

# SEGRO CENTRE DAGENHAM

Orion Park, Messina Way, RM9 6FF

📍 ///Image.Shovels.Stack

TO LET: CROSS-DOCK INDUSTRIAL  
& LOGISTICS UNIT - AVAILABLE NOW

65,103 SQ FT (6,048 SQ M) | C.6.55 ACRE SITE

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





# PERFECTLY POISED

## FOR URBAN LOGISTICS

65,103  
square feet

122  
metre yard depth

A+  
EPC rating

SEGRO Centre Dagenham is strategically located adjacent to the A13 with fast connections to central London and the M25, Junction 30. Following an extensive refurbishment the unit is available to occupy right away.

SEGRO Centre Dagenham offers the optimum logistics and distribution solution with 65,103 sq ft (6,048 sq m) of detached cross-dock warehouse space on a c.6.55-acre site.



BUILT

FOR SCALE

13.3

metre eaves height

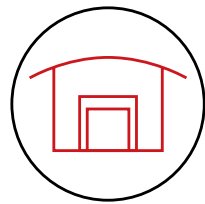
36

Dock level loading doors

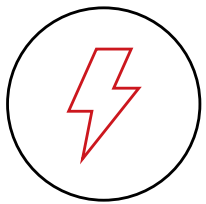
60

kN/m<sup>2</sup> floor loading

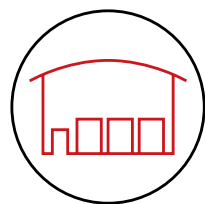
The unit is equipped with 36 dock level loading doors, an oversized yard, and high capacity floor loading specifically designed to support high-volume urban logistics operations efficiently.



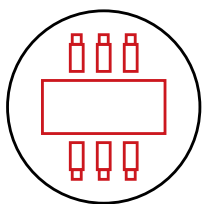
36 dock level loading doors



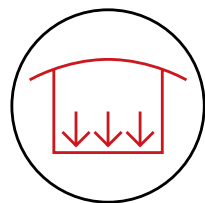
400kVA power provision



3 level access loading doors



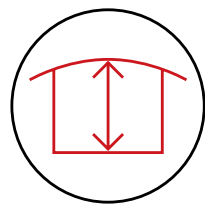
61 HGV parking spaces



60 kN/m<sup>2</sup> floor loading



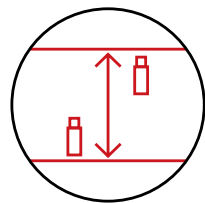
56 parking spaces (16 electric vehicle charging points)



13.3m eaves height



Gatehouse security



44 - 122m yard depth



Fully fitted offices



# SPACE

## AS BIG AS YOUR AMBITION

Schedule of Areas

	SQ FT	SQ M
Warehouse	56,414	5,241
Ground Floor Ancillary	4,343	403
First Floor Ancillary	4,347	404
<b>TOTAL</b>	<b>65,103</b>	<b>6,048</b>

C.6.55 acre site





# A GREENER SUPPLY CHAIN

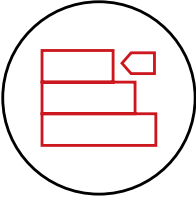
152,000 kWh  
of generated electricity per year

The new sustainable measures at SEGRO Centre Dagenham are designed to lower operational costs while supporting the wellbeing of your workforce.

The newly installed photovoltaic panels have the potential to generate 152,000 kWh\* of electricity annually, offering potential savings of up to £36,480 per year.

The unit is also highly energy efficient, having achieved EPC rating 'A+' and BREEAM 'Outstanding'. This signifies our exceptional commitment to sustainability, exceeding regulatory standards through innovative design and technology.

\*This estimate is based on a fully delivered electricity cost of 24p per kWh and the PV manufacturer's projected maximum energy generation per annum. Actual savings may vary depending on facility usage and system performance.



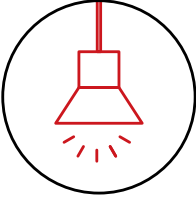
EPC rating 'A+'



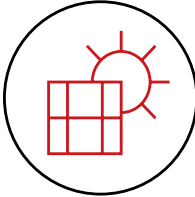
BREEAM  
'Outstanding'



Electric  
car charging



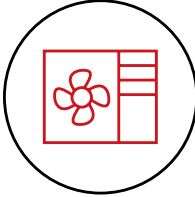
High efficiency LED  
lighting internally  
and externally



Photovoltaic panels on the  
roof generating renewable  
energy for occupiers



Rainwater harvesting  
& installing water  
efficient appliances



Air source heat pump,  
providing comfort  
heating and cooling



Distances

A13	0.1 Miles
A1306	0.1 Miles
Dagenham Dock	0.2 Miles
London City Airport	7.1 Miles
M25 (J30)	7.6 Miles
A406	9.5 Miles
Central London	13.2 Miles
London Gateway	16.3 Miles



POSITIONED  
FOR FASTER  
CONNECTIONS

SEGRO Centre Dagenham is perfectly placed for urban logistics. Situated adjacent to the A13, the site provides rapid access to the M25 (J30) and Central London.

Dagenham Dock Railway Station (C2C) is also within a 5 minute walking distance and provides a regular service into London Fenchurch Street.





## The Building

Image: Cross dock and yard at SEGRO Centre Dagenham

Image: Cross dock and yard at SEGRO Centre Dagenham

Image: Internal warehouse at SEGRO Centre Dagenham

Image: First Floor Office at SEGRO Centre Dagenham



# SEGRO CENTRE 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 10.4 million square metres of space (112 million square feet) valued at £20.7 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.

## Contact

For more information, please contact one of our retained agents:



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