

SEGRO PARK  
**DAGENHAM**



JOIN THE **REGENERATION**

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

Part of  
**East** 

**SEGRO**  
100 YEARS OF THE  
EXTRAORDINARY

SUPPORTED BY  
**MAYOR OF LONDON**

# LIGHT INDUSTRIAL REDEFINED

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

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

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

Computer Generated Image of light industrial/warehouse units at SEGRO Park Dagenham

# 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/m<sup>2</sup> 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 BREEM '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
Warehouse	5,250	488
Office	1,480	138
<b>Total</b>	<b>6,730</b>	<b>626</b>

UNIT 2:	sq ft	sq m
Warehouse	4,810	447
Office	1,350	126
<b>Total</b>	<b>6,160</b>	<b>573</b>

UNIT 3:	sq ft	sq m
Warehouse	4,960	461
Office	1,390	130
<b>Total</b>	<b>6,350</b>	<b>591</b>

UNIT 4:	sq ft	sq m
Warehouse	3,020	281
<b>Total</b>	<b>3,020</b>	<b>281</b>

UNIT 5:	sq ft	sq m
Warehouse	2,480	231
<b>Total</b>	<b>2,480</b>	<b>231</b>

UNIT 6:	sq ft	sq m
Warehouse	2,330	217
<b>Total</b>	<b>2,330</b>	<b>217</b>

UNIT 7:	sq ft	sq m
Warehouse	1,620	151
<b>Total</b>	<b>1,620</b>	<b>151</b>

UNIT 8:	sq ft	sq m
Warehouse	1,620	151
<b>Total</b>	<b>1,620</b>	<b>151</b>

UNIT 9:	sq ft	sq m
Warehouse	1,620	151
<b>Total</b>	<b>1,620</b>	<b>151</b>

UNIT 10:	sq ft	sq m
Warehouse	1,620	151
<b>Total</b>	<b>1,620</b>	<b>151</b>

UNIT 11:	sq ft	sq m
Warehouse	1,620	151
<b>Total</b>	<b>1,620</b>	<b>151</b>

UNIT 12:	sq ft	sq m
Warehouse	1,940	181
<b>Total</b>	<b>1,940</b>	<b>181</b>

UNIT 13:	sq ft	sq m
Warehouse	1,980	184
<b>Total</b>	<b>1,980</b>	<b>184</b>

Units can be combined to increase total floor space.

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



FREEHOLD SPEC BUILT UNITS  
UP TO 6,730 SQ FT

UNIT 3  
6,350 SQ FT

UNIT 2  
6,160 SQ FT

UNIT 1  
6,730 SQ FT

UNIT 4  
3,020 SQ FT

UNIT 5  
2,480 SQ FT

UNIT 6  
2,330 SQ FT

UNIT 7  
1,620 SQ FT

UNIT 8  
1,620 SQ FT

UNIT 13  
1,980 SQ FT

UNIT 12  
1,940 SQ FT

UNIT 11  
1,620 SQ FT

UNIT 10  
1,620 SQ FT

UNIT 9  
1,620 SQ FT

Computer Generated Image of light industrial/warehouse units at SEGRO Park Dagenham

