

SEGRO PARK

FERRY LANE

RAINHAM | RM13 9DB

31,700 - 39,310 SQ FT (2,946 - 3,653 SQ M)
TWO WAREHOUSE / INDUSTRIAL UNITS
AVAILABLE H2 2023

TO LET

SEGRO PARK

FERRY LANE

RAINHAM | RM13 9DB



HIGHLY SUSTAINABLE, MODERN WAREHOUSE UNITS COMPLETING IN H2 2023

FLEXIBILITY

Modern, Grade A design that is suitable for diverse industries.

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



**TWO UNITS:
31,700 SQ FT
39,310 SQ FT**



**LEASEHOLD
AVAILABLE**



**HIGH QUALITY,
BARREL VAULTED
WAREHOUSE**



**AVAILABLE
FOR OCCUPATION
H2 2023**

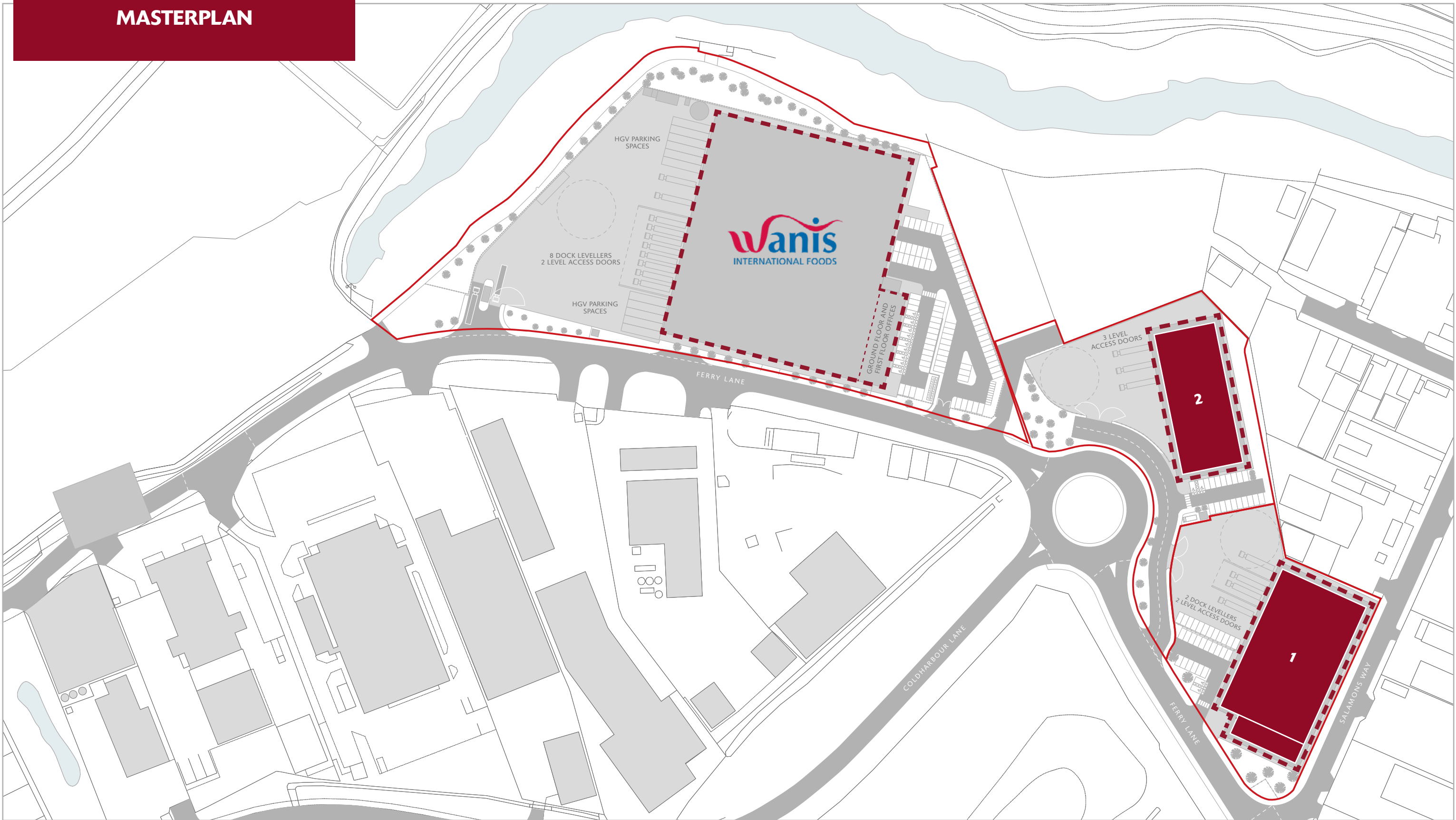
SWIFTLY ACCESSED FROM THE A13 IN 2 MINUTES



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 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.

MASTERPLAN



AREA SCHEDULE

| UNIT 1: | SQ FT | SQ M |
|--------------------|---------------|--------------|
| Warehouse | 35,800 | 3,326 |
| First floor office | 3,510 | 327 |
| TOTAL | 39,310 | 3,653 |

 **30** CAR PARKING SPACES
 **2** LEVEL ACCESS DOORS
 **2** DOCK DOORS
 **UP TO 37M** YARD DEPTH

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

AREA SCHEDULE

| UNIT 2: | SQ FT | SQ M |
|--------------------|---------------|--------------|
| Warehouse | 28,100 | 2,611 |
| First floor office | 3,600 | 335 |
| TOTAL | 31,700 | 2,946 |

 **22** CAR PARKING SPACES
 **3** LEVEL ACCESS DOORS
 **UP TO 43M** YARD DEPTH

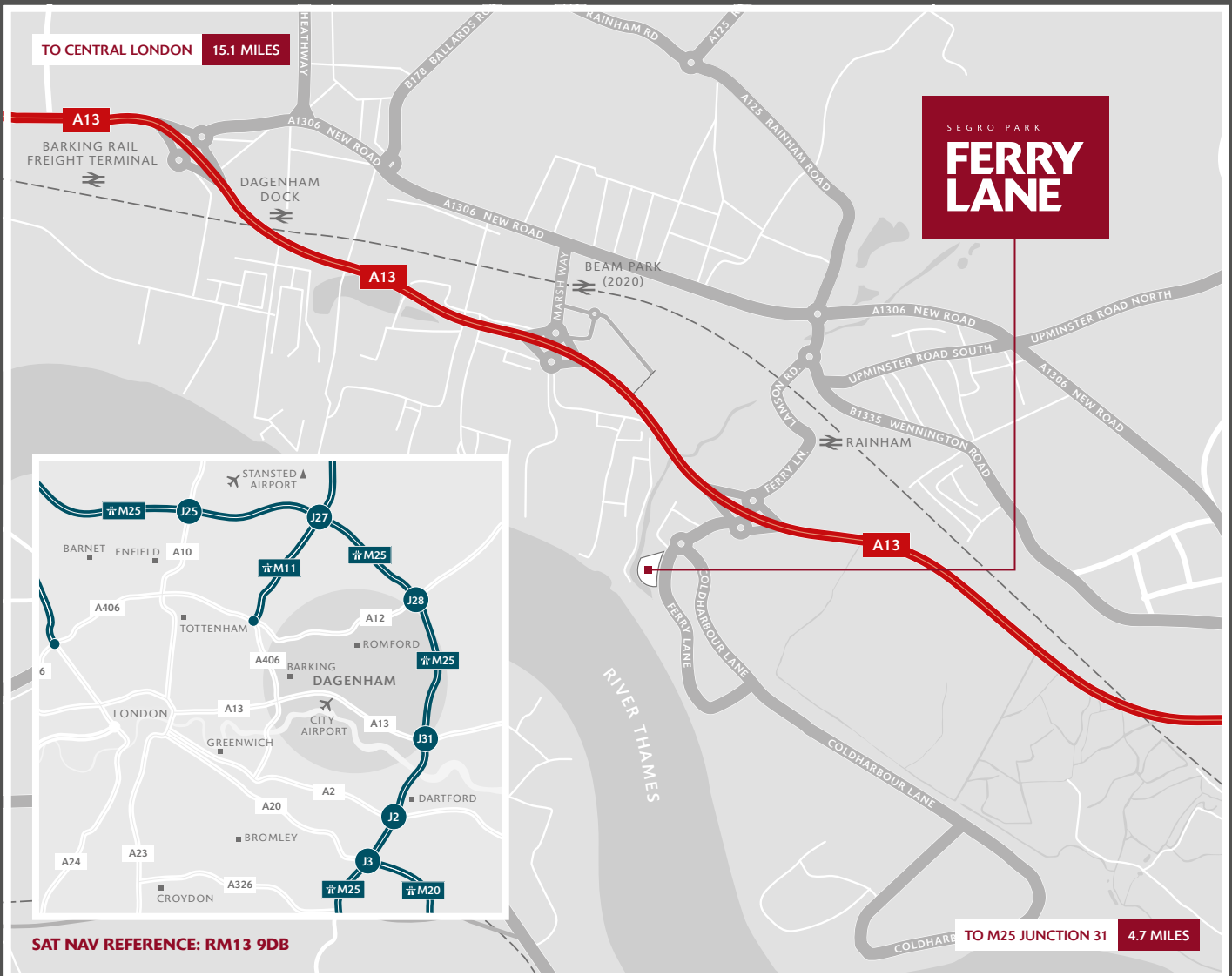
All areas are approximate and calculated on a Gross External basis.



Computer Generated Image of Unit 1



Computer Generated Image of Unit 2



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 9.6 million square metres of space (103 million square feet) valued at £21.3 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 for further information.

DRIVE TIMES

| | | |
|-----------------------|-----------|---------|
| A13 | 0.4 miles | 02 mins |
| Rainham Station (C2C) | 1.4 miles | 06 mins |
| M25 (Junction 31) | 4.7 miles | 07 mins |
| A406 North Circular | 5.6 miles | 08 mins |
| A12 | 6.7 miles | 18 mins |

| | | |
|---------------------|------------|---------|
| London City Airport | 9.1 miles | 16 mins |
| M11 (Junction 4) | 11.5 miles | 16 mins |
| Port of Tilbury | 12.3 miles | 18 mins |
| Central London | 15.1 miles | 28 mins |

Source: Google Maps

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SEGRO

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