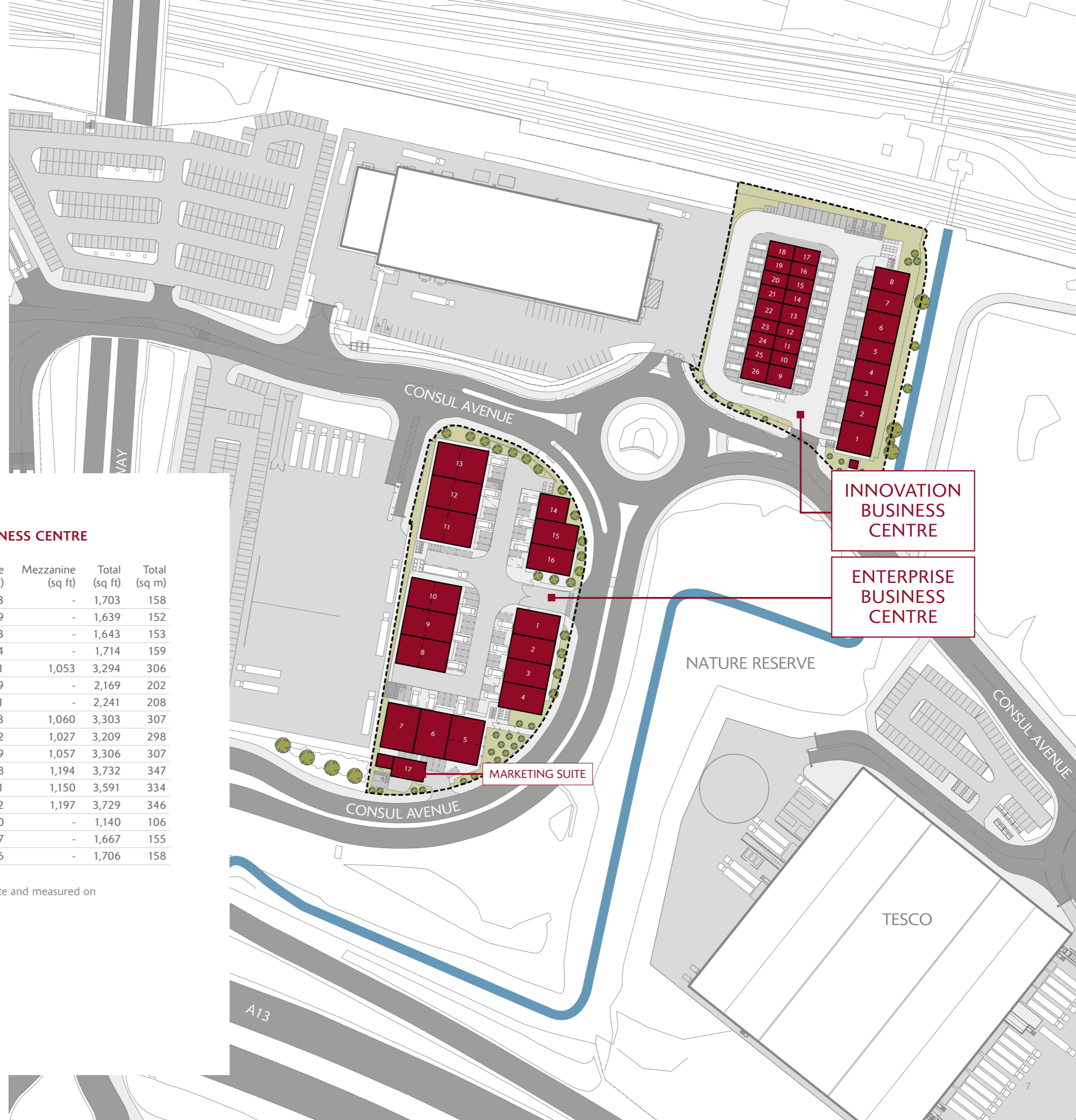
- Innovation Business Centre: 5m eaves  
Enterprise Business Centre: 6m eaves
- Flexibility for offices or industrial use
- Suitable for use classes: B1 a/b/c, B2 and B8
- Potential to install mezzanines specifically at Enterprise Business Centre
- WC and kitchenette for each unit

## SUSTAINABILITY

- EPC rating A
- BREEM 'Excellent' rating
- Photovoltaic panels
- LED lighting
- Translucent panels to warehouse walls and roof providing natural daylight
- Electric car charging points at Enterprise Business Centre

# THE SPACE FOR **ASPIRING** BUSINESSES

Opportunities from 549 sq ft to 3,732 sq ft spread over 42 units, across two plots, providing the very best in business, office and industrial space.



## INNOVATION BUSINESS CENTRE

	sq ft	sq m
Unit 1	1,517	141
Unit 2	1,114	103
Unit 3	1,119	104
Unit 4	1,119	104
Unit 5	1,114	103
Unit 6	1,485	138
Unit 7	1,115	104
Unit 8	1,171	109
Unit 9	746	69
Unit 10	549	51
Unit 11	550	51
Unit 12	550	51
Unit 13	716	67
Unit 14	550	51
Unit 15	550	51
Unit 16	549	51
Unit 17	591	55
Unit 18	591	55
Unit 19	551	51
Unit 20	551	51
Unit 21	551	51
Unit 22	717	67
Unit 23	551	51
Unit 24	551	51
Unit 25	552	51
Unit 26	751	70

## ENTERPRISE BUSINESS CENTRE

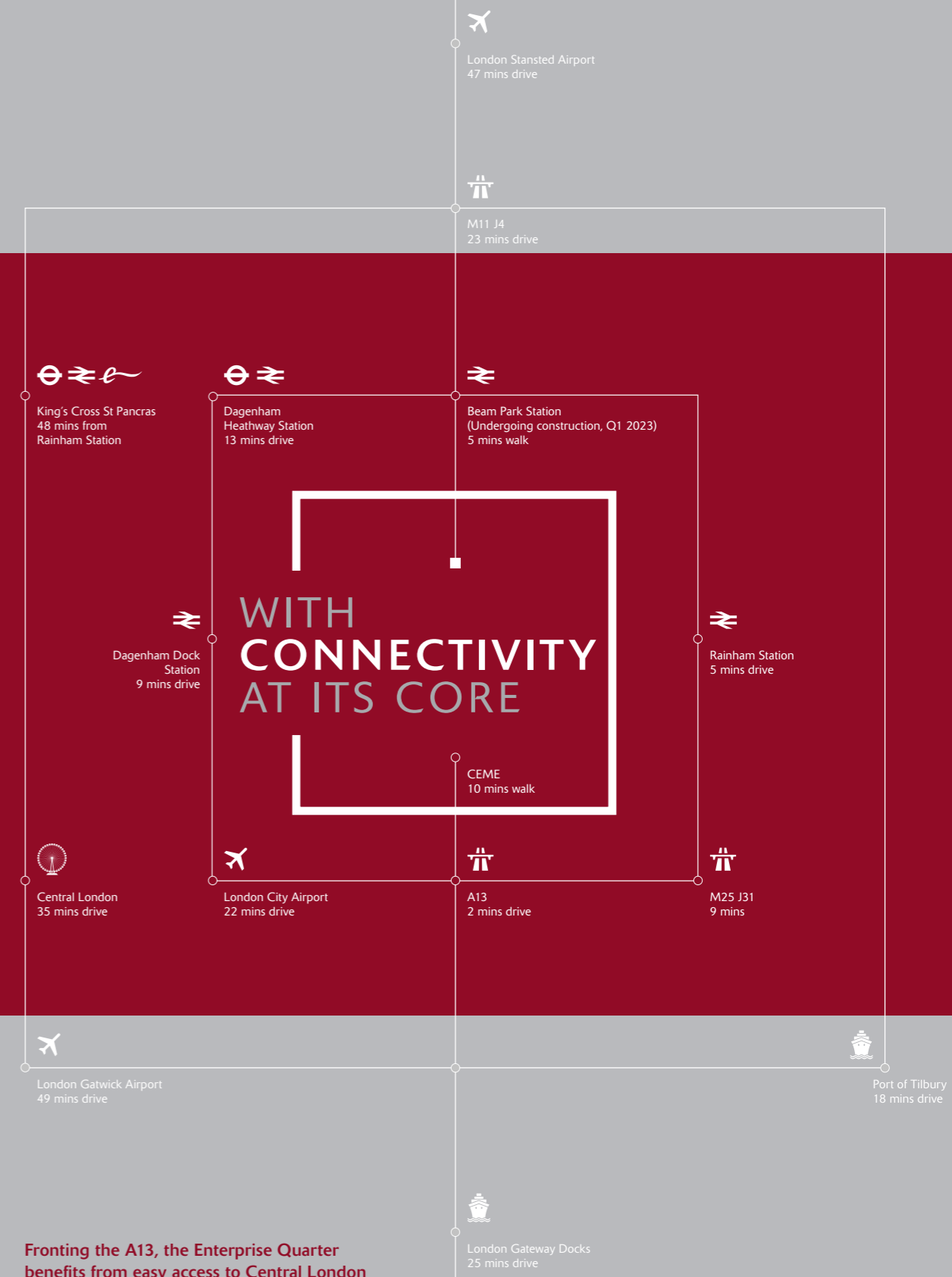
	Warehouse (sq ft)	Mezzanine (sq ft)	Total (sq ft)	Total (sq m)
Unit 1	1,703	-	1,703	158
Unit 2	1,639	-	1,639	152
Unit 3	1,643	-	1,643	153
Unit 4	1,714	-	1,714	159
Unit 5	2,241	1,053	3,294	306
Unit 6	2,169	-	2,169	202
Unit 7	2,241	-	2,241	208
Unit 8	2,243	1,060	3,303	307
Unit 9	2,182	1,027	3,209	298
Unit 10	2,249	1,057	3,306	307
Unit 11	2,538	1,194	3,732	347
Unit 12	2,441	1,150	3,591	334
Unit 13	2,532	1,197	3,729	346
Unit 14	1,140	-	1,140	106
Unit 15	1,667	-	1,667	155
Unit 16	1,706	-	1,706	158

All areas are approximate and measured on a Gross External basis



# AN ESTABLISHED BUSINESS DESTINATION

An opportunity to be part of one of the most sought after business destinations in London.



Fronting the A13, the Enterprise Quarter benefits from easy access to Central London (15.5 miles). The M25 is also in close proximity (5.7 miles), providing routes to the national motorway network.

Transport connections to the capital and beyond are only a short distance away, with Rainham (C2C) Station and Dagenham Heathway (District Line) close by.

# TRANSFORMING EAST LONDON

The Enterprise Quarter is part of SEGRO and the GLA's portfolio of sites in East London to be regenerated.



SEGRO is the Greater London Authority's preferred partner to deliver East Plus; the regeneration of a series of industrial locations spanning Newham, Barking & Dagenham and Havering.

The partnership is one of the largest to create employment space on public land in London.

In supporting the return of the industry to London Riverside, the Enterprise Quarter shows the commitment to supporting local trades and presenting new opportunities to attract businesses, keeping East London's industrial heritage alive.

**Future-proofing its new buildings and providing ongoing support and access to training and recruitment opportunities meets the changing needs of customers.**

## CUSTOMER SERVICE

All customers benefit from a dedicated Asset Management and Property Management team, a relationship that adds real value to your business. SEGRO is committed to providing on-going support for customers through high quality service standards, flexibility and fast, innovative property solutions.

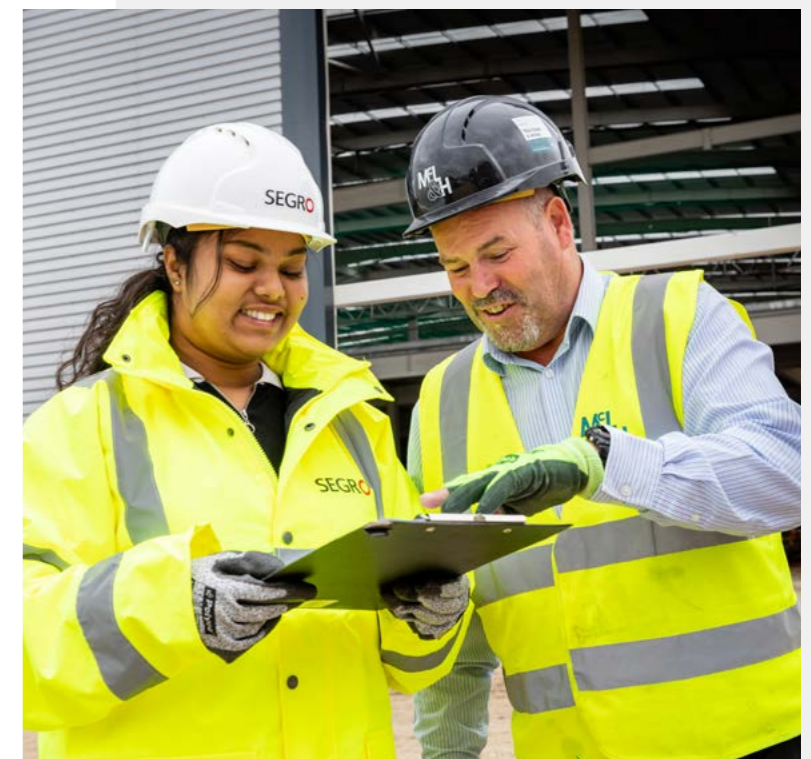
## PLANNING SUPPORT

SEGRO has developed a close relationship with the local authority and is well placed to support customers with introductions to key Council Officers and Councillors to support any planning requirement.

## EMPLOYMENT & TRAINING

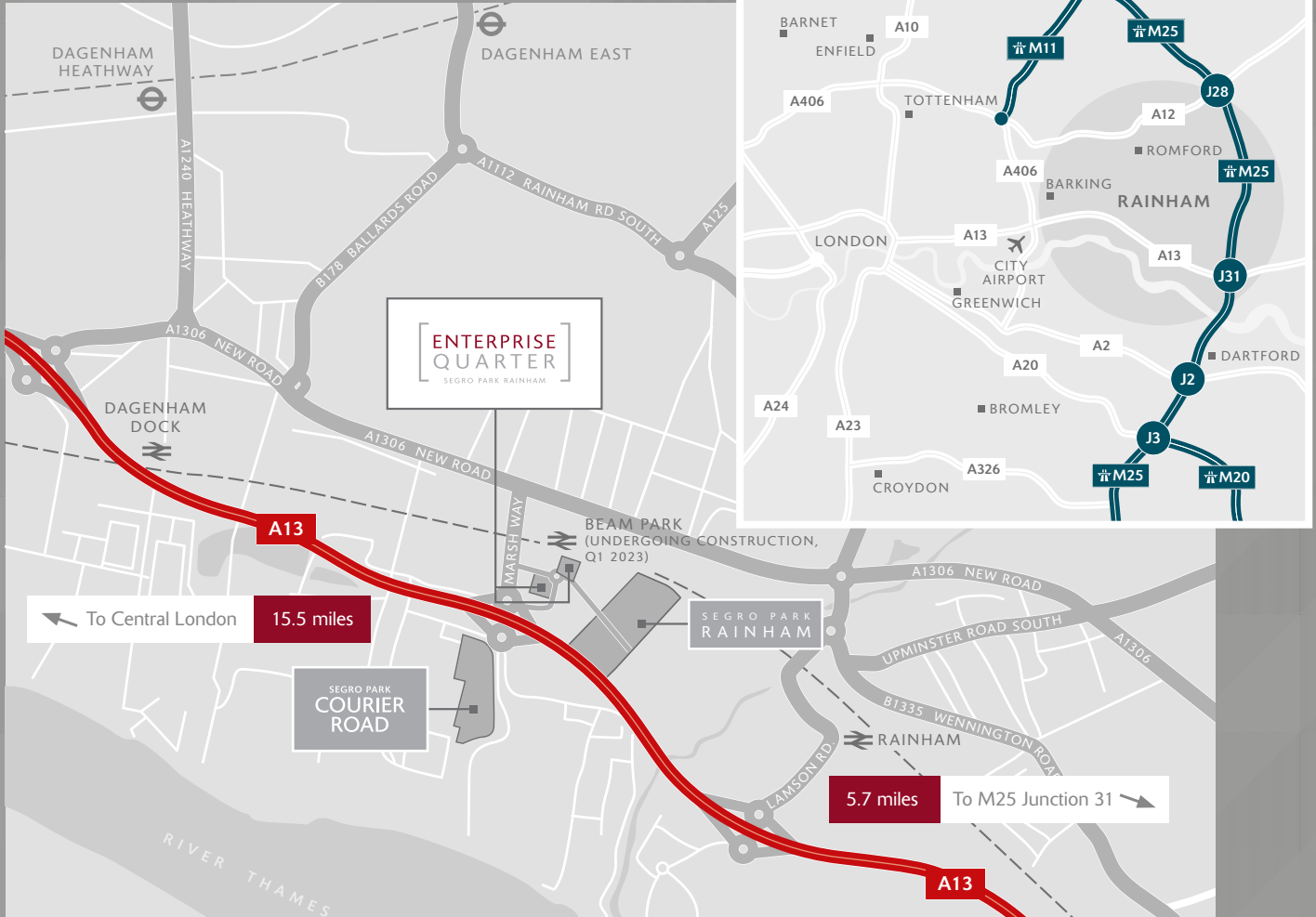
SEGRO's Partnership Development Team will work with customers to understand their recruitment needs and, through a network of partners, will help customers to access a local talented workforce as well as training providers.

- Access to free recruitment support via Havering Works and Maximus
- Access to training and development opportunities
- Access to Future Cube, which helps SMEs address practical, technical and strategic challenges using the expertise of the Manufacturing Technology Centre
- Opportunity to take part in education and mentoring initiatives with local schools



INNOVATION BUSINESS CENTRE: RM13 8HZ

ENTERPRISE BUSINESS CENTRE: RM13 8JE



## 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

For enquiries and further information, please visit URL or contact our joint agents:



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## ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 10.3 million square metres of space (110 million square feet) valued at £21.0 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 seven other European countries.

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



MAYOR OF LONDON

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