

**SEGRO PARK**  
**DAGENHAM**

CHOATS ROAD, DAGENHAM, RM9 6BF

ALL  
THE  
**MORE**

Pre-let opportunity available up to 185,000 sq ft

Ultra modern industrial & logistics space

Outline planning permission granted for 30m clear height

[SEGRO.com/parkdagenham](https://www.segro.com/parkdagenham)

East 

MAYOR OF LONDON

**SEGRO**

A rare opportunity to build big in a prime East London location, Plot 2 at SEGRO Park Dagenham offers customers more of everything.

# WHO DOESN'T WANT MORE?



## MORE SPACE.

Up to 185,000 sq ft, giving you the space to expand your operations.

## MORE HEIGHT.

Up to 30m eaves height, allowing you to stack higher and store more goods.

## MORE SAVINGS.

A variety of cost-saving measures including photovoltaic panels and EV chargers.

## MORE EFFICIENCY.

Get on the road faster, with access to J30 of the M25 in under eight minutes.





THE HIGHEST SPEC  
ON A **BIGGER  
SCALE**

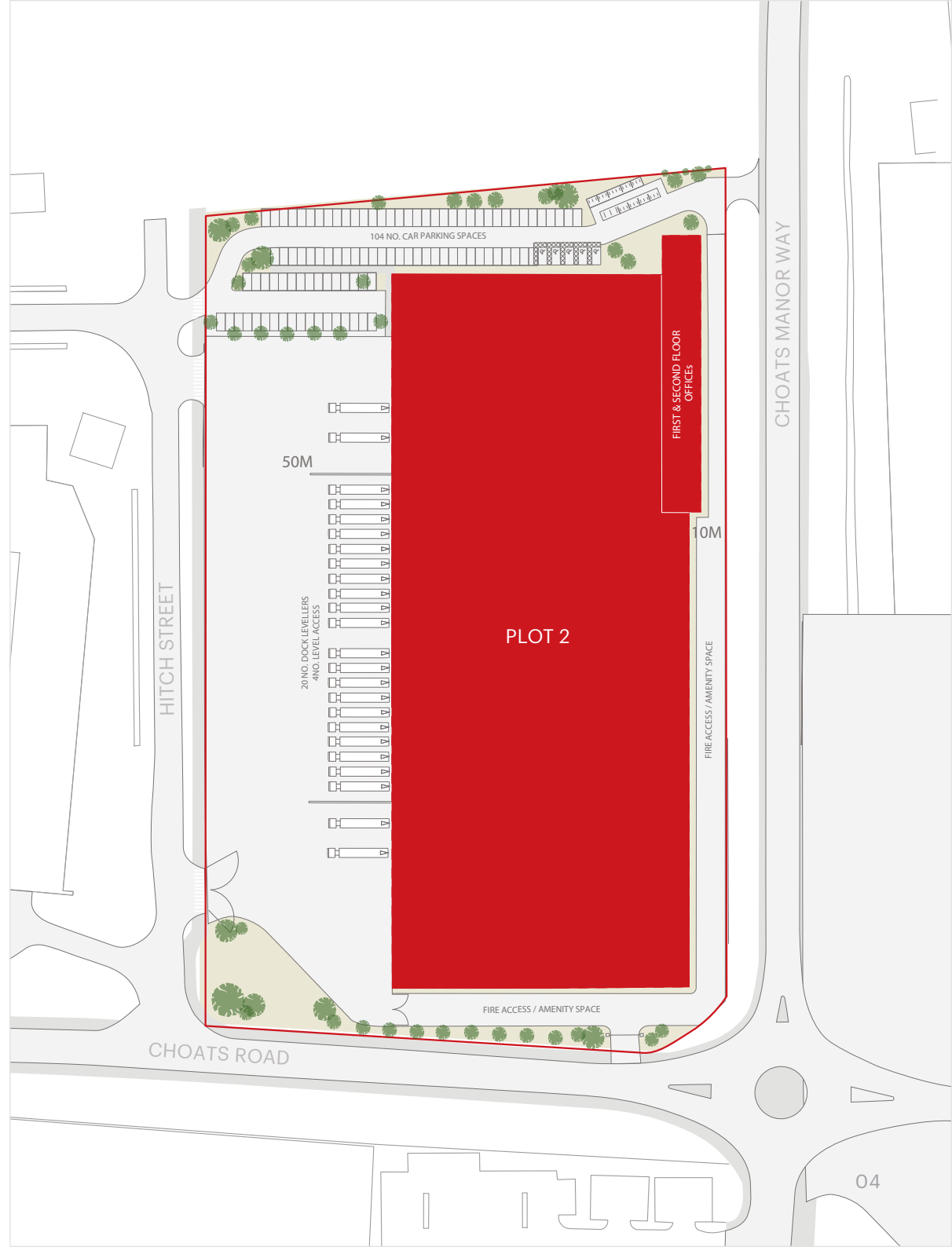
With up to 185,000 sq ft on offer, Plot 2 at SEGRO Park Dagenham is an unmissable opportunity to store more goods, embrace more innovation, and be all the more prepared for an ever-changing world.



# ALL THAT EXTRA SPACE

Unit	Warehouse		Office		Total	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
1	15,632	168,260	1,573	16,930	17,205	185,190

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



# ALL THE MORE VOLUME

Stack higher and store more goods with eaves up to 30m high.



UP TO 30M  
EAVES HEIGHT



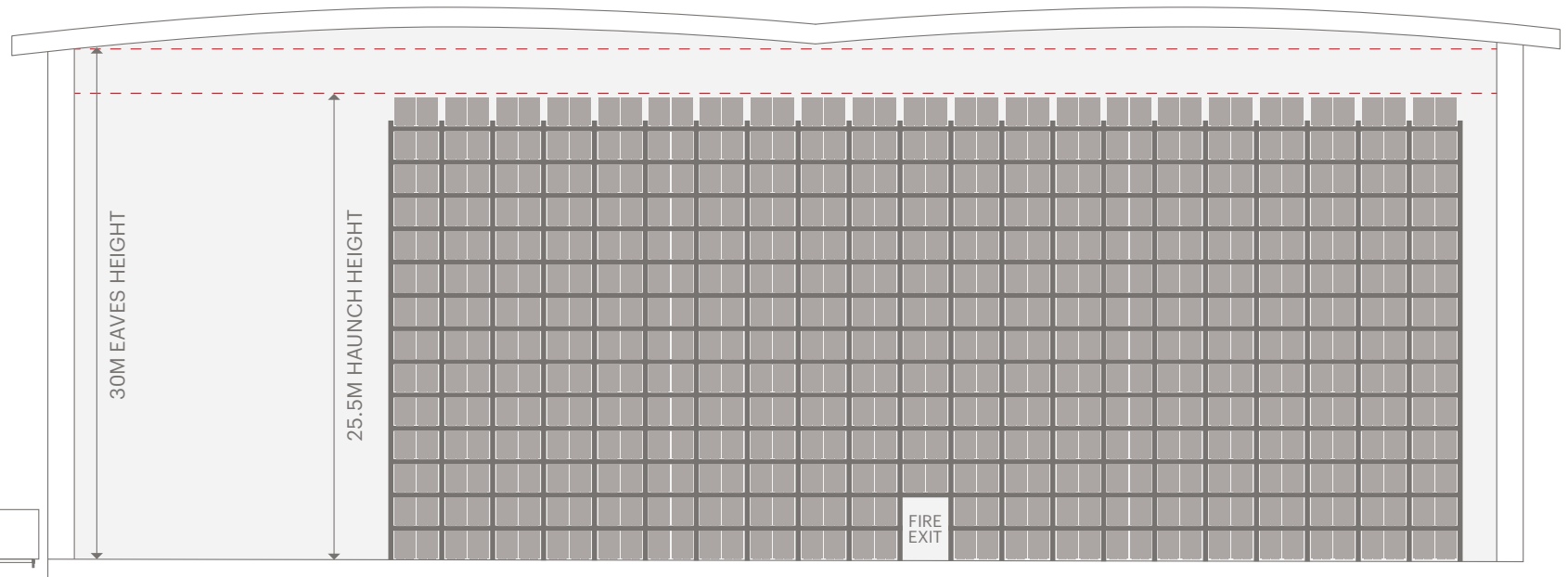
UP TO 50M  
YARD DEPTH



20 DOCK LEVEL  
LOADING DOORS



UP TO  
56,100 PALLETS  
CAPACITY





Customer at SEGRO Park Düsseldorf



This is best-in-class warehouse space with everything you need to transform your business into the best version it can be. With up to 4.5 MVA available, you have the ability to embrace the latest in automation, robotics, and innovation, all while operating more efficiently than ever.



UP TO 4.5 MVA  
POWER AVAILABLE



FIRST AND SECOND  
FLOOR OFFICES



CAR PARKING  
SPACES



4 LEVEL ACCESS  
LOADING DOORS

OPEN TO EVERY  
**POSSIBILITY**



# ALL THE MORE SUSTAINABLE

Targeting EPC A+ and BREEAM 'Outstanding', SEGRO Park Dagenham provides businesses with a sustainable space to grow.

Hit your ESG targets and reduce energy costs with a Net-Zero space complete with air-source heat pumps, EV charging, photovoltaic panels, and an inspiring environment designed to get the best from your talent.

Features such as water efficient appliances and LED lighting also come as standard, delivering all the more savings for customers.



TARGETING  
EPC 'A+' RATING



TARGETING  
BREEAM 'OUTSTANDING'



AIR SOURCE  
HEAT PUMPS



EXTENSIVE  
LANDSCAPING  
AND BIODIVERSITY  
IMPROVEMENTS



WATER EFFICIENT  
APPLIANCES



SUSTAINABLE  
CONSTRUCTION  
METHODS TO REDUCE  
EMBODIED CARBON



CYCLE FACILITIES  
AND PARKING



HIGH EFFICIENCY  
LED LIGHTING

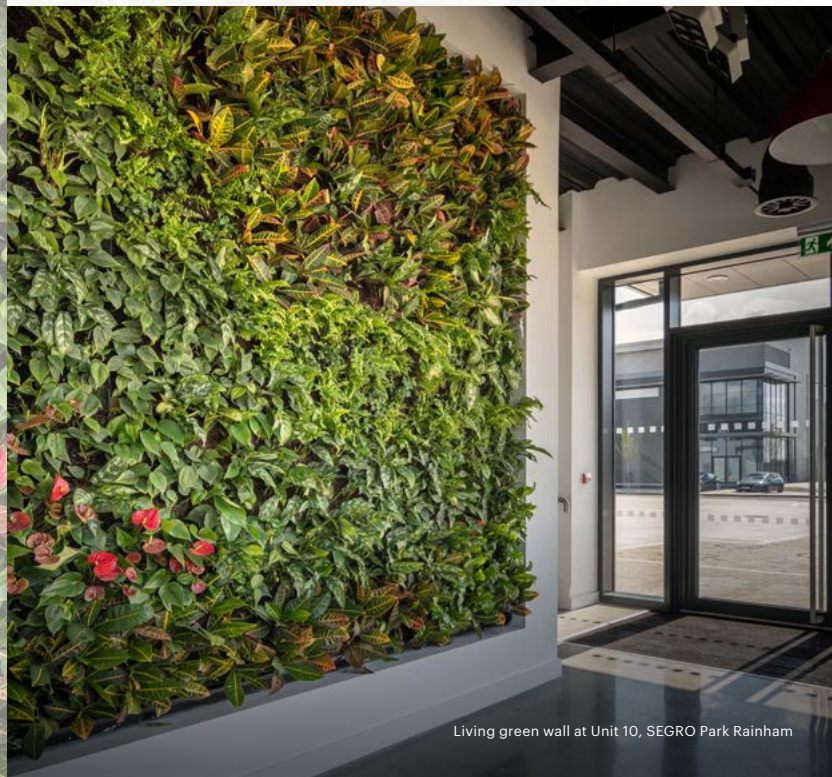


ELECTRIC  
CAR CHARGERS



PV PANELS  
GENERATING  
RENEWABLE ENERGY

For more information about our sustainability goals, please visit [SEGRO.com/ResponsibleSEGRO](https://www.segro.com/ResponsibleSEGRO)



Living green wall at Unit 10, SEGRO Park Rainham

GROW IN

# EVERY

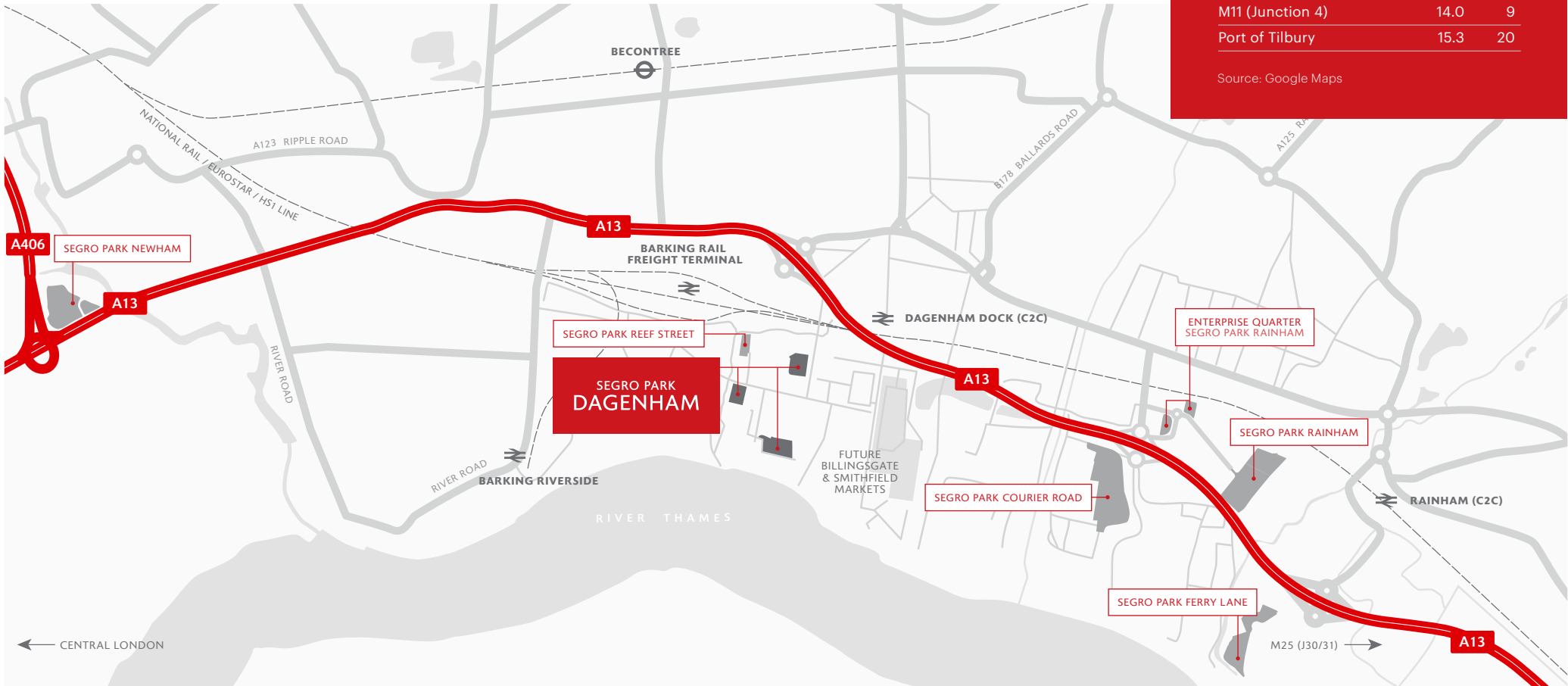
## DIRECTION

Adjacent to the A13 and just eight minutes from Junction 30 of the M25, SEGRO Park Dagenham has all the right connections.

Here, you can access a higher volume of talent and customers in a prime East London location currently undergoing rapid regeneration.

DRIVE TIMES	MILES	MINS
A13	1.0	3
Dagenham Dock Station (C2C)	0.7	8
Barking Riverside Uber Dock	1.4	5
A406 North Circular	3.2	7
A12	4.9	12
London City Airport	6.6	14
M25 (Junction 31)	7.8	11
Central London	13.3	30
M11 (Junction 4)	14.0	9
Port of Tilbury	15.3	20

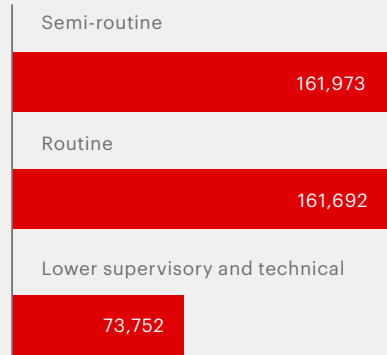
Source: Google Maps







**SOCIO-ECONOMIC CLASSIFICATIONS WITHIN A 30 MINUTE DRIVE TIME, 2023**

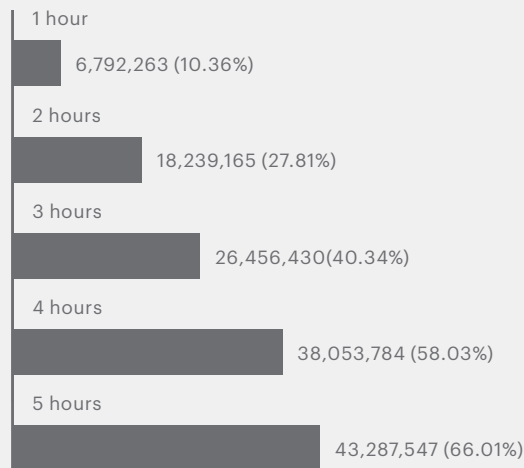


**TOTAL: 397,417**

*Classifications representative of industrial, warehouse and logistics workers*

**HGV DRIVE TIME DATA**

Within a 4.5 hour HGV drive time from the site, 66.01% of the GB population can be reached.



A READILY

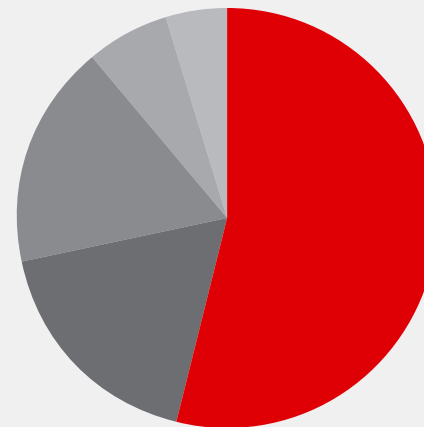
# ACCESSIBLE

WORKFORCE

**TOTAL POPULATION (AGED 16-74) FOR DRIVE TIME AREAS, 2023**

	10 minutes	20 minutes	30 minutes	45 minutes	GB Total
2023	157,350	808,235	1,946,607	4,908,118	65,579,142
2028	159,154	818,053	1,988,514	5,003,466	66,609,906
2033	159,889	825,719	2,021,274	5,081,584	67,333,526

**ECONOMICALLY ACTIVE POPULATION (66%) WITHIN A 30 MINUTE DRIVE TIME, 2023**



Full-time employees	544,797 (36%)
Part-time employees	181,152 (12%)
Self-employed	174,378 (11%)
Unemployed	63,506 (4%)
Other	46,916 (3%)
<b>Total</b>	<b>1,010,719 (66%)</b>

*Source: © 2024 CACI Limited*





# IN THIS TOGETHER

All SEGRO customers benefit from dedicated Asset and Property Management teams, relationships that add real value to your business.

We're committed to providing ongoing support through high-quality service standards, flexibility and fast, innovative property solutions.

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

As part of our Responsible SEGRO framework, we also support the communities in which we operate. Through charitable funding and local partnerships, as well as employment, education, environmental, and supply chain initiatives, we ensure the community and local businesses benefit from our developments.

# SEGRO PARK DAGENHAM

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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](https://segro.com) for further information.

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MAYOR OF LONDON

