

REEF STREET DAGENHAM



LOCATED AT SEGRO PARK REEF STREET,
DAGENHAM, RM9 6GQ

///LESS.PANEL.HOLDS



Rated EPC A+



1 mile from A13



Roof mounted
solar panels



EV charging
points

BRAND-NEW INDUSTRIAL/WAREHOUSE UNITS AVAILABLE NOW

6,290 SQ FT – 19,670 SQ FT (584 SQ M - 1,826 SQ M)



Changing spaces in Dagenham

Reef Street, Dagenham delivers high-quality, modern industrial / warehouse space in a prime East London location. Occupiers will benefit from excellent road connections and close proximity to central London, with easy access to Junction 31 of the M25 in just 11 minutes and the A13 in 3 minutes.

Located within Segro Park Reef Street, three warehouse spaces are currently available for immediate occupation and can be taken individually or in combination. The brand new, sustainable buildings have achieved EPC A+, BREEAM 'Very Good' and Carbon Neutral status due to the inclusion of various environmental initiatives including rooftop solar PV panels and access to EV charging points.



TRAVEL DISTANCES



MAJOR ROADS

A13	1 mile
A406 North Circular	3.2 miles
A12	4.9 miles
M25 (Junction 31)	7.8 miles
M11 (Junction 4)	14 miles



CITIES/MAJOR TOWNS

Barking	3.9 miles
Stratford	10 miles
London city centre	13.4 miles
Enfield	17.5 miles
Chelmsford	29.2 miles
Watford	43.6 miles



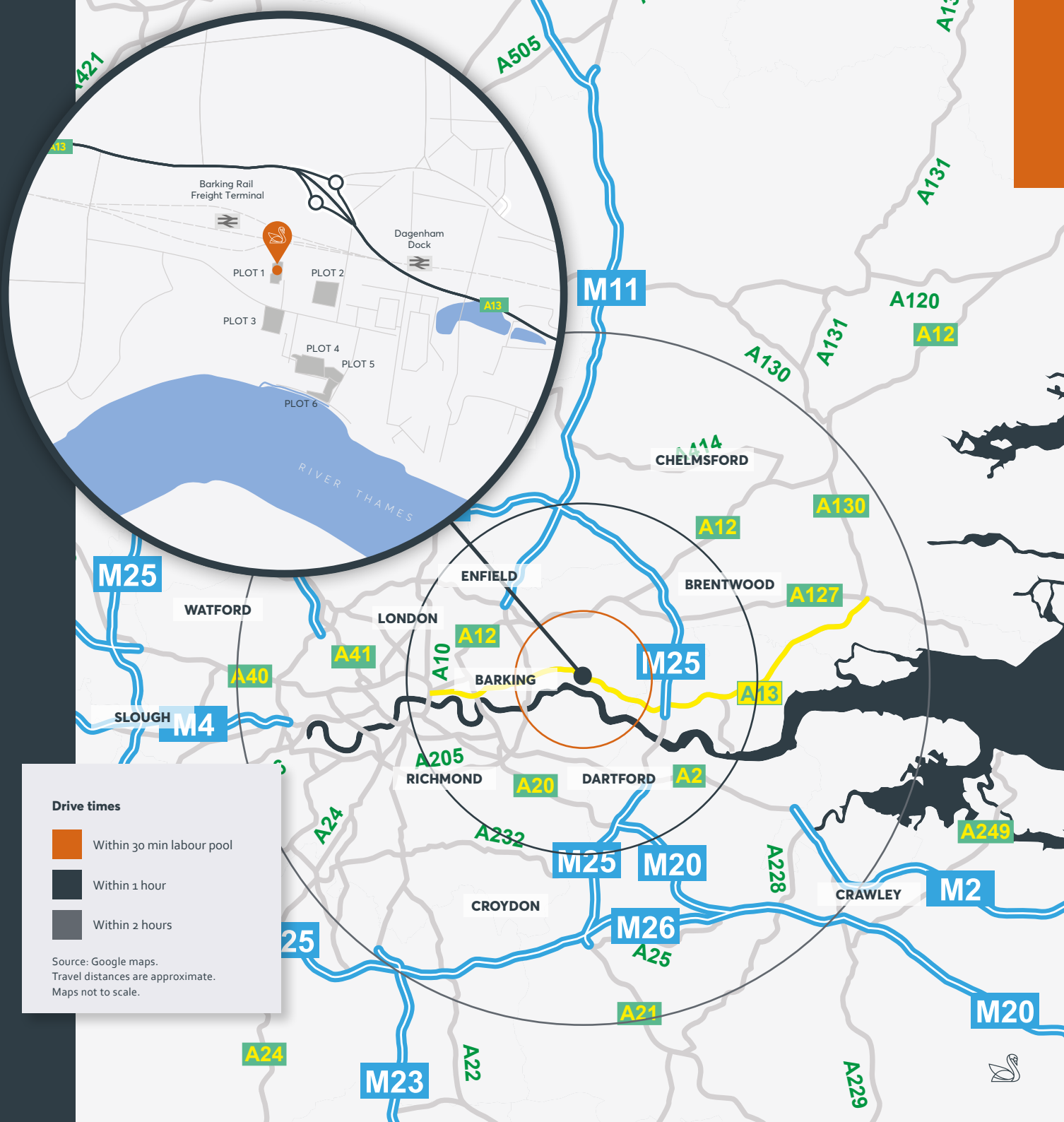
AIRPORTS

London City	6.6 miles
London Gatwick	44.6 miles
London Heathrow	54 miles



RAIL FREIGHT TERMINALS

Dagenham Dock Station (C2C)	1 mile
Port of Tilbury	15.2 miles
London Gateway	17 miles



Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



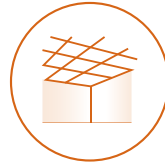
Schedule of accommodation



Dedicated yards to all units



Allocated cycle racks to each unit



Suspended ceilings



Estate CCTV



Use classes: B2, B8 and E(g)iii

	UNIT 1	UNIT 2	UNIT 3	COMBINED UNITS
UNIT/WAREHOUSE	5,314 SQ FT (496 SQ M)	4,885 SQ FT (454 SQ M)	5,043 SQ FT (468 SQ M)	15,242 SQ FT (1,418 SQ M)
FIRST FLOOR	1,536 SQ FT (143 SQ M)	1,405 SQ FT (30 SQ M)	1,450 SQ FT (135 SQ M)	4,391 SQ FT (408 SQ M)
TOTAL	6,887 SQ FT (639 SQ M)	6,290 SQ FT (584 SQ M)	6,493 SQ FT (603 SQ M)	19,67 SQ FT (1,826 SQ M)
CLEAR INTERNAL HEIGHT	7 M	7 M	7 M	7 M
LEVEL ACCESS DOORS	1	1	1	1
FLOOR LOADING	25kN SQ/M	25kN SQ/M	25kN SQ/M	25kN SQ/M
CAR PARKING	Yes	Yes	Yes	Yes
EV CHARGING	Yes	Yes	Yes	Yes

*All floor areas are approximate gross internal areas.





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High performance space
where you need it.

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stmodwenlogistics.co.uk

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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. July 2023. TBDW 04566-02.