



SEGRO PARK
DAGENHAM

JOIN THE REGENERATION

PLOT 1: FREEHOLD
SPEC BUILT UNITS FROM
1,620 - 6,730 SQ FT
AVAILABLE Q2 2022

Part of
East 

SEGRO

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 Q2 2022. Each unit will be designed to achieve EPC A+, BREEAM 'Very Good' and Carbon Neutral status, incorporating battery storage and electric car charging points.



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

A+

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 Q2 2022.

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.



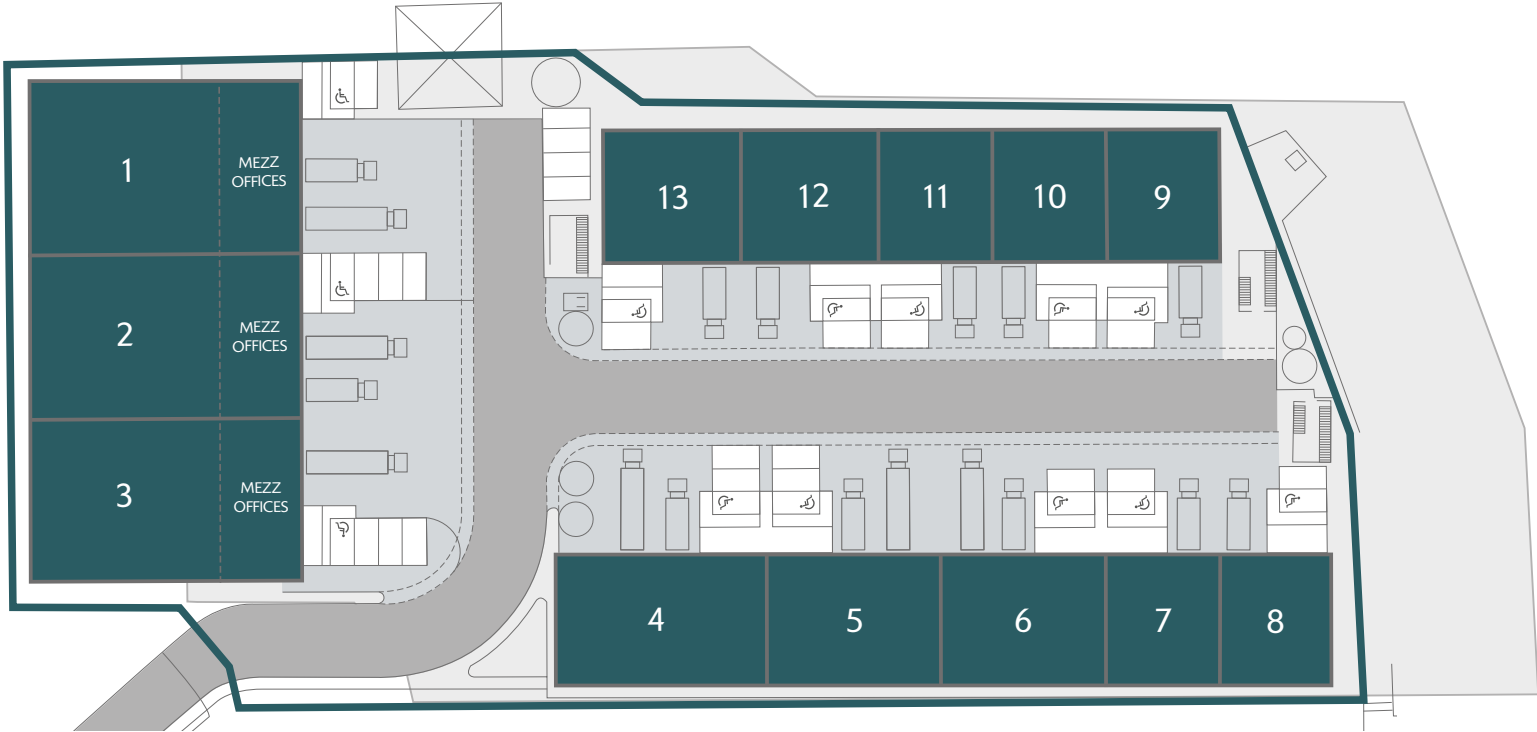
RECONNECT

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/m² floor loading
- Dedicated yards to all units
- Allocated car parking to each unit
- Allocated cycle racks to each unit
- Suspended ceilings
- CCTV

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
Total	6,730	626
UNIT 2:	sq ft	sq m
Warehouse	4,810	447
Office	1,350	126
Total	6,160	573
UNIT 3:	sq ft	sq m
Warehouse	4,960	461
Office	1,390	130
Total	6,350	591

UNIT 4:	sq ft	sq m
Warehouse	3,020	281
Total	3,020	281
UNIT 5:	sq ft	sq m
Warehouse	2,480	231
Total	2,480	231
UNIT 6:	sq ft	sq m
Warehouse	2,330	217
Total	2,330	217
UNIT 7:	sq ft	sq m
Warehouse	1,620	151
Total	1,620	151

UNIT 8:	sq ft	sq m
Warehouse	1,620	151
Total	1,620	151
UNIT 9:	sq ft	sq m
Warehouse	1,620	151
Total	1,620	151
UNIT 10:	sq ft	sq m
Warehouse	1,620	151
Total	1,620	151

UNIT 11:	sq ft	sq m
Warehouse	1,620	151
Total	1,620	151
UNIT 12:	sq ft	sq m
Warehouse	1,940	181
Total	1,940	181
UNIT 13:	sq ft	sq m
Warehouse	1,980	184
Total	1,980	184

Units can be combined to increase total floor space.

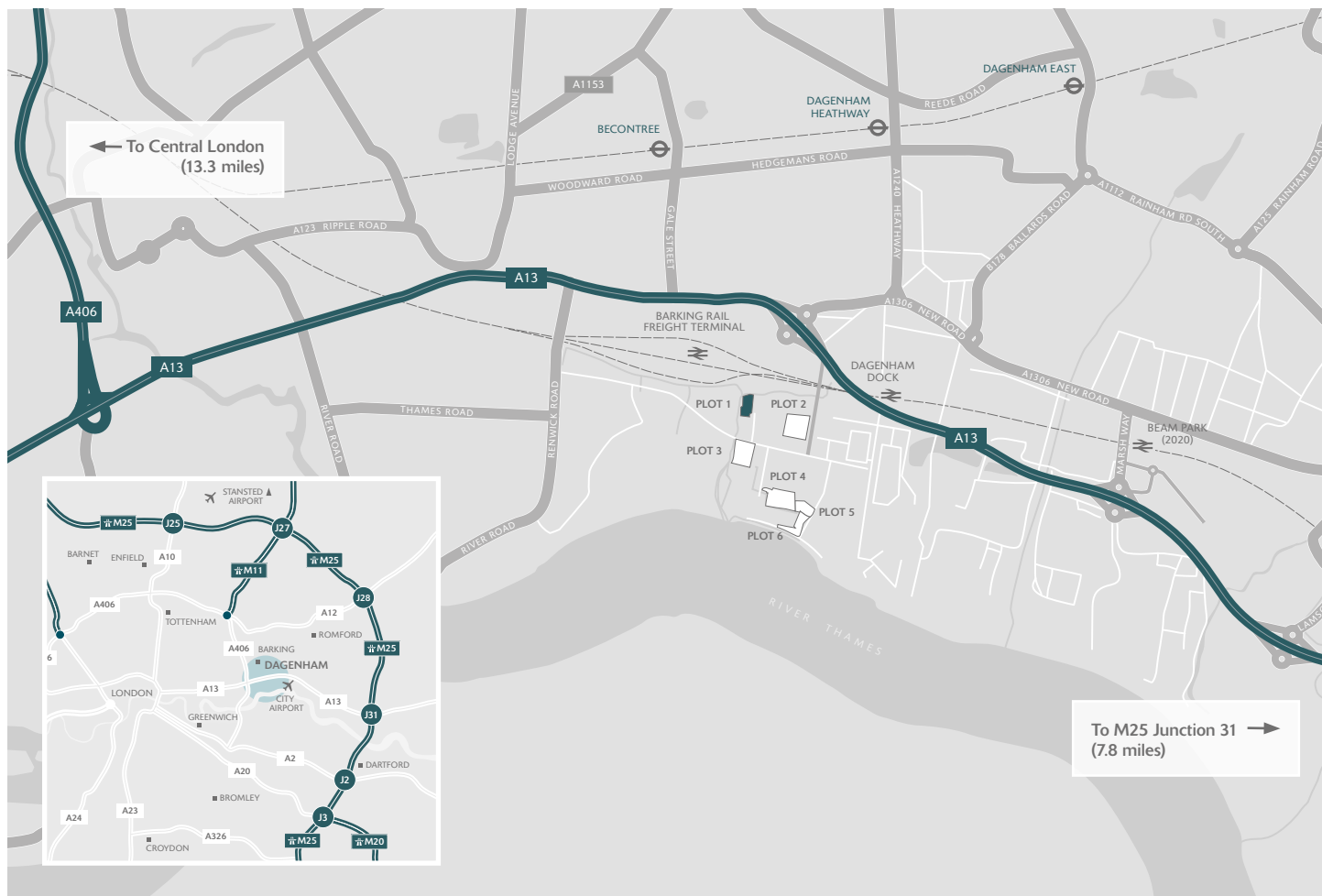
All areas are approximate and calculated on a Gross External basis.



SUSTAINABILITY

- Targeting Carbon Neutral
- Targeting EPC A+
- Targeting BREEAM 'Very Good'
- Roof mounted photovoltaic panels
- Electric car charging points
- LED lighting

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



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 9.6 million square metres of space (103 million square feet) valued at £21.3 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	1.0 miles	3 mins
Dagenham Dock Station (C2C)	1.0 miles	21 mins
A406 North Circular	3.2 miles	7 mins
A12	4.9 miles	12 mins
London City Airport	6.6 miles	14 mins
M25 (Junction 31)	7.8 miles	11 mins
Central London	13.3 miles	30 mins
M11 (Junction 4)	14.0 miles	9 mins
Port of Tilbury	15.3 miles	20 mins

Source: Google Maps



Paul Mussi
paul.mussi@knightfrank.com
Tom Kennedy
tom.kennedy@knightfrank.com



Peter Higgins
p.higgins@glenney.co.uk
Duncan Knight
d.knight@glenney.co.uk



Joe Reubin
joe.reubin@lsh.co.uk
James Sanders
james.sanders@lsh.co.uk

SEGRO.COM/PARKDAGENHAM

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