

SEGRO V-PARK DAGENHAM

HIGHLY SUSTAINABLE, TWO-STOREY
CROSS-DOCK LOGISTICS BUILDING,
UP TO 300,000 SQ FT

CHOATS ROAD, LONDON RM9 6BF



[SEGRO.COM/V-PARKDAGENHAM](https://www.segro.com/v-parkdagenham)

In conjunction with
MAYOR OF LONDON

SEGRO



ABOVE ALL ELSE...

...SEGRO V-PARK DAGENHAM IS:

- ▶ A LOGISTICS DEVELOPMENT THAT PUTS THE OCCUPIER'S NEEDS FIRST
- ▶ A WELCOMING ENVIRONMENT, AND EASILY ACCESSIBLE FOR A SUBSTANTIAL LOCAL WORKFORCE
- ▶ IN AN AREA OF RAPID REGENERATION, WITHIN REACH OF A CRITICAL MASS OF RESIDENTS AND BUSINESSES
- ▶ A BENCHMARK OF SUSTAINABILITY, WITH FEATURES SUCH AS LIVING GREEN WALLS, EV CHARGING AND PV PANELS
- ▶ DESIGNED WITH FORWARD THINKING INNOVATIONS INCLUDING A TWO-WAY SHALLOW RAMP, INTERNAL MEZZANINE PARKING AND ROOF TERRACE



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 LOCATION

A PRIME POSITION WITH IMMEDIATE ACCESS TO THE UK MARKET

In the heart of an established logistics location with surrounding regeneration, SEGRO V-Park Dagenham is a striking development, which above all else, will have fast access to a critical mass of customers and transport networks into London and the rest of the UK.





LOCATION

EAST PLUS

OUR CUSTOMERS

CLOSER LOOK

STATISTICS

ROAD

RAIL





LOCATION

EAST PLUS

OUR CUSTOMERS

CLOSER LOOK

STATISTICS

ROAD

RAIL





LOCATION

EAST PLUS

OUR CUSTOMERS

CLOSER LOOK

STATISTICS

ROAD

RAIL

SEGRO HAS DELIVERED OVER 600,000 SQ FT
IN EAST LONDON FOR ITS CUSTOMERS
INCLUDING:



**SEGRO
V-PARK
DAGENHAM**





LOCATION

EAST PLUS

OUR CUSTOMERS

CLOSER LOOK

STATISTICS

ROAD

RAIL



A TRANSFORMATION THAT WILL CREATE A NEW THRIVING COMMUNITY



NEW HOMES

Delivering 35,000 new homes over the next 20 years



JOB CREATION

Creating 10,000 new jobs over the next 20 years



LARGE COMMUNITY

Barking Riverside, one of the largest residential developments in the UK, has outline planning permission for 10,800 new homes and detailed consent for 3,300 new homes



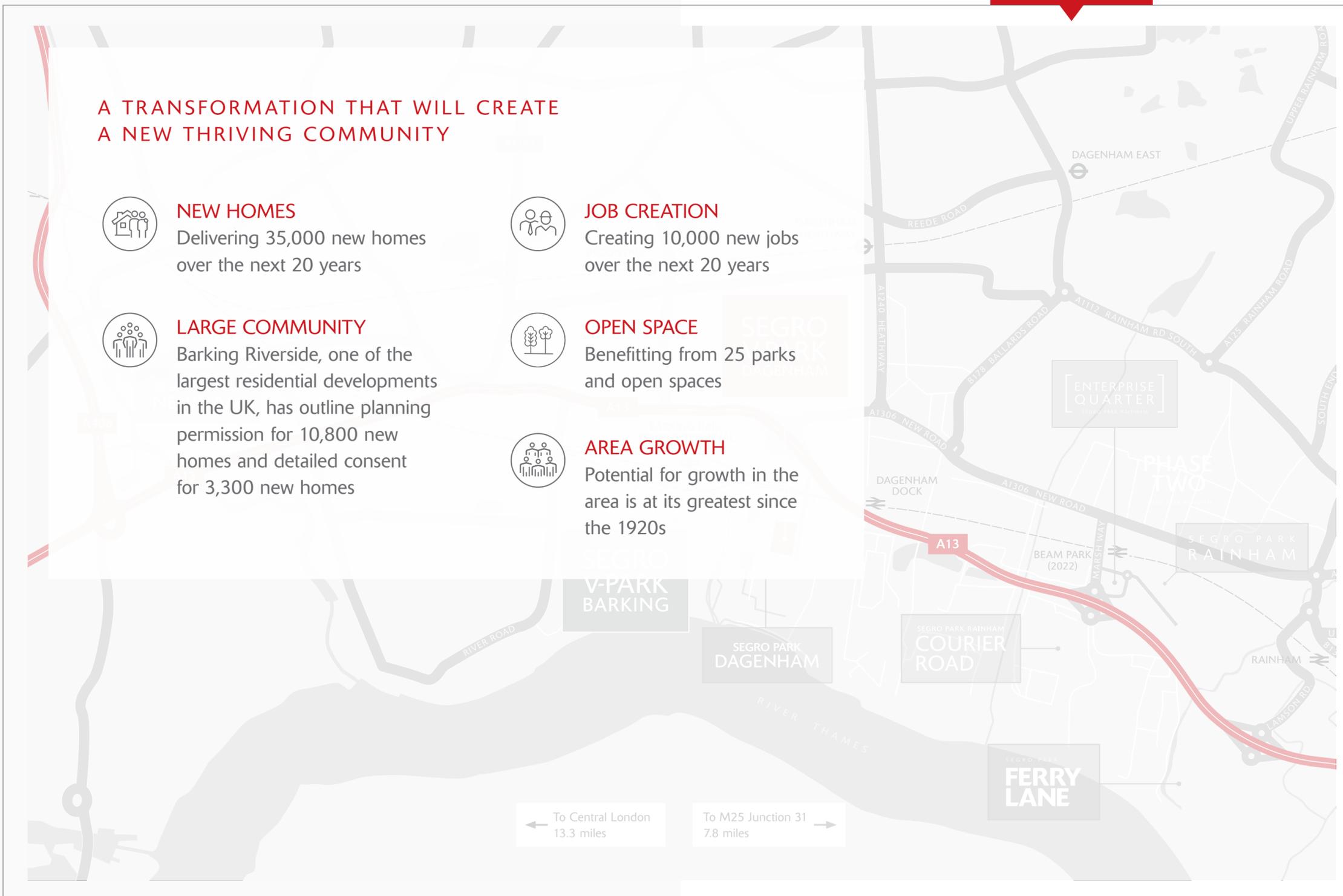
OPEN SPACE

Benefitting from 25 parks and open spaces



AREA GROWTH

Potential for growth in the area is at its greatest since the 1920s





LOCATION

EAST PLUS

OUR CUSTOMERS

CLOSER LOOK

STATISTICS

ROAD

RAIL

DRIVE TIMES

	MILES	MINS
A13	1.0	3
Dagenham Dock Station (C2C)	0.7	8
A406 North Circular	3.2	7
A12	4.9	12
London City Airport	6.6	14
M25 (Junction 31)	7.8	11
Central London	13.3	30
M11 (Junction 4)	14.0	9
Port of Tilbury	15.3	20

Source: Google Maps

SAT NAV REFERENCE: **RM9 6BF**

← To Central London
13.3 miles

To M25 Junction 31
7.8 miles →



LOCATION

EAST PLUS

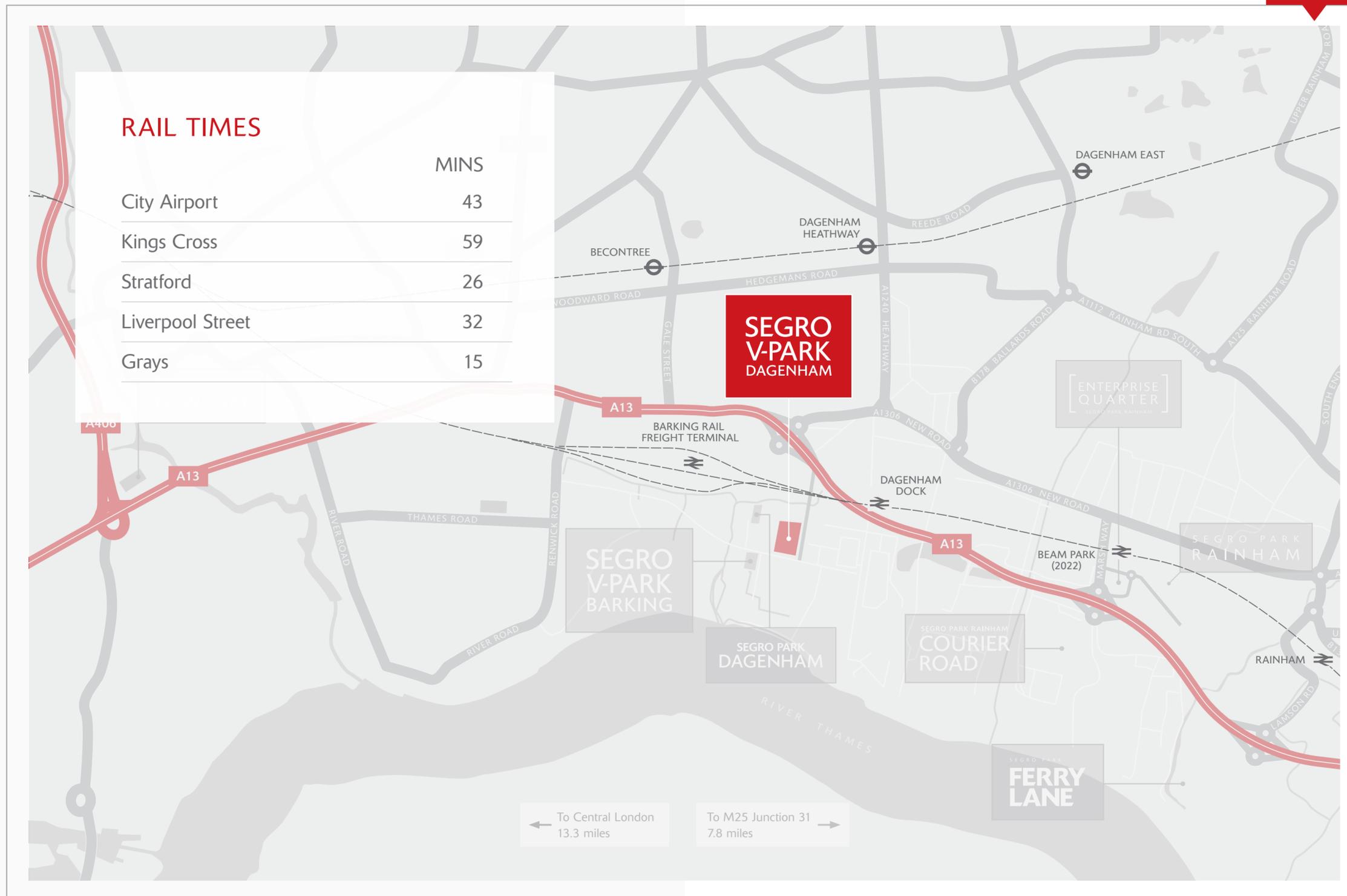
OUR CUSTOMERS

CLOSER LOOK

STATISTICS

ROAD

RAIL





THE OPPORTUNITY

ABOVE AND BEYOND

An innovative, cross-dock, mutli-storey development, SEGRO V-Park Dagenham will also be one of only a few available buildings of its size in East London, featuring the highest standards of sustainability features, and WELL principles built in. Detailed planning permission has been granted.



WAREHOUSE

- 10m clear height (both floors)
- 10m x 12m structural grid (ground floor)
- 50 kN/m² ground floor warehouse loading
- 25 kN/m² first floor warehouse loading



SUSTAINABILITY

- BREEAM 'Excellent'
- EPC 'A' Rating
- Net Zero Carbon
- Electric charging points (van, car and bike)
- Cargo bike spaces
- PV panels
- Ground source heat pumps
- Living internal green wall
- Dedicated cycling facilities
- Carbon Life modelling



ENHANCEMENTS

- Sprinkler system
- 4 mVA electricity
- Warehouse and loading lighting to ground floor
- Roof terrace with seating and gym



OFFICES

- Open plan to CAT A finish
- Air conditioning
- Contemporary finishes
- Dedicated areas for break-out and collaboration*
- WELL design principles built in**

*Example office layouts available on request
 **www.wellcertified.com



EXTERNAL

- Gatehouse
- 217 car parking spaces (1:125 sq m)
- 44 van spaces
- 38 HGV spaces
- Semi-mature landscaping



Computer Generated Image: SEGRO V-Park Dagenham



THE OPPORTUNITY

FUTURE PROOFED TO MEET THE EVER-CHANGING NEEDS OF THE CUSTOMER

Built with sustainability, longevity and productivity at the forefront, providing accommodation to satisfy a sophisticated logistics operation.



CYCLISTS

- 94 covered cycle spaces
- E-bike charging points
- Scooter lockers with charge points
- Showers and changing facilities located separately and beneath main entrance building
- Cargo-bike area strategically located near goods lift



PEDESTRIANS

- Upgraded footpaths with direct connection to building main entrance
- Impressive main entrance connecting to building levels
- Safe crossing points to vertical cores

Computer Generated Image: SEGRO V-Park Dagenham



THE OPPORTUNITY

MORE LEVELS
MORE SPACE
MORE SUPPLY
TO MEET
MORE DEMAND

A two-way, shallow gradient,
HGV ramp allows for smooth and
uninterrupted access to first floor.





PRIMED AND READY
TO TAKE LONDON
LOGISTICS TO THE
NEXT LEVEL

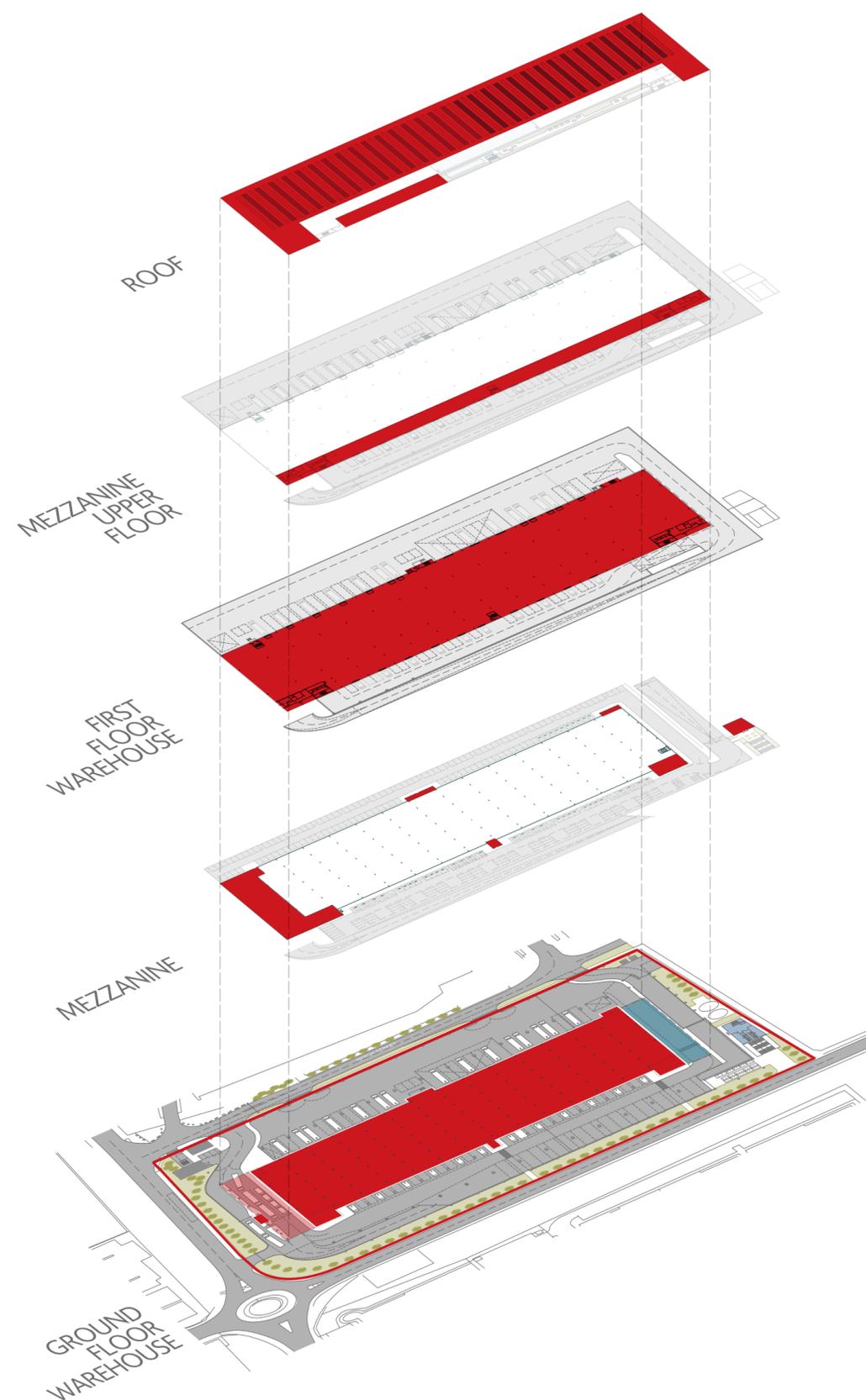
Designed to maximise space for
sophisticated and fast-paced businesses.

ACCOMMODATION TABLE

Flexibility of occupying either a single floor or both floors

GROUND FLOOR	sq ft	sq m
Warehouse	112,924	10,491
Office / Circulation	18,891	1,755
Ground Floor Total	131,815	12,246
FIRST FLOOR		
Warehouse	140,114	13,017
Office / Circulation	28,976	2,692
First Floor Total	169,090	15,709
Grand Total	300,905	27,955

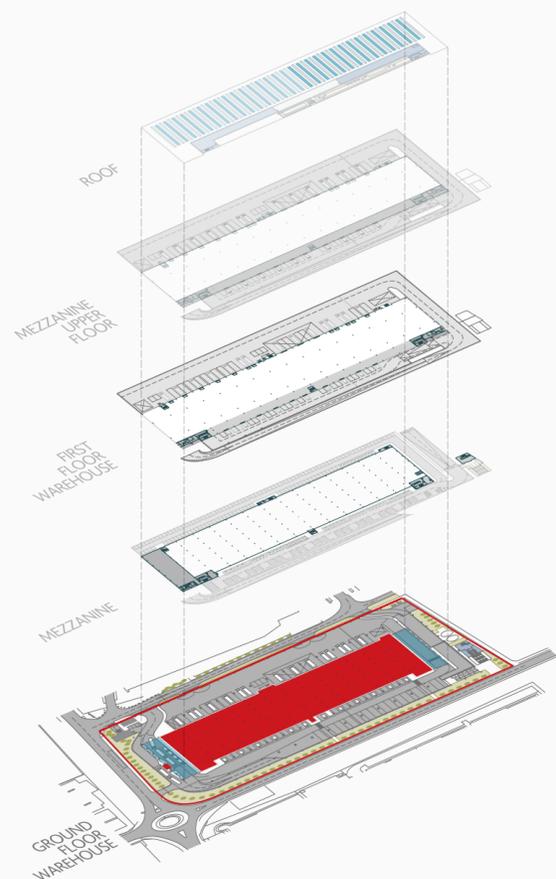
All areas are approximate and calculated on a Gross External Basis



 SITE PLAN

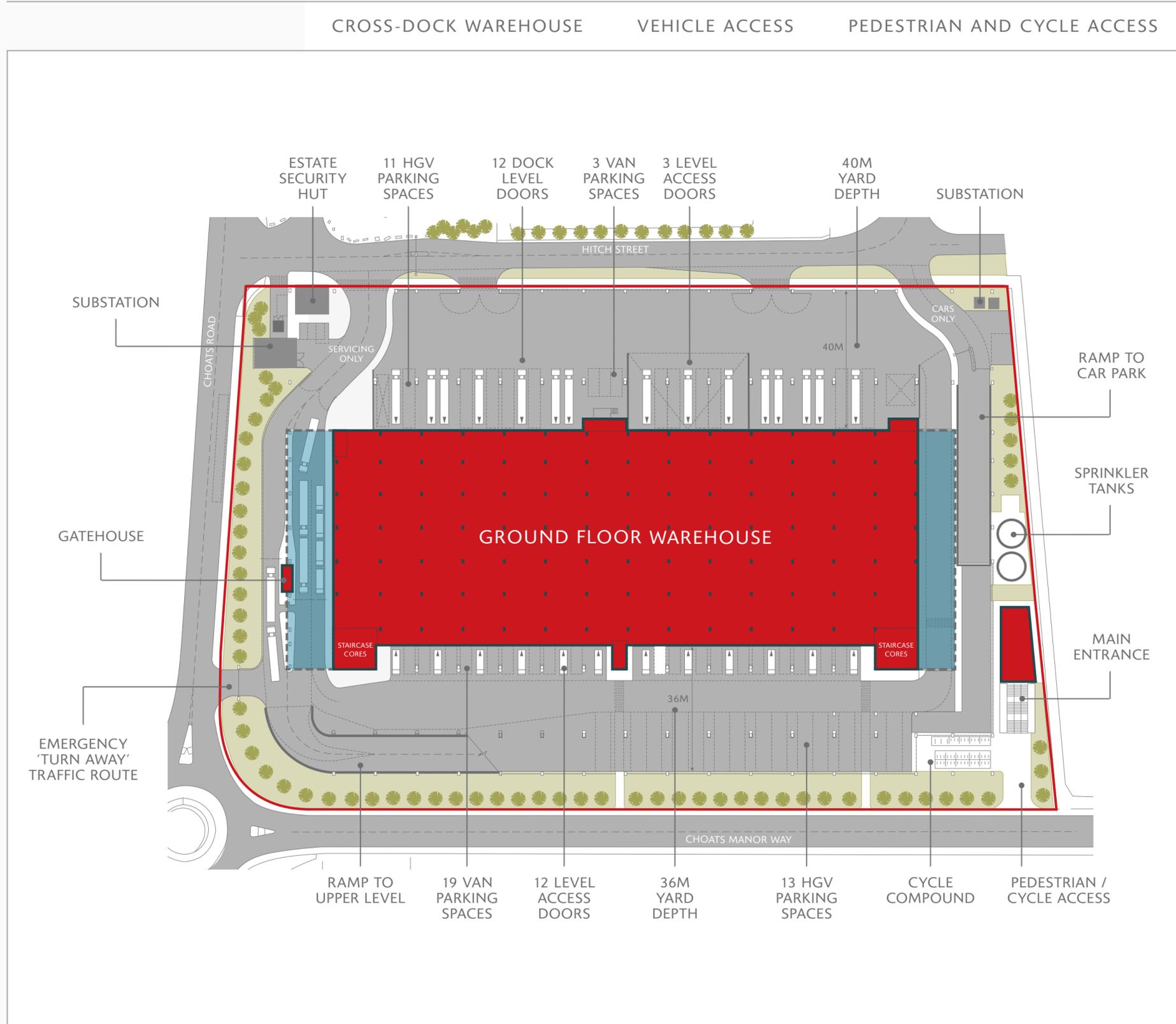
GROUND FLOOR

Designed as a cross-dock facility with HGV and van access on both sides and 360 degree circulation.



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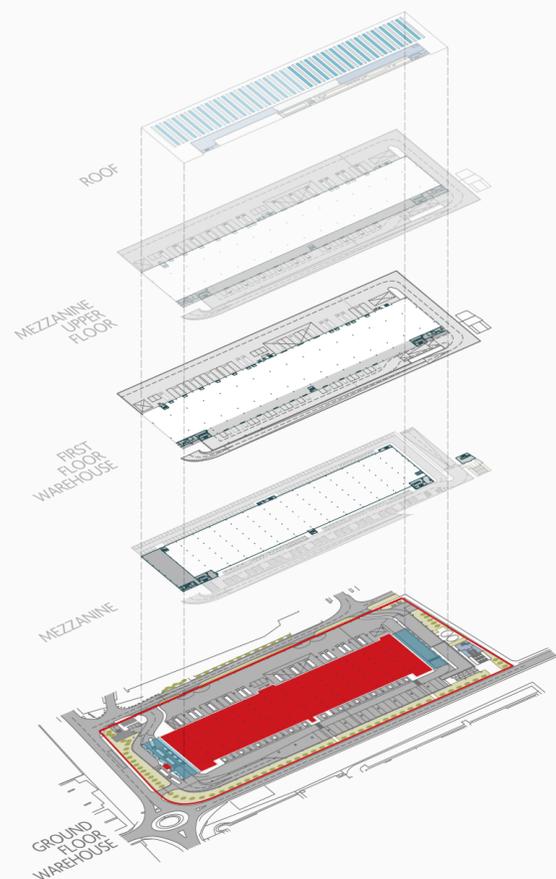
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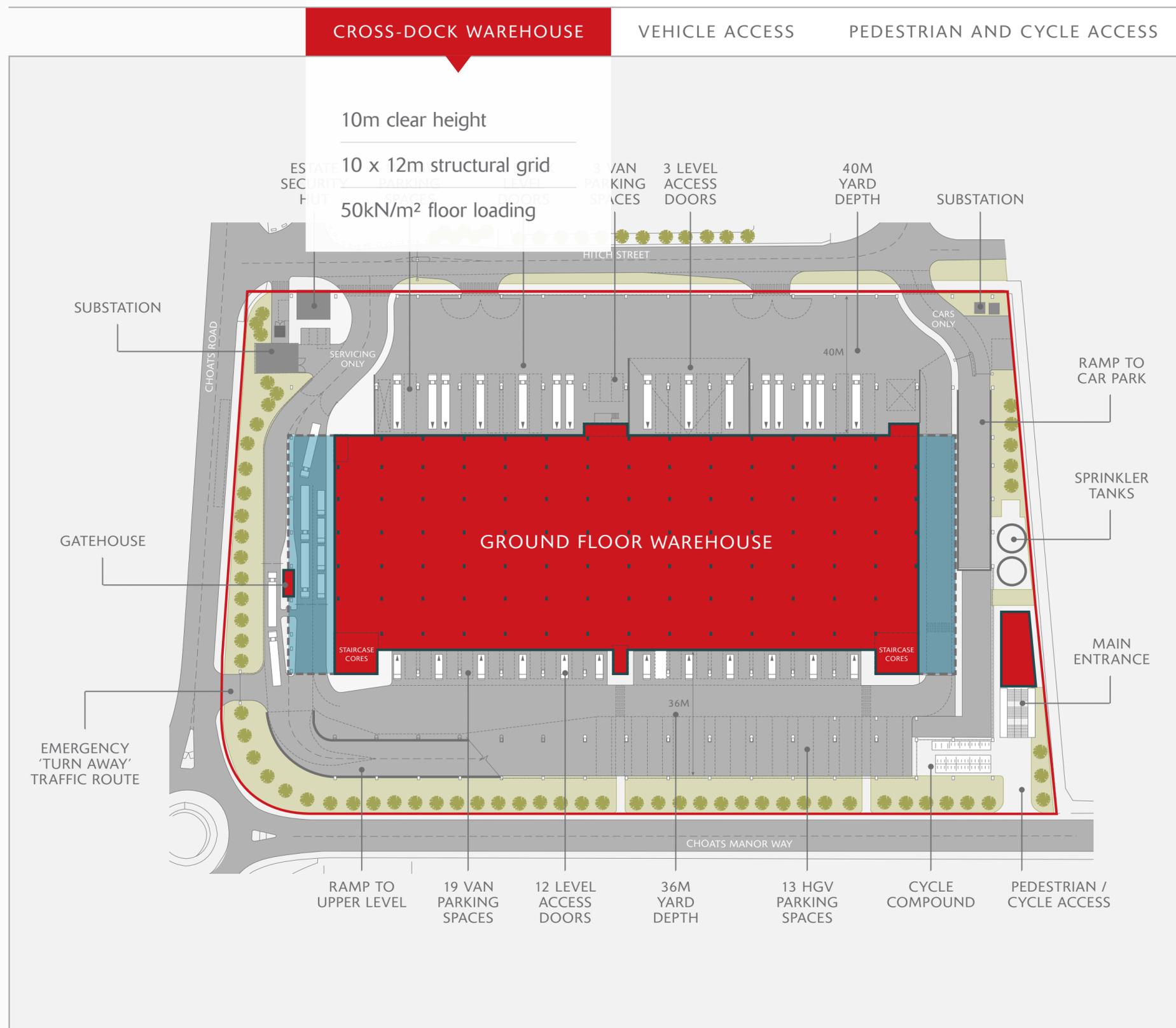
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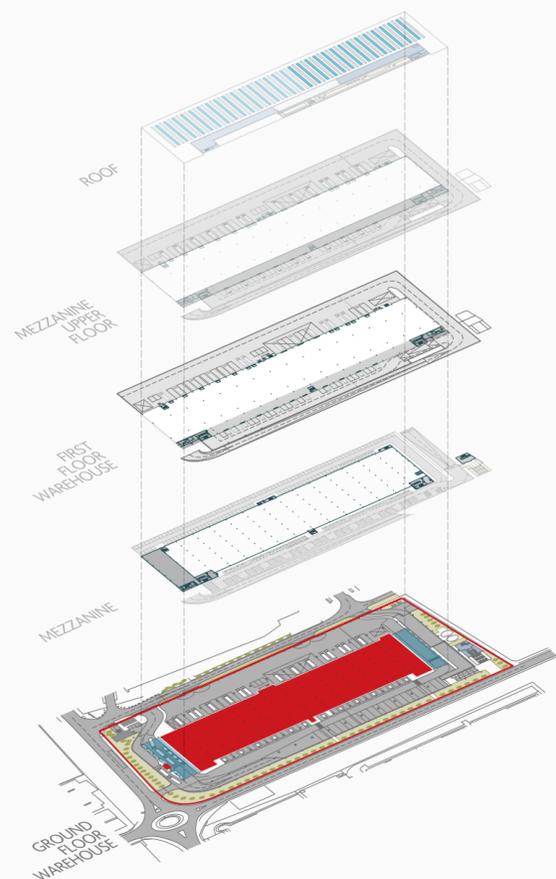
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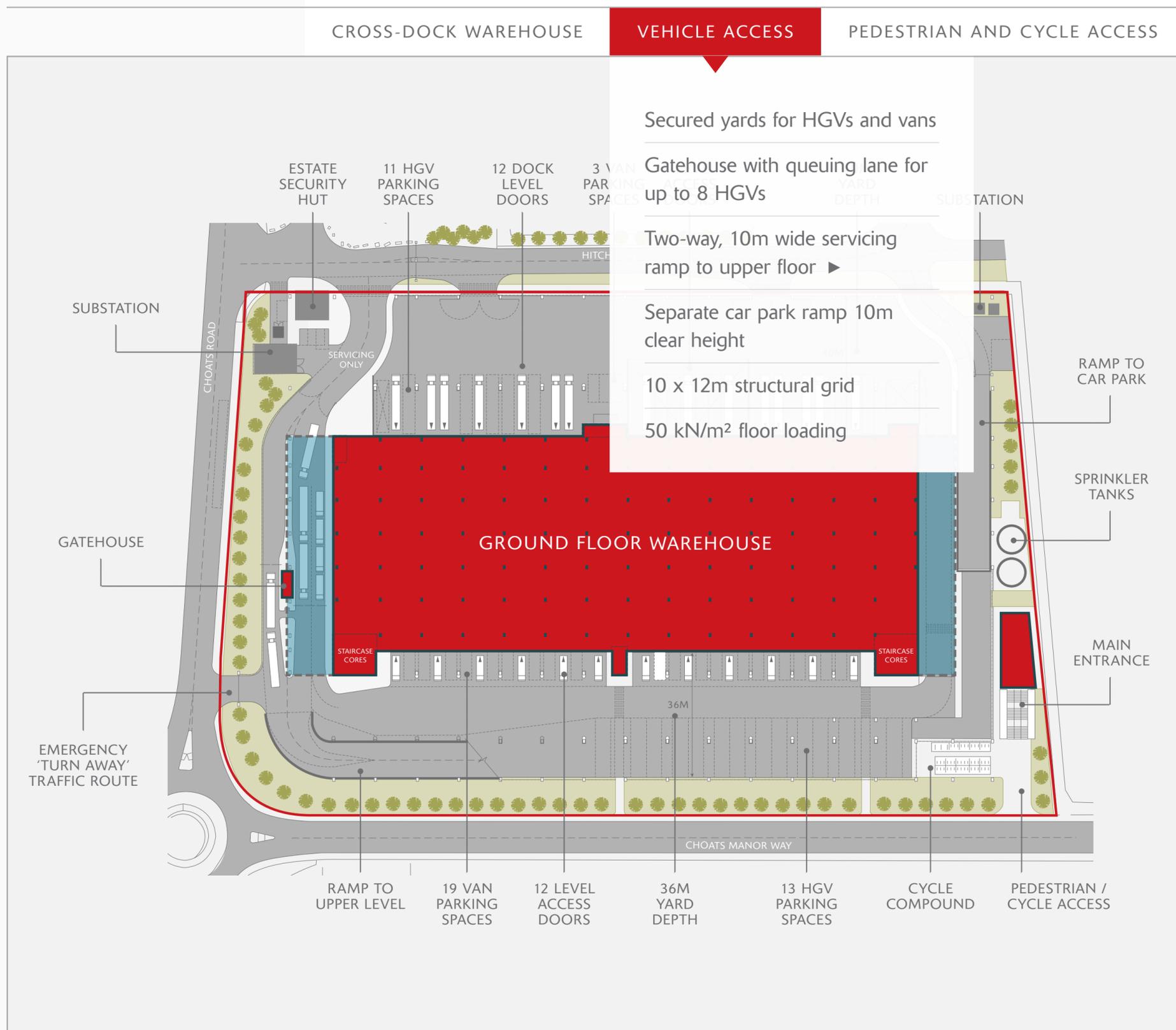
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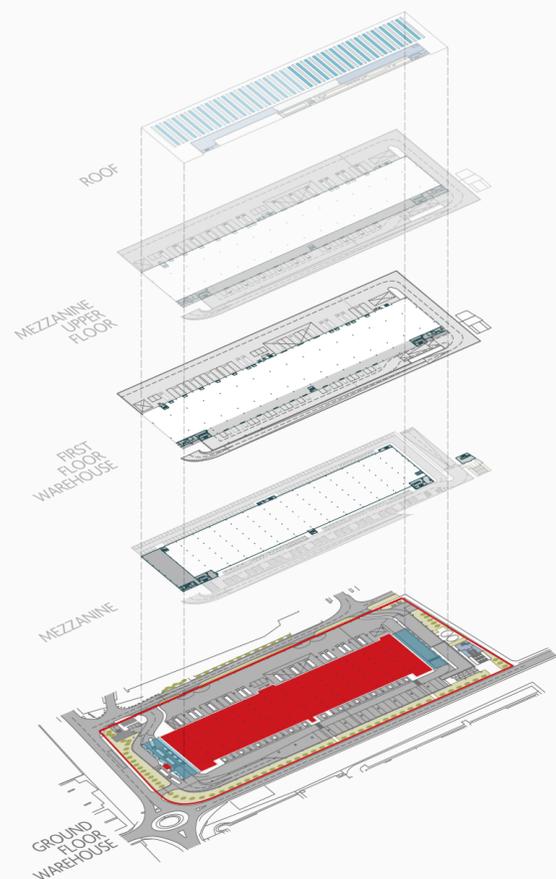
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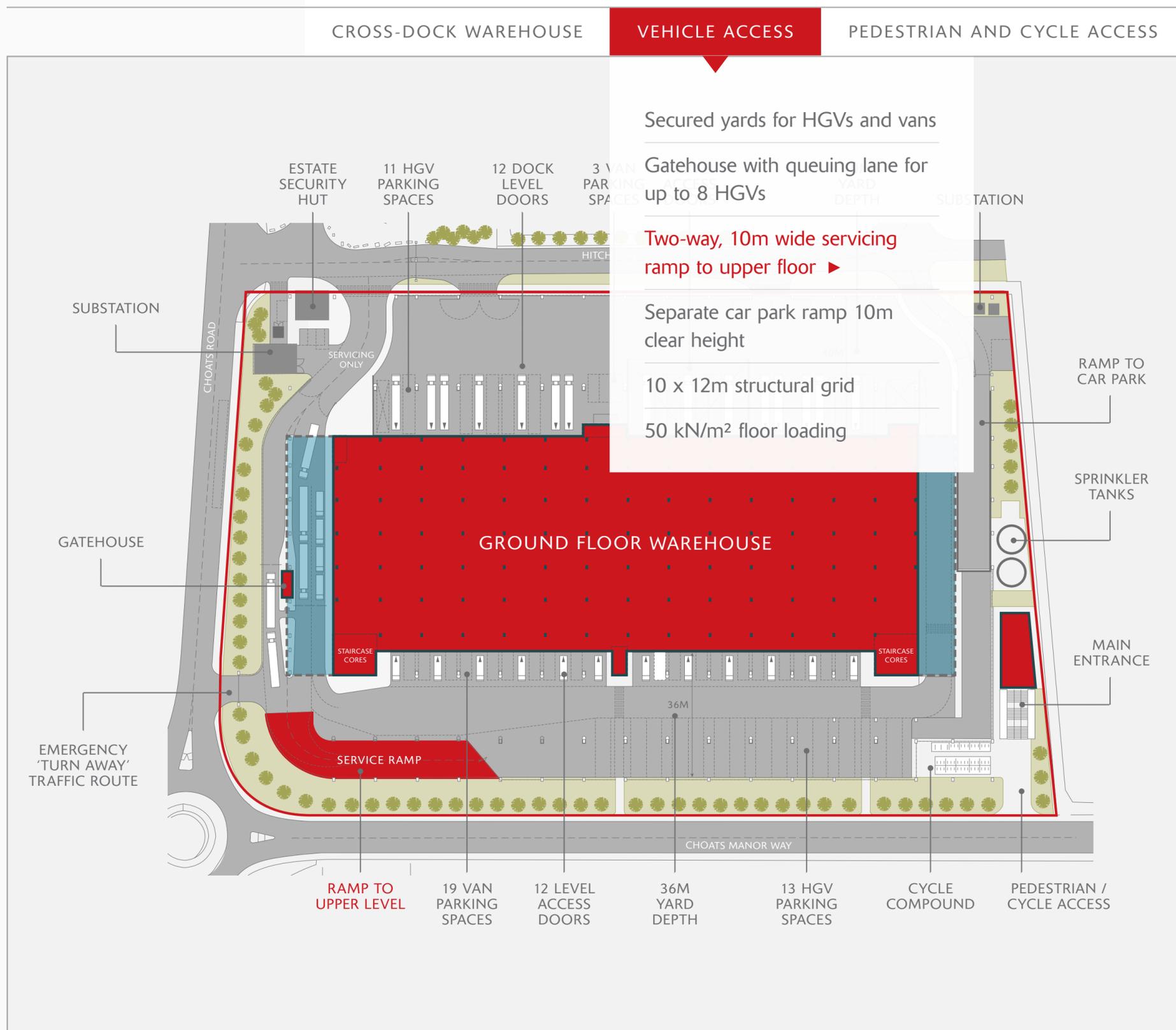
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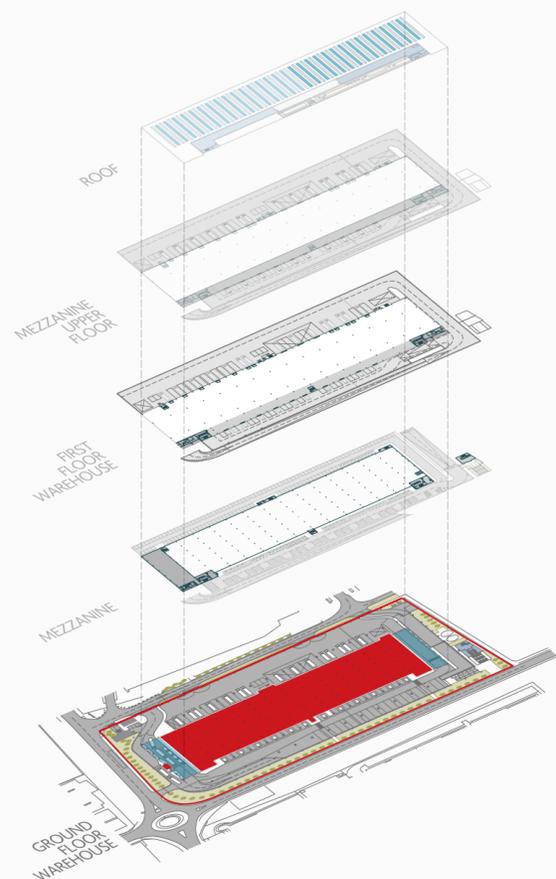
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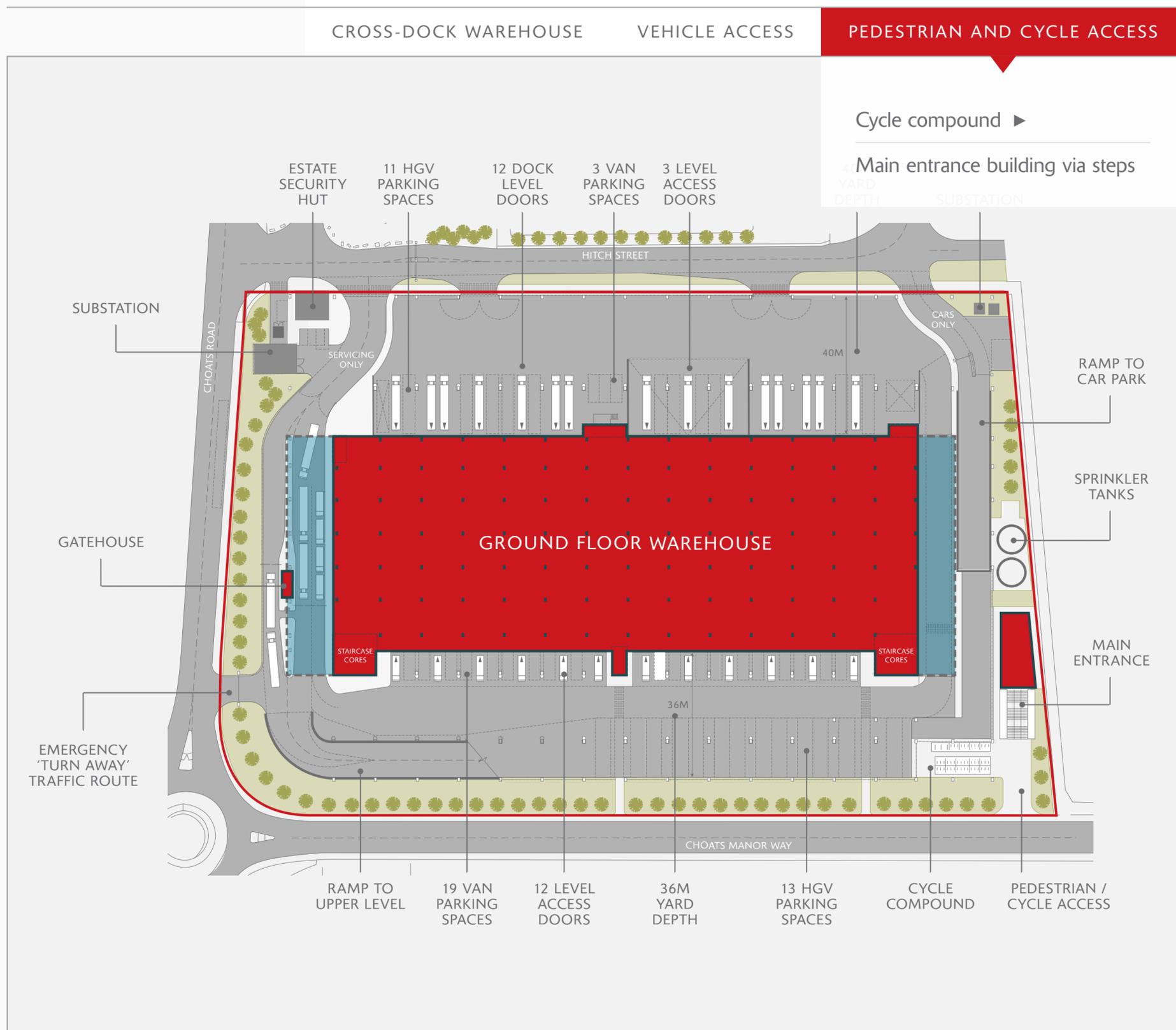
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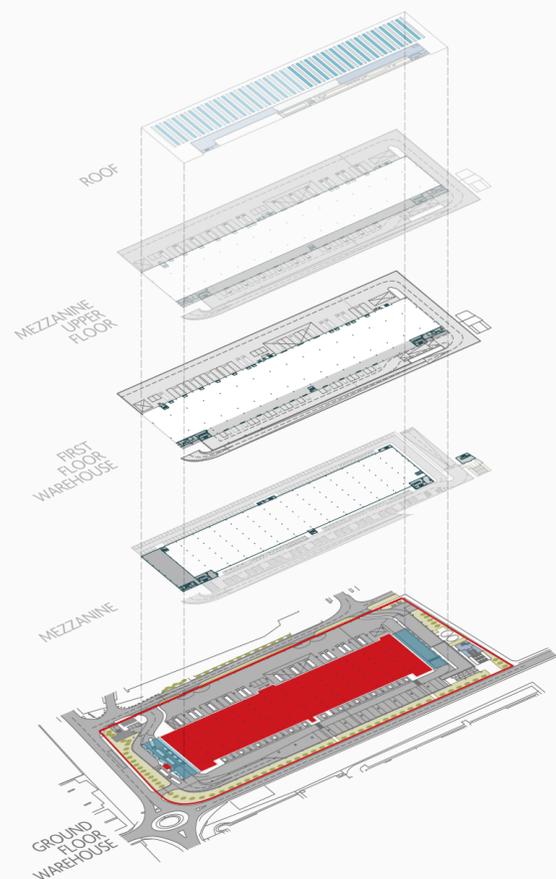
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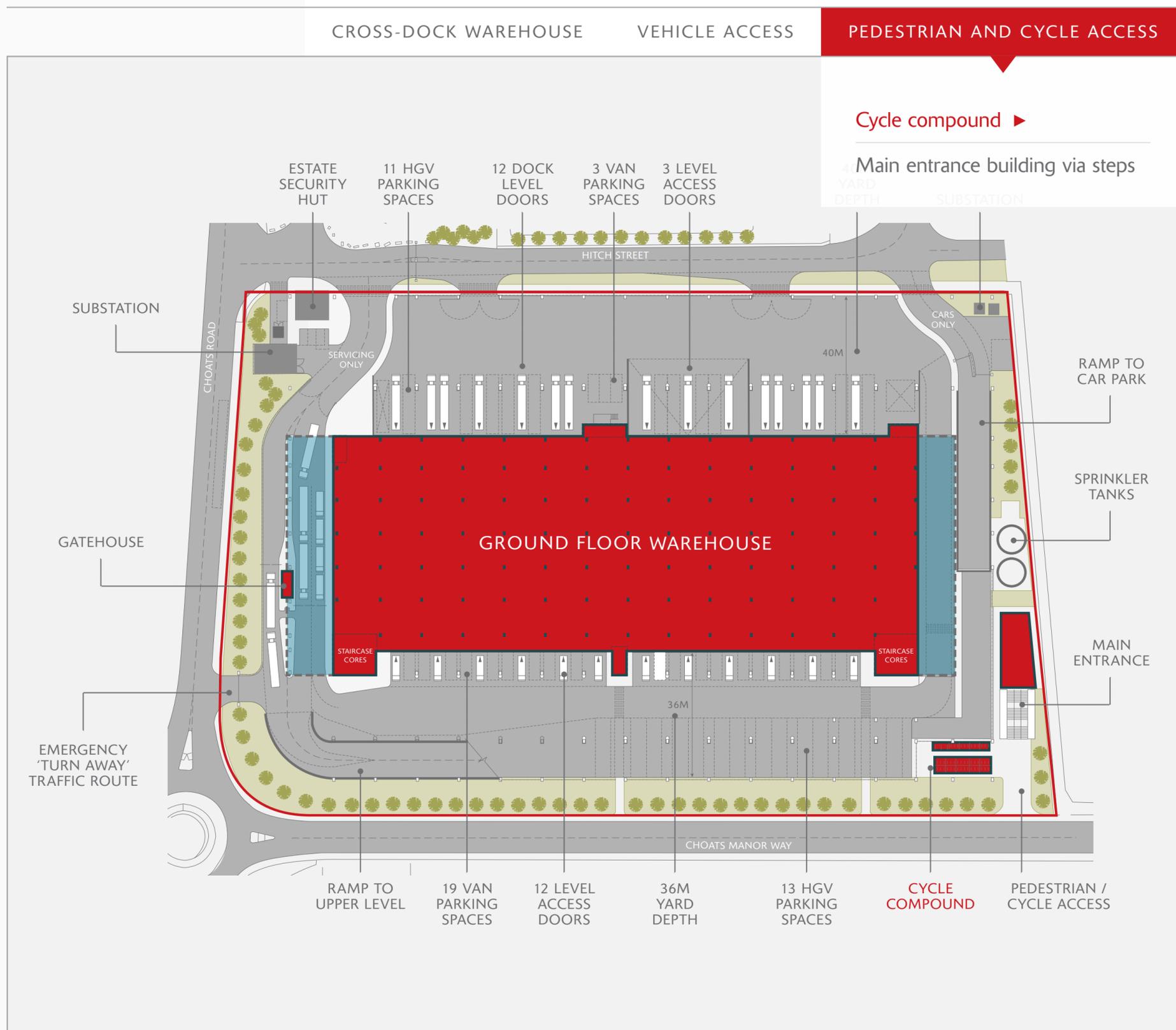
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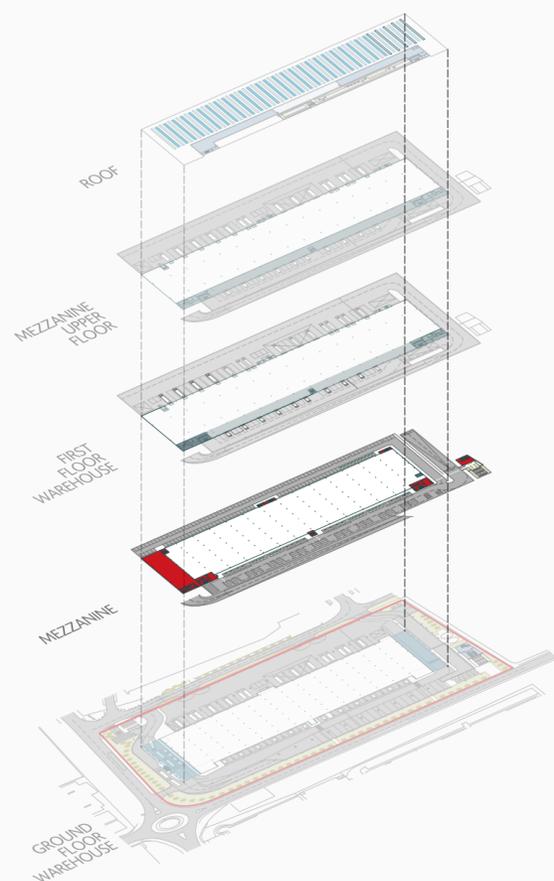
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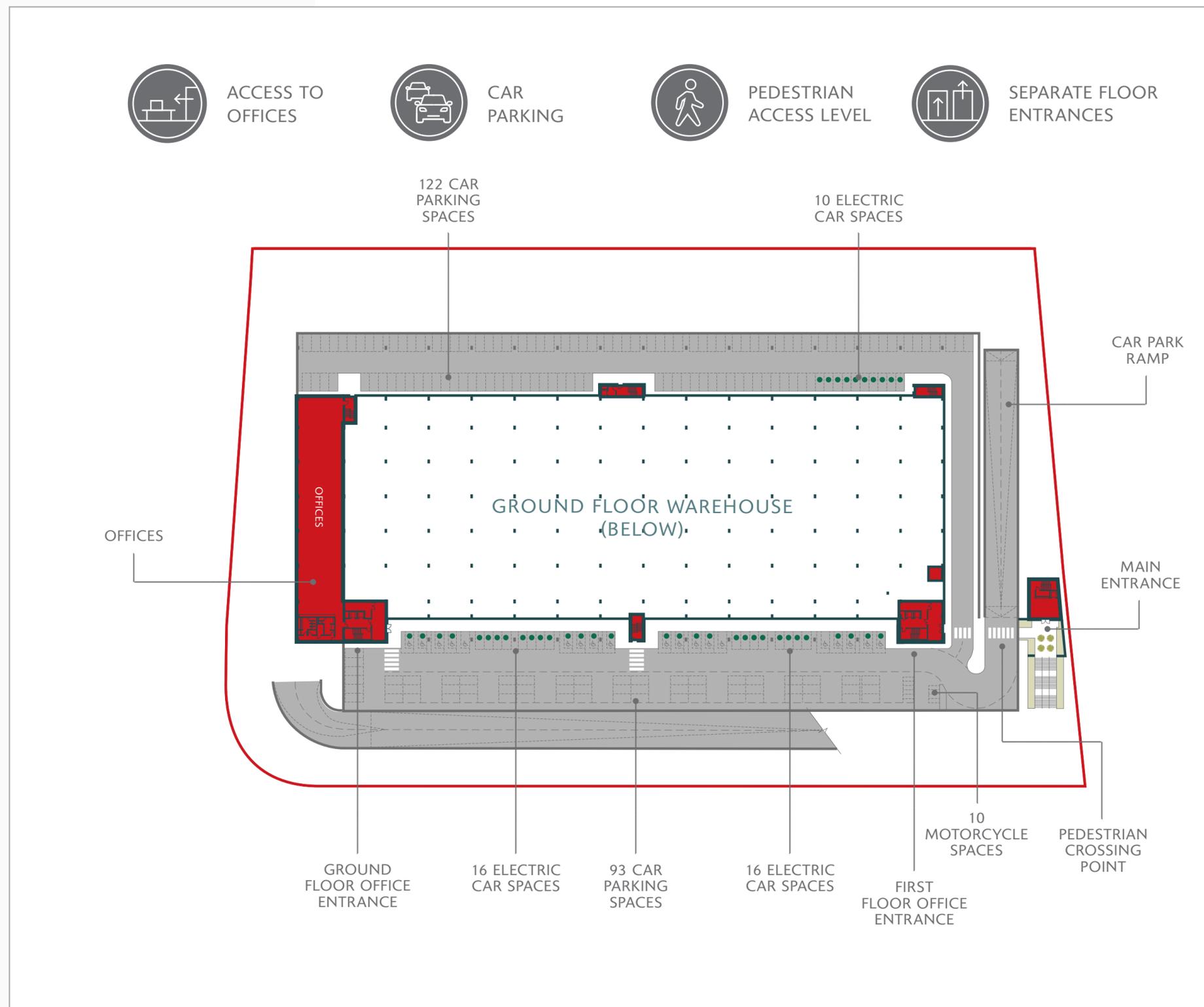
LOWER MEZZANINE

Staff and visitor parking will be provided on the mezzanine level located between the ground and first floor levels.



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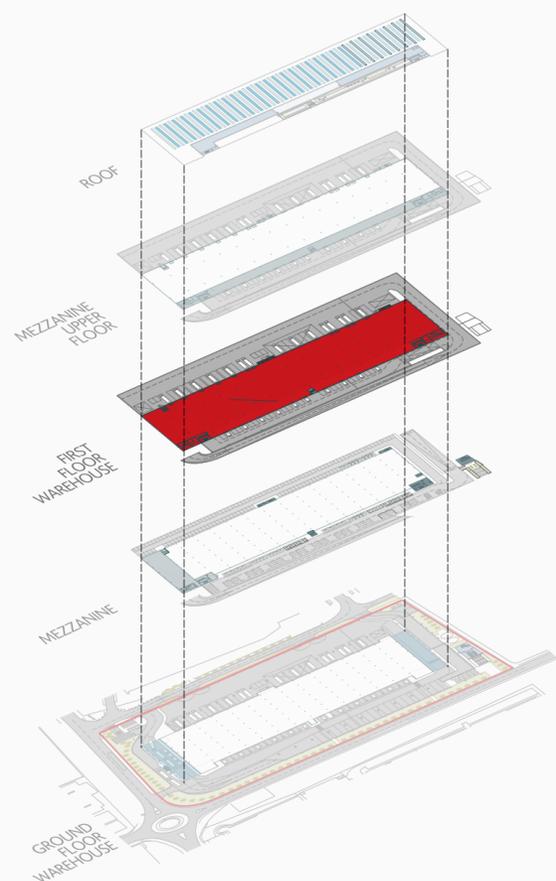
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 SITE PLAN

FIRST FLOOR

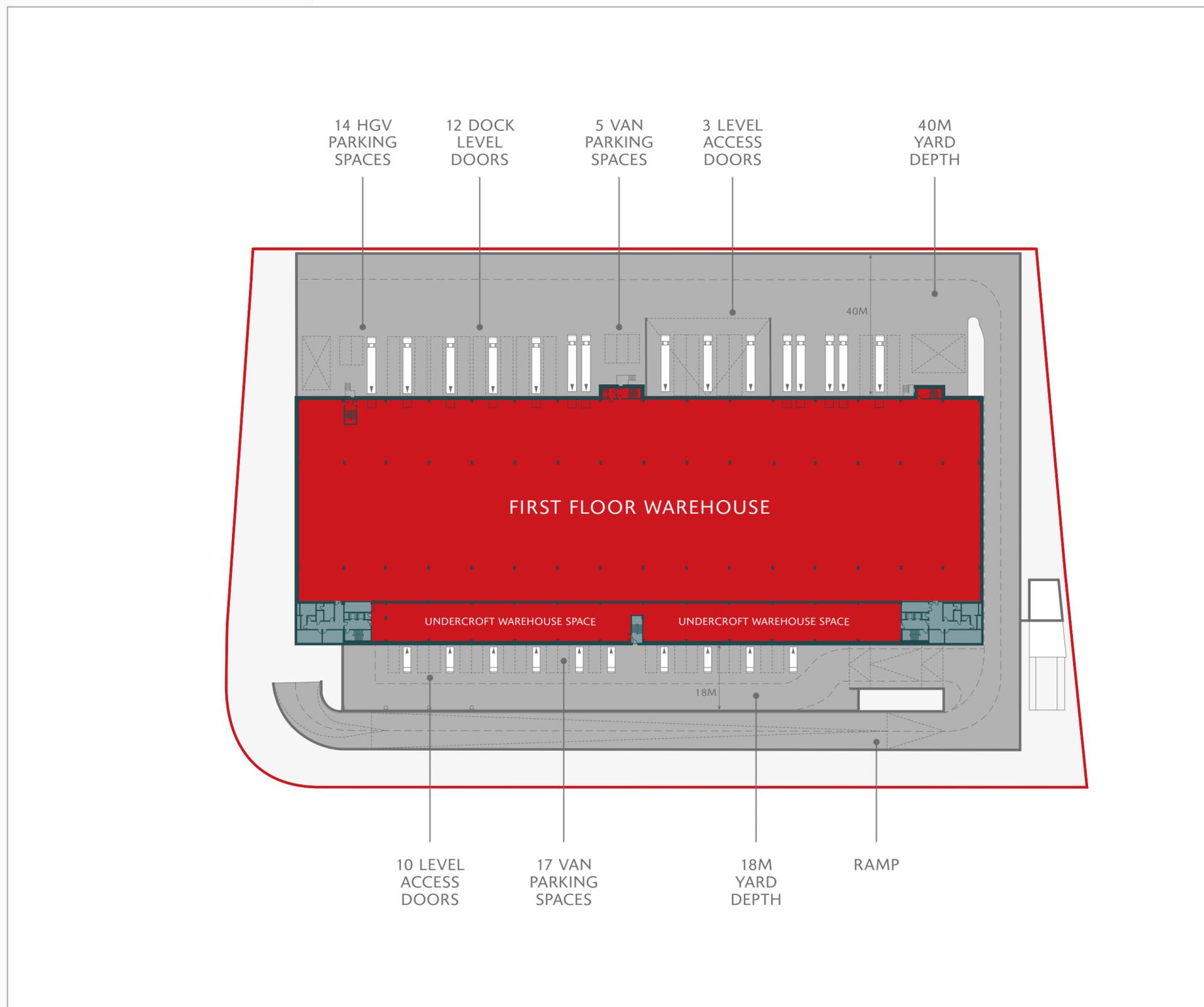
Accessed via a shallow gradient, 10m, two-way ramp with HGV and van access on the western side and vans only on the eastern side.



FIRST FLOOR	sq ft	sq m
Warehouse Unit 2	140,114	13,017
Office / Circulation	28,976	2,692
First Floor Total	169,090	15,709

All areas are approximate and calculated on a Gross External Basis

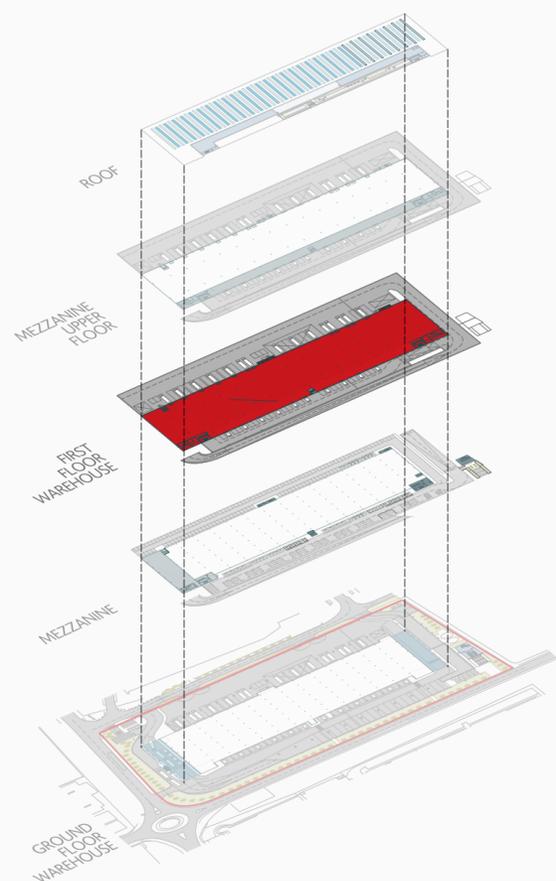
CROSS-DOCK WAREHOUSE VEHICLE ACCESS



 SITE PLAN

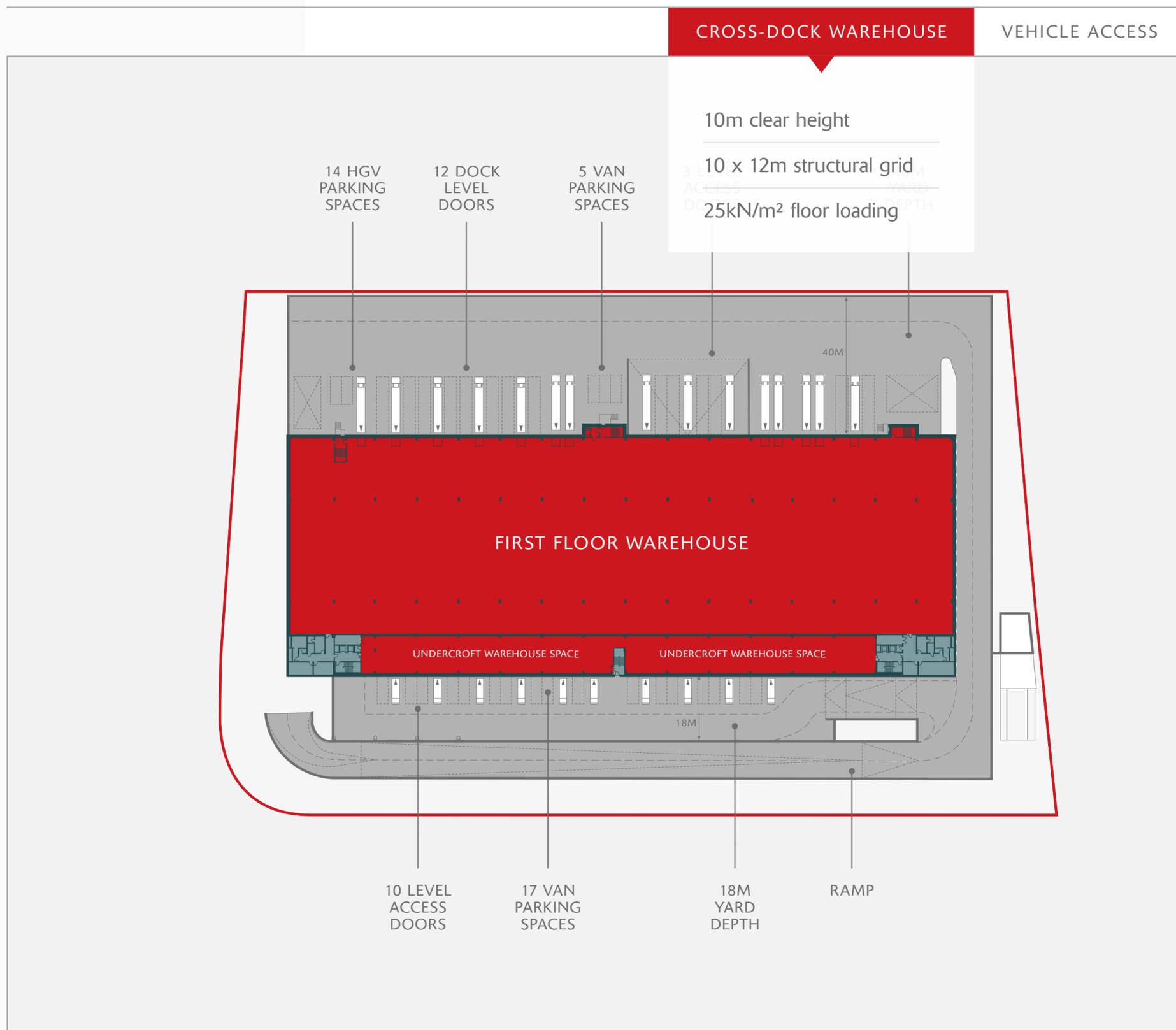
FIRST FLOOR

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FIRST FLOOR	sq ft	sq m
Warehouse Unit 2	140,114	13,017
Office / Circulation	28,976	2,692
First Floor Total	169,090	15,709

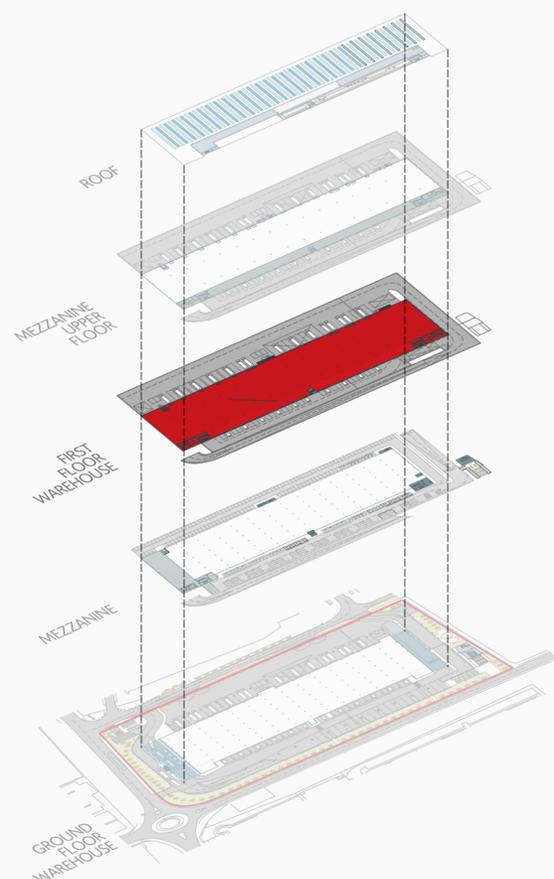
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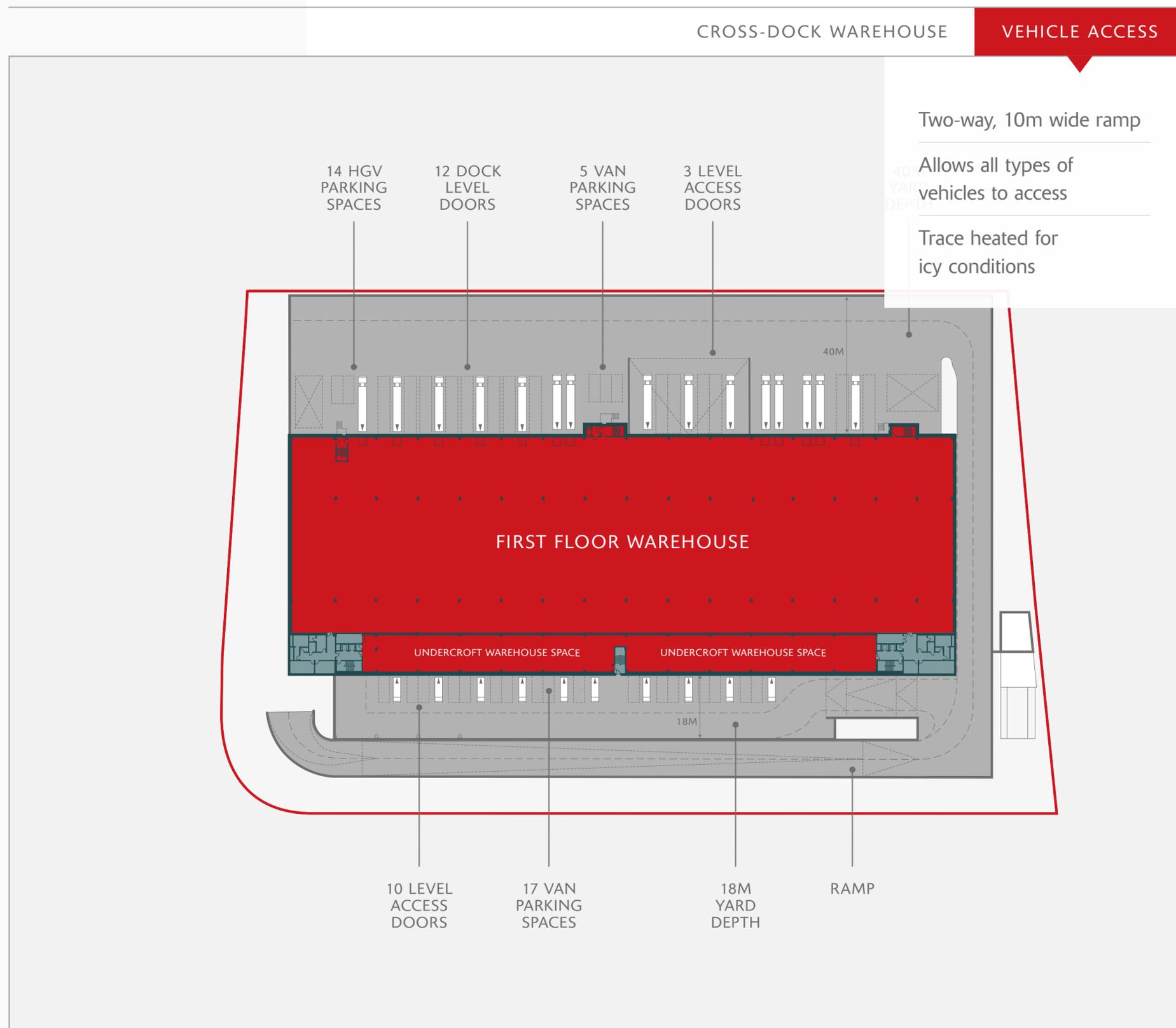
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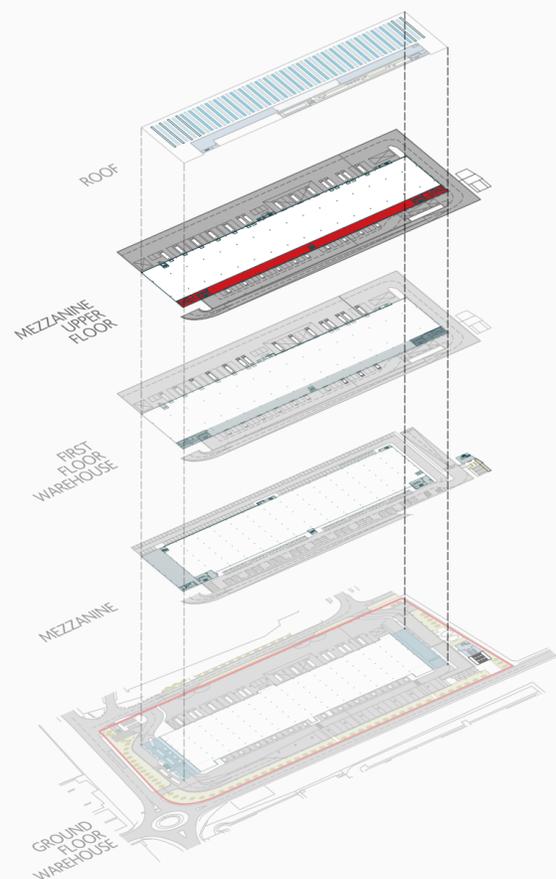


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UPPER MEZZANINE

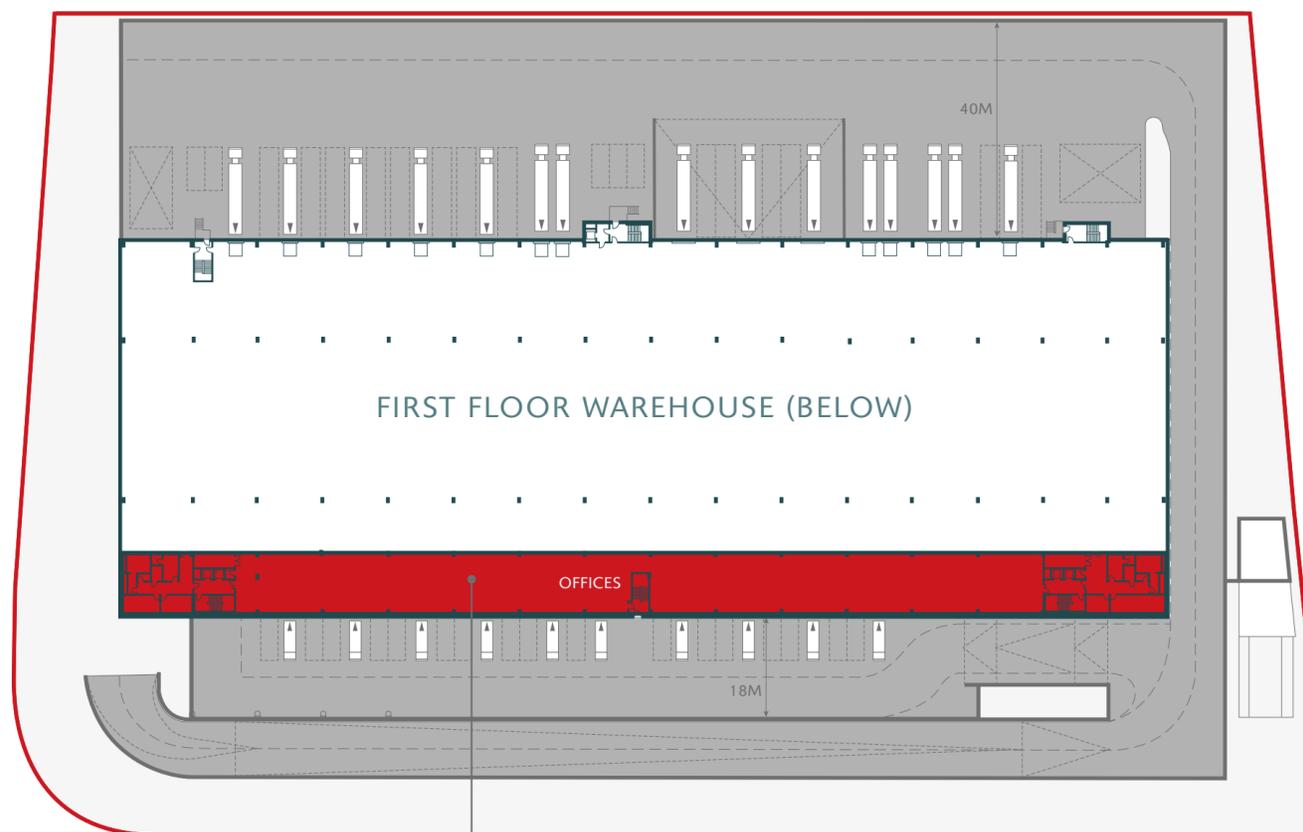


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OFFICES AT MEZZANINE LEVEL OVER THE WAREHOUSE AREA

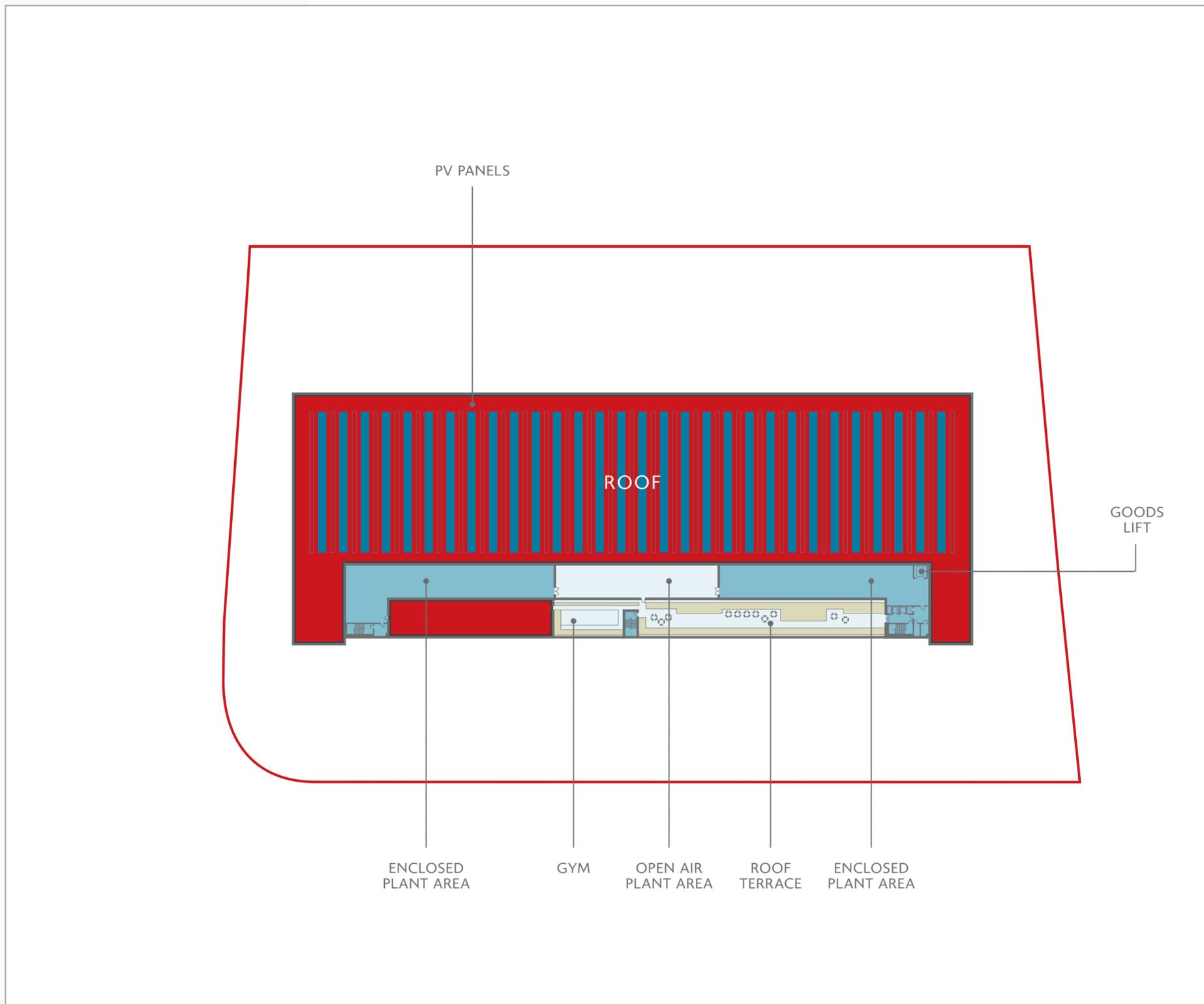
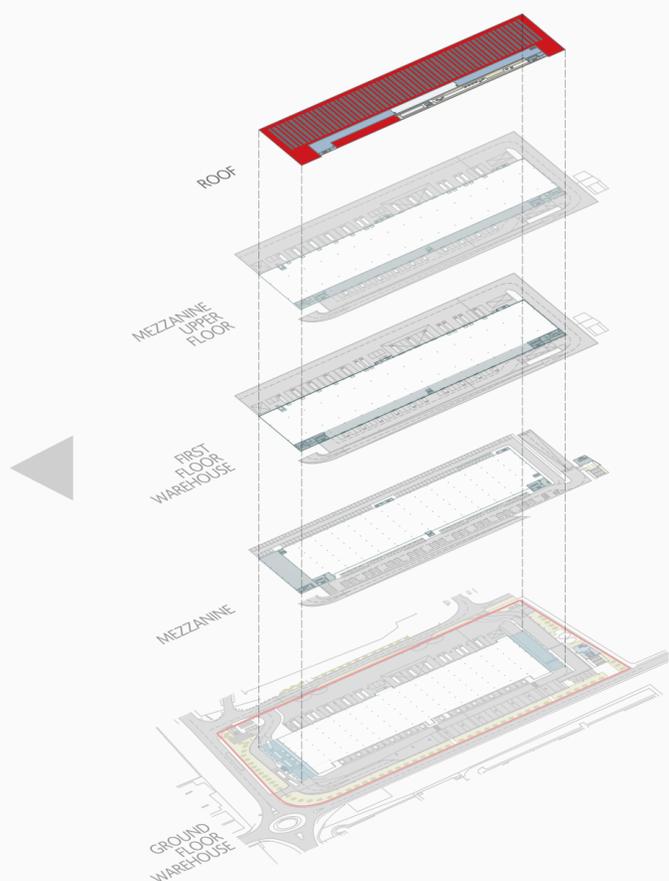
(Access from the car park via lift core)



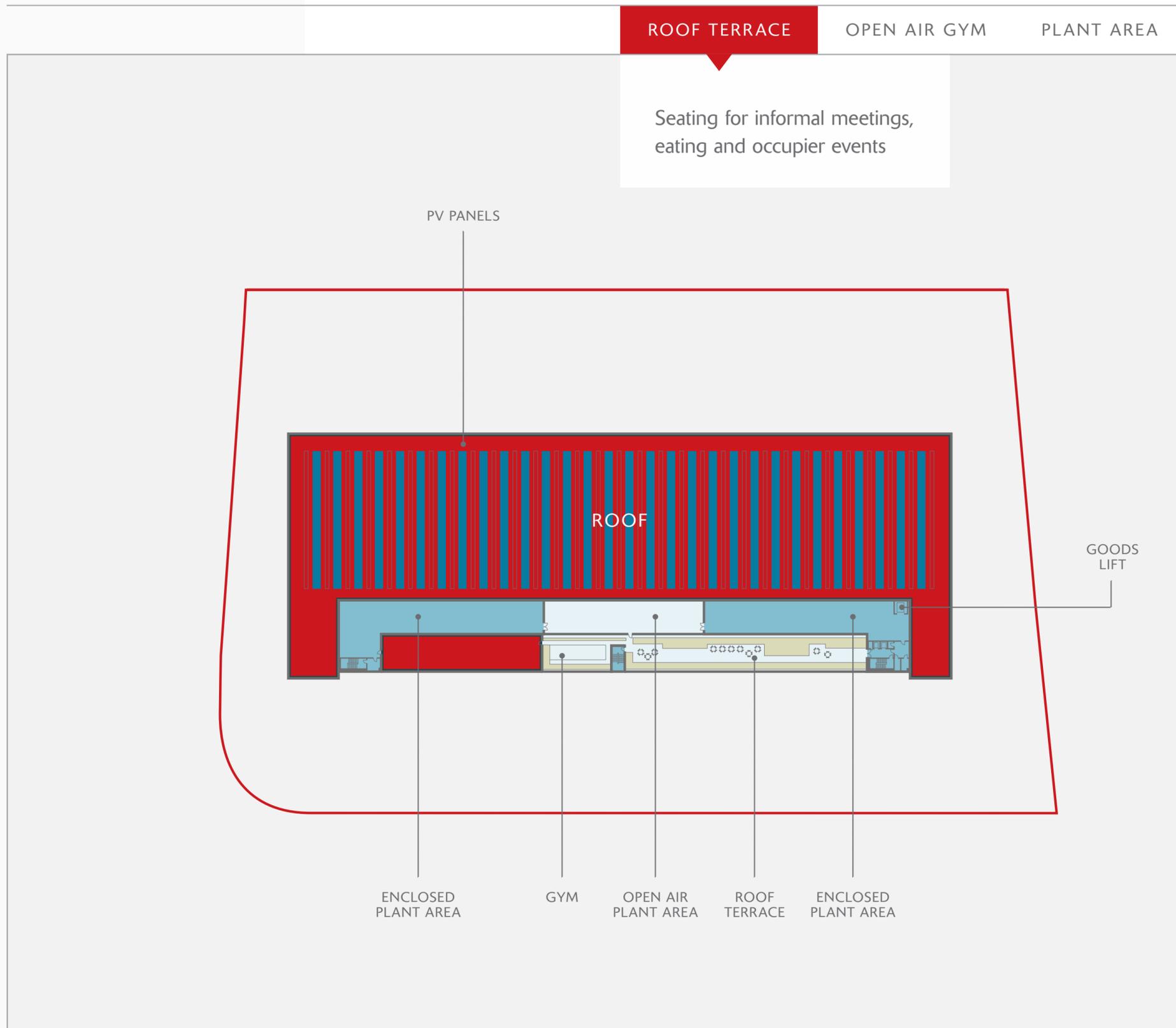
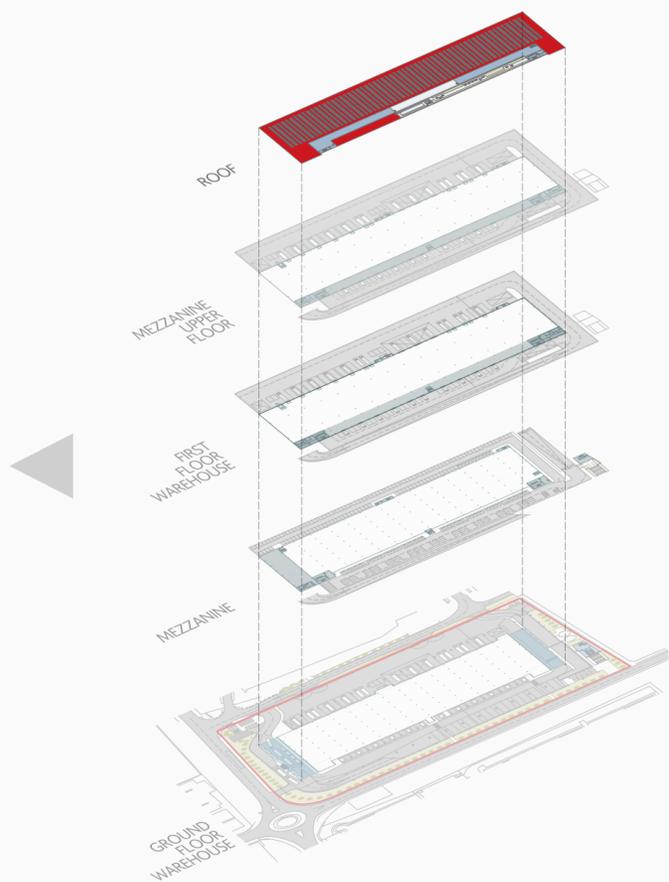
OFFICES

ROOFTOP

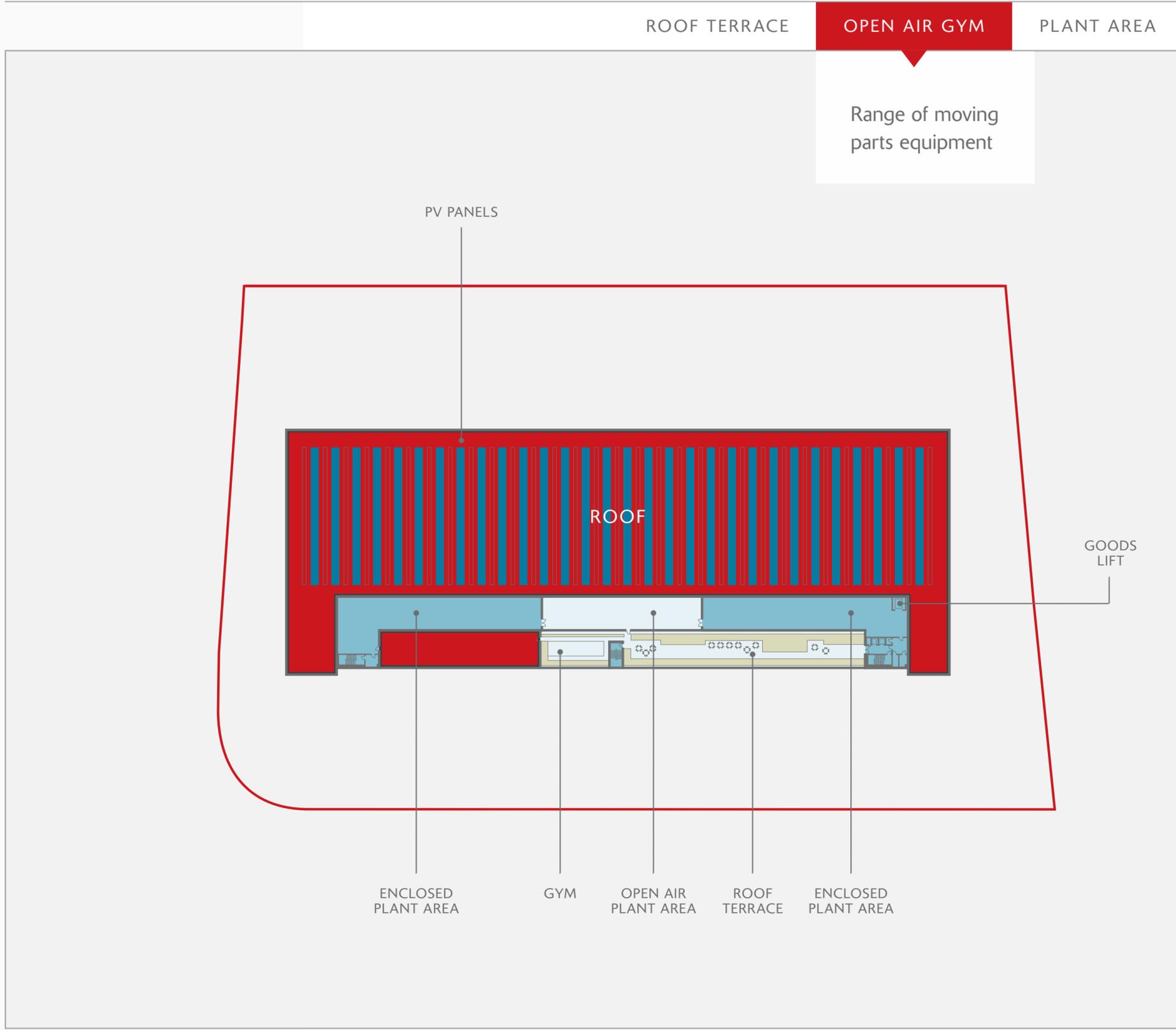
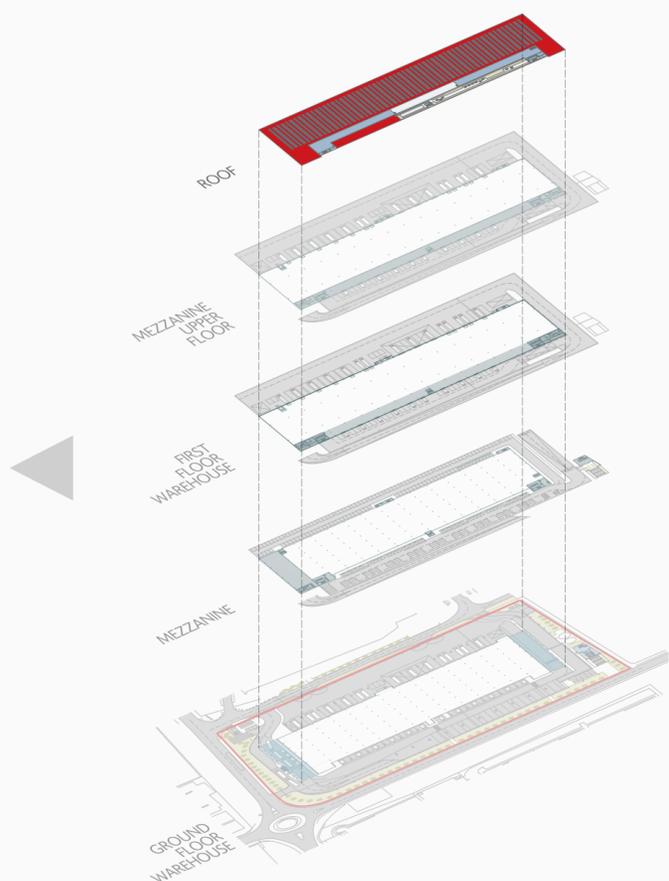
ROOF TERRACE OPEN AIR GYM PLANT AREA



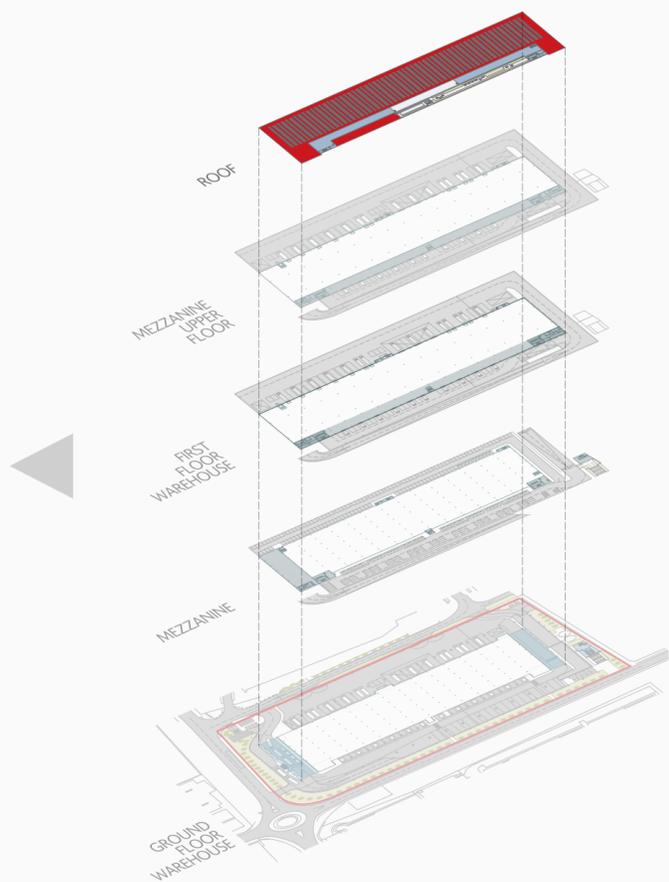
ROOFTOP



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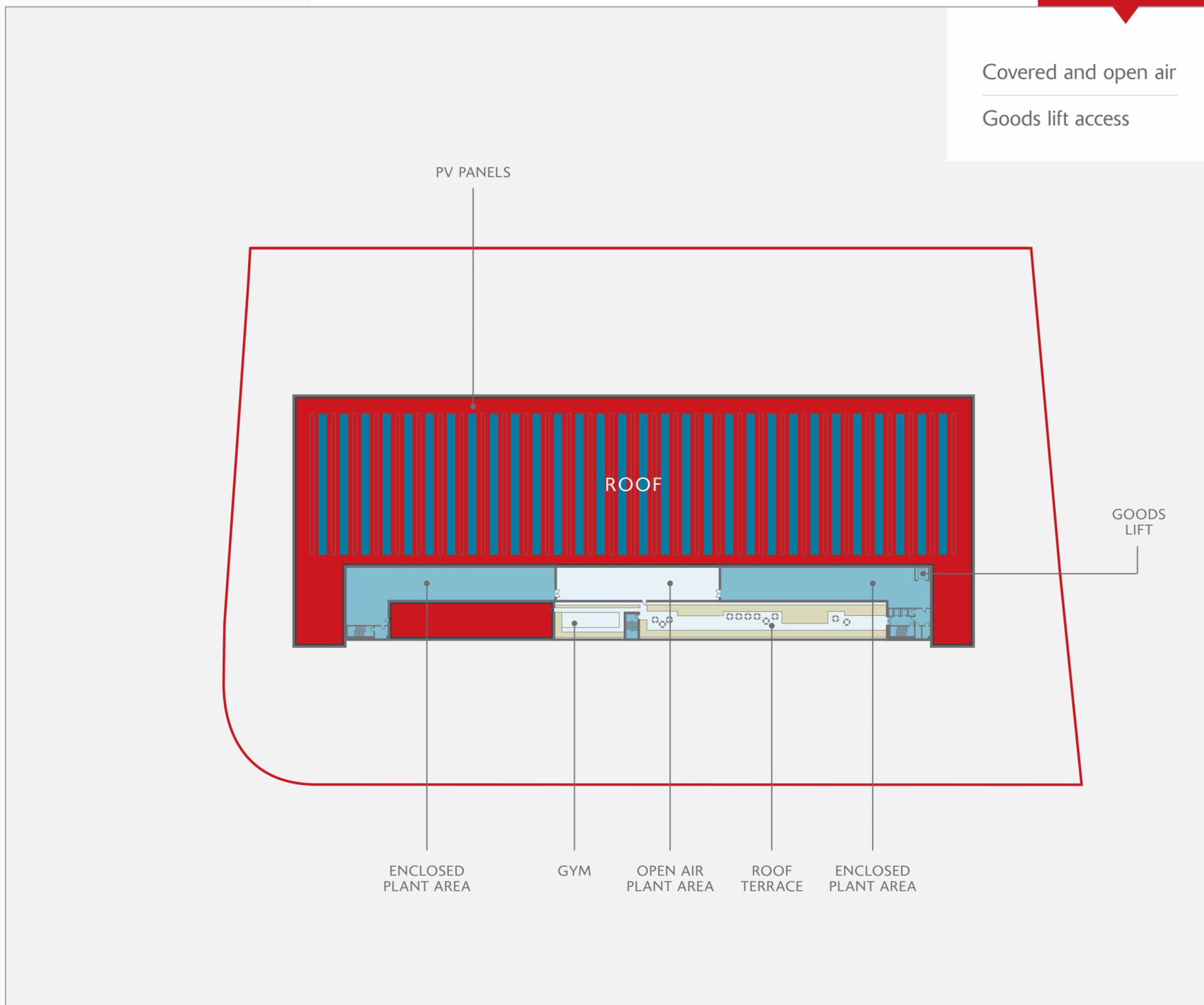
ROOF TERRACE

OPEN AIR GYM

PLANT AREA

Covered and open air

Goods lift access



AN **AMBITIOUS** DEVELOPMENT THAT MEETS THE CUSTOMER'S SUSTAINABILITY AMBITIONS



'A' Energy Performance Certificate



0% material to landfill from construction



BREEAM 'Excellent'



Air source heat pumps providing 85% of the building's heat load



PV panels on roofs generating renewable energy



Planting 80 semi-mature London Plane trees



Electric charging for cars, HGVs and vans*
**At day one or connected for future provision*



Net Zero Carbon to reduce future running costs

139 TCO₂

CARBON SAVING FROM PVS PER YEAR

100%

CARBON REDUCTION

268,721 KWH

PV GENERATION PER YEAR

£53,295*
(C.£25,000 PER UNIT)

*BASED ON AVERAGE ANNUAL SAVING OVER 25 YEARS

ON ANOTHER LEVEL

WITH NOTHING ELSE BUT THE
WELLNESS OF EMPLOYEES AT
THE HEART OF ITS DESIGN



Computer Generated Image: SEGRO V-Park Dagenham



WELLBEING

ON ANOTHER LEVEL WITH WELLBEING AT THE HEART OF ITS DESIGN

As members of the International WELL Building Institute, and the first developer in the UK to have a WELL-accredited industrial building, SEGRO puts the health and wellness of its employees at the heart of the buildings' design.



Enhanced office interiors and collaboration space



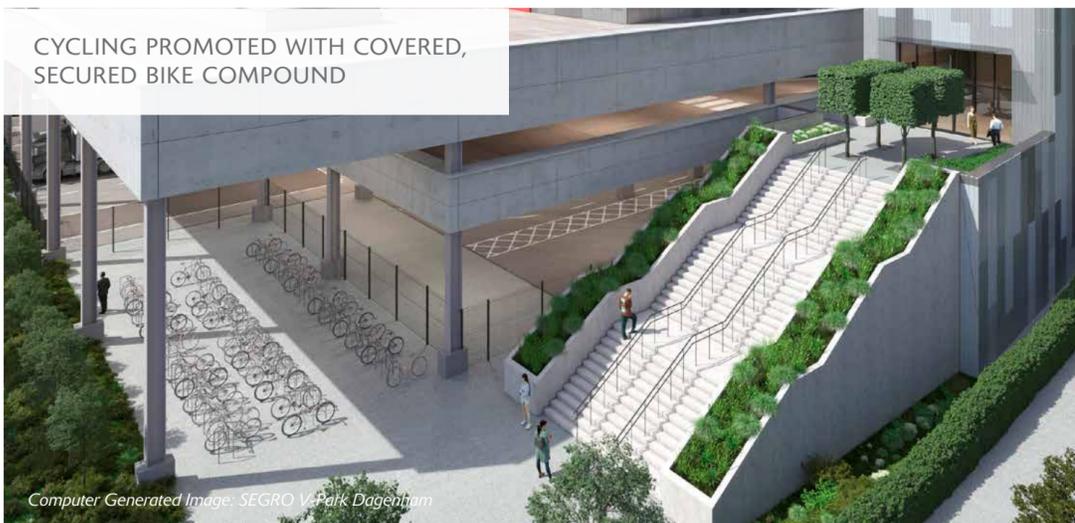
Facilities to promote cycling and walking to work



Roof top terrace with seating areas and gym



Internal living green walls



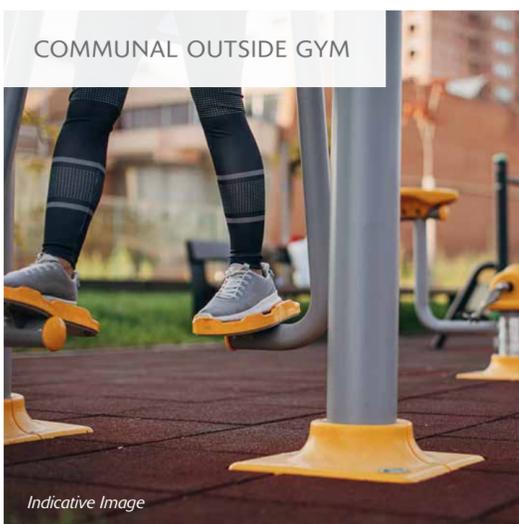
CYCLING PROMOTED WITH COVERED, SECURED BIKE COMPOUND

Computer Generated Image: SEGRO V-Park Dagenham



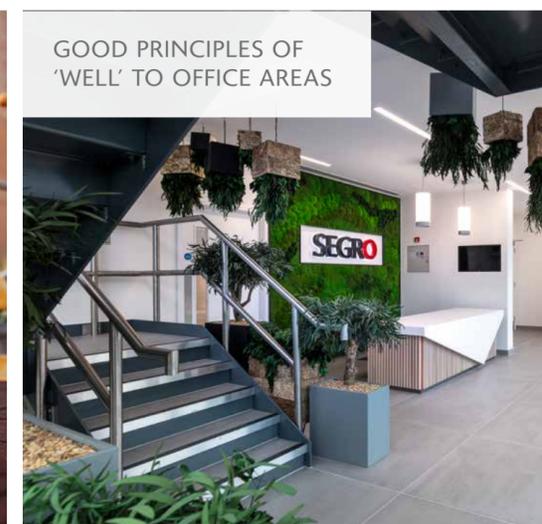
COLLABORATION OFFICE SPACE

Indicative Image



COMMUNAL OUTSIDE GYM

Indicative Image



GOOD PRINCIPLES OF 'WELL' TO OFFICE AREAS



COMMUNITY

INVESTING IN BRIGHT FUTURES LEADS TO A BRIGHTER FUTURE FOR ALL

JOB CREATION AND TRAINING OPPORTUNITIES

SEGRO's Partnership Development Team will work with occupiers to understand their recruitment needs and, through a network of partners, will help with access to a local talented workforce as well as training providers.



SUPPORTED DISADVANTAGED GROUPS IN BARKING & DAGENHAM, AND TO DATE HAVE INVESTED £118,000 TO 18 LOCAL PROJECTS, BENEFITTING 5,800 RESIDENTS



SKILLS & TRAINING FOR LOCAL PEOPLE



LABOUR MARKET

A WORKFORCE SUPPLY **READY TO MEET THE DEMAND** OF THE CONSUMER



SUPPLY

Barking & Dagenham Local Authority has a total labour pool of 19,200 workers within the target sector.

There are 6,500 unemployed people in the Borough.

82% of the potential workforce lives within a 15-minute drive.



DEMAND

There are currently 2,335 logistics jobs giving a supply / demand ratio of 8.2 people per job.

There are a total of 13,530 people working in logistics jobs within a 30-minute drive.



RECRUITMENT ACTIVITY

Recently, there were three warehouse operative jobs being advertised in Dagenham, which have received a combined total of 651 applications – this equates to 211 applicants per role.

Local Authority	Unemployment Rate, Sep 2019	Unemployment Rate, Sep 2019	Elementary Occupations, Sep 2019	Logistics Employment, 2018	Supply	Supply / Demand
Havering	6.1	7,900	6,700	1,660	14,600	8.80
Barking and Dagenham	6.3	6,500	12,700	2,335	19,200	8.22
Thurrock	4.9	4,400	7,000	7,625	11,400	1.50
Newham	5.9	10,800	24,200	1,160	35,000	30.17
Redbridge	4.7	6,700	13,200	750	19,900	26.53
Sub total (Core)		36,300	63,800	13,530	100,100	7.40

CBRE Labour Review, September 2020



Responsible SEGRO introduces three long-term priorities to which we can make greater environmental and social contributions for the benefit of our business, customers and communities.

1 CHAMPIONING LOW-CARBON GROWTH ▶

2 INVESTING IN OUR LOCAL COMMUNITIES AND ENVIRONMENTS ▶

3 NURTURING TALENT ▶



Our new Responsible SEGRO framework introduces three long-term priorities to which we can make the greatest business, environmental and social contribution.

We believe that working towards and achieving the goals within the Responsible SEGRO framework will ensure we remain a business fit for the future, one that helps our customers grow, our communities flourish and our people thrive.

In short, that we will continue to create the space which allows extraordinary things to happen for many years to come.

1 CHAMPIONING LOW-CARBON GROWTH ▶

2 INVESTING IN OUR LOCAL COMMUNITIES AND ENVIRONMENTS ▶

3 NURTURING TALENT ▶



RESPONSIBLE SEGRO

SEGRO recognises that our planet is facing a climate emergency, and we are committed to playing our part in tackling climate change.

Our priority is to eliminate as far as possible the carbon emissions from the development of new buildings and the operation of existing buildings, and we will then ensure that any residual carbon is offset or absorbed meaningfully and effectively.

We will be net-zero carbon by 2030.

[FIND OUT MORE ▶](#)

1 CHAMPIONING
LOW-CARBON GROWTH

2 INVESTING IN OUR
LOCAL COMMUNITIES
AND ENVIRONMENTS ▶

3 NURTURING
TALENT ▶



RESPONSIBLE SEGRO

SEGRO is an integral part of the communities in which it operates, and we are committed to contributing to their long-term vitality.

We will create and implement Community Investment Plans for every key market in our portfolio by 2025.

FIND OUT MORE ▶

1 CHAMPIONING
LOW-CARBON GROWTH ▶

2 INVESTING IN OUR
LOCAL COMMUNITIES
AND ENVIRONMENTS

3 NURTURING
TALENT ▶



RESPONSIBLE SEGRO

SEGRO's people are vital to and inseparable from its success, and we are committed to attracting, enhancing and retaining a diverse range of talented individuals in our business.

We will increase the overall diversity of our own workforce throughout the organisation.

[FIND OUT MORE ▶](#)

1 CHAMPIONING LOW-CARBON GROWTH ▶

2 INVESTING IN OUR LOCAL COMMUNITIES AND ENVIRONMENTS ▶

3 NURTURING TALENT

PROVEN EXPERIENCE MEANS EFFICIENT DELIVERY

SEGRO is a proven developer of best-in-class industrial buildings that meet the growing demand for goods and industrial services.

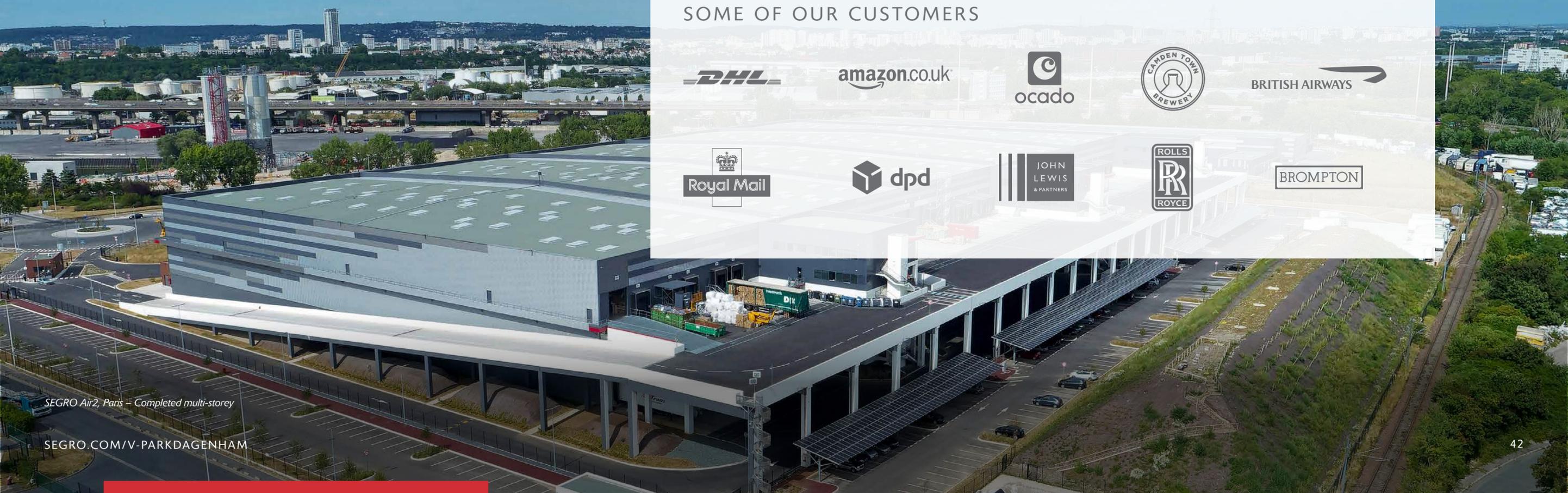
In 2019, SEGRO also completed Paris Air2 in Gennevilliers which was pre-let to Ikea and Leroy Merlin. This was the first multi-storey warehouse in Paris demonstrating the future of operationally efficient, intensified space.

From pre-let, we would work with a customer to deliver SEGRO V-Park Dagenham within an 18-month period and accommodating their specific requirements.

LONDON'S LEADING INDUSTRIAL DEVELOPER

1.3M SQ M	25,000	57
OF INDUSTRIAL SPACE WITHIN LONDON	PEOPLE EMPLOYED	ESTATES
5,000	413	
JOBS CREATED AND SAFEGUARDED IN THE LAST 5 YEARS	CUSTOMERS	

SOME OF OUR CUSTOMERS

SEGRO Air2, Paris – Completed multi-storey

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SEGRO V-PARK DAGENHAM



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In conjunction with
MAYOR OF LONDON

