

SEGRO PARK

FERRY LANE

RAINHAM | RM13 9DB

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

AVAILABLE FOR PRE-LET

SEGRO PARK

FERRY LANE

RAINHAM | RM13 9DB



HIGHLY SUSTAINABLE, MODERN WAREHOUSE UNITS AVAILABLE TO PRE-LET

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 PRE-LET**

SWIFTLY ACCESSED FROM THE A13 IN 2 MINUTES



SEGRO PARK
FERRY LANE

RIVER THAMES

RIVER INGREBOURNE

15.1 MILES TO CENTRAL LONDON

UNIT 2 TO LET

UNIT 1 TO LET

SG TECHNOLOGIES LTD

1ST CONTAINERS

KEEBLE RECYCLING

FERRY LANE

COLDHARBOUR LANE

FERRY LANE

A13

← RSPB NATURE RESERVE 3.7 MILES

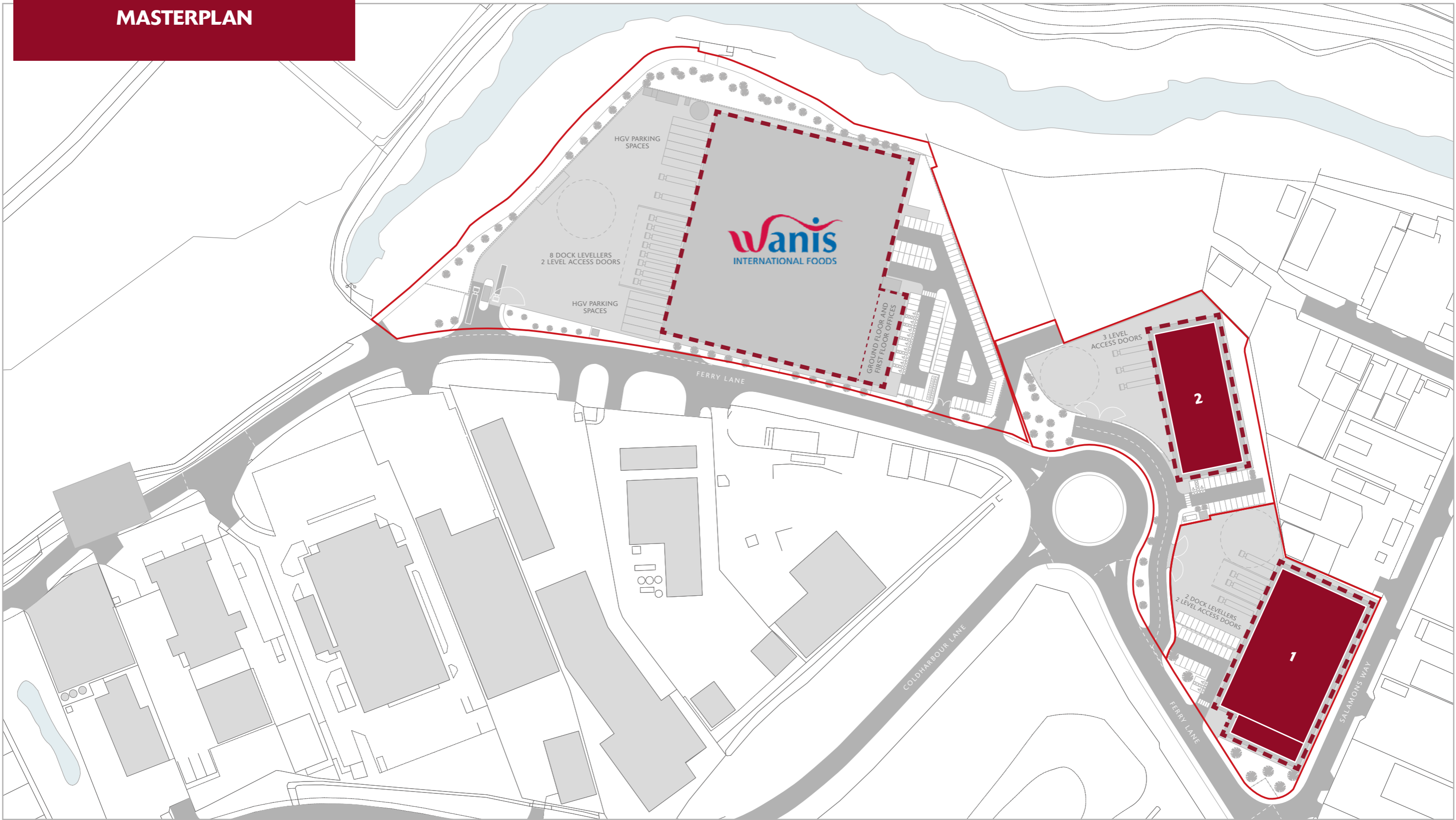
AUTO ENGINES UK

5.7 MILES TO M25 JUNCTION 31

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

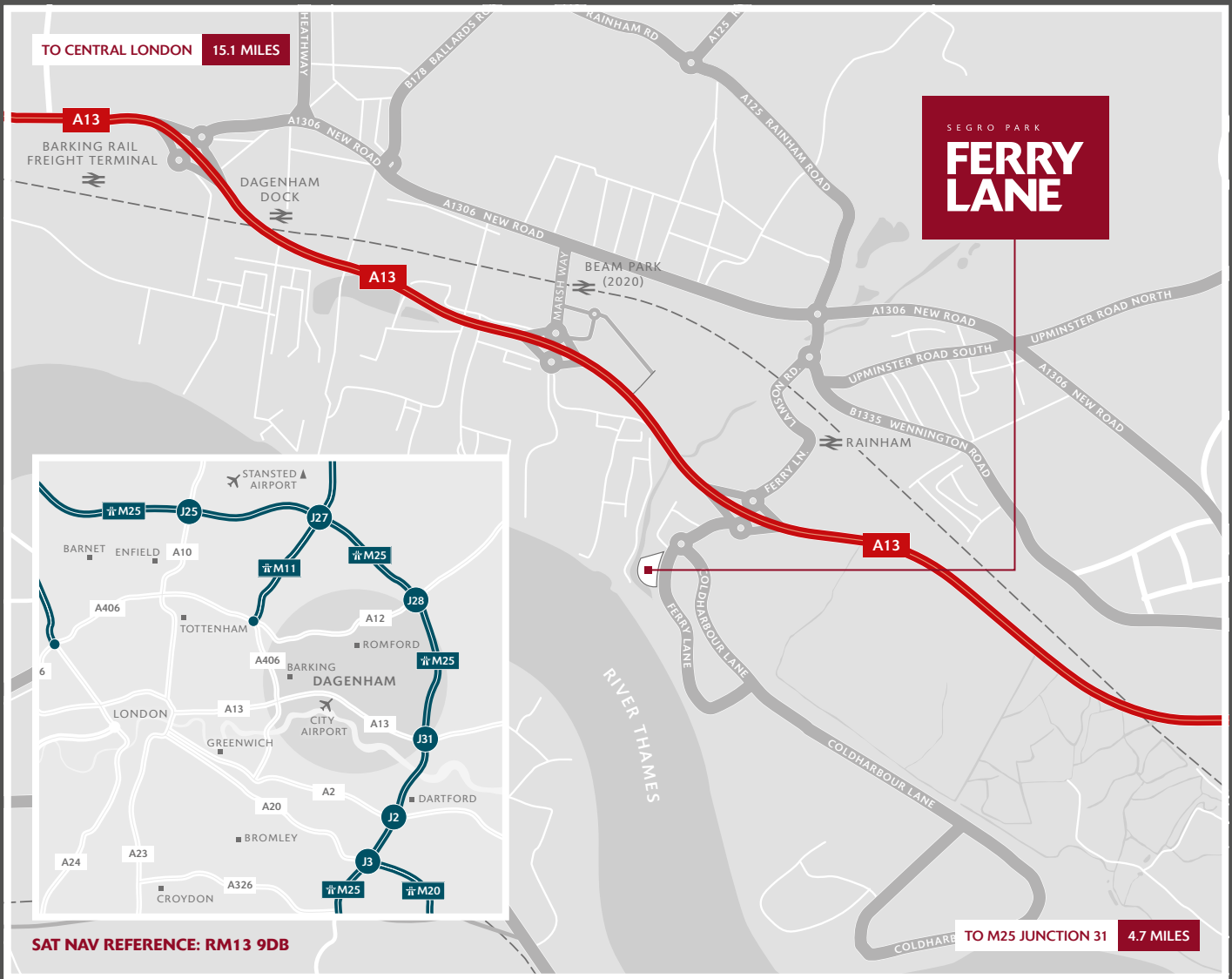
All areas are approximate and calculated on a Gross External basis.



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 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 for further information.

DRIVE TIMES

A13	0.4 miles	02 mins	London City Airport	9.1 miles	16 mins
Rainham Station (C2C)	1.4 miles	06 mins	M11 (Junction 4)	11.5 miles	16 mins
M25 (Junction 31)	4.7 miles	07 mins	Port of Tilbury	12.3 miles	18 mins
A406 North Circular	5.6 miles	08 mins	Central London	15.1 miles	28 mins
A12	6.7 miles	18 mins			

Source: Google Maps



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SEGRO.COM/PARKFERRYLANE

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