

SEGRO PARK
**COURIER
ROAD**

RAINHAM RM13 8EU

EXTRAORDINARY BY NATURE

FLEXIBLE FREEHOLD/LEASEHOLD
DESIGN & BUILD OPTIONS AVAILABLE

PLANNING CONSENT GRANTED FOR UP TO
310,000 SQ FT OF INDUSTRIAL & LOGISTICS SPACE



East 

MAYOR OF LONDON

SEGRO



CATERED TO YOUR REQUIREMENTS

Flexible freehold/leasehold design & build options available. Planning consent granted for up to 310,000 sq ft of industrial & logistics space



Computer generated image: SEGRO Park Courier Road



POWERED FOR THE FUTURE

Application submitted to secure up to 50MVA of power for the site



Computer generated image: SEGRO Park Courier Road

WELCOME TO THE NATURAL EVOLUTION OF INDUSTRIAL & LOGISTICS SPACE



Computer generated image: SEGRO Park Courier Road



BIODIVERSE ENVIRONMENT

A development at one with its surroundings with a focus on landscaping and habitation



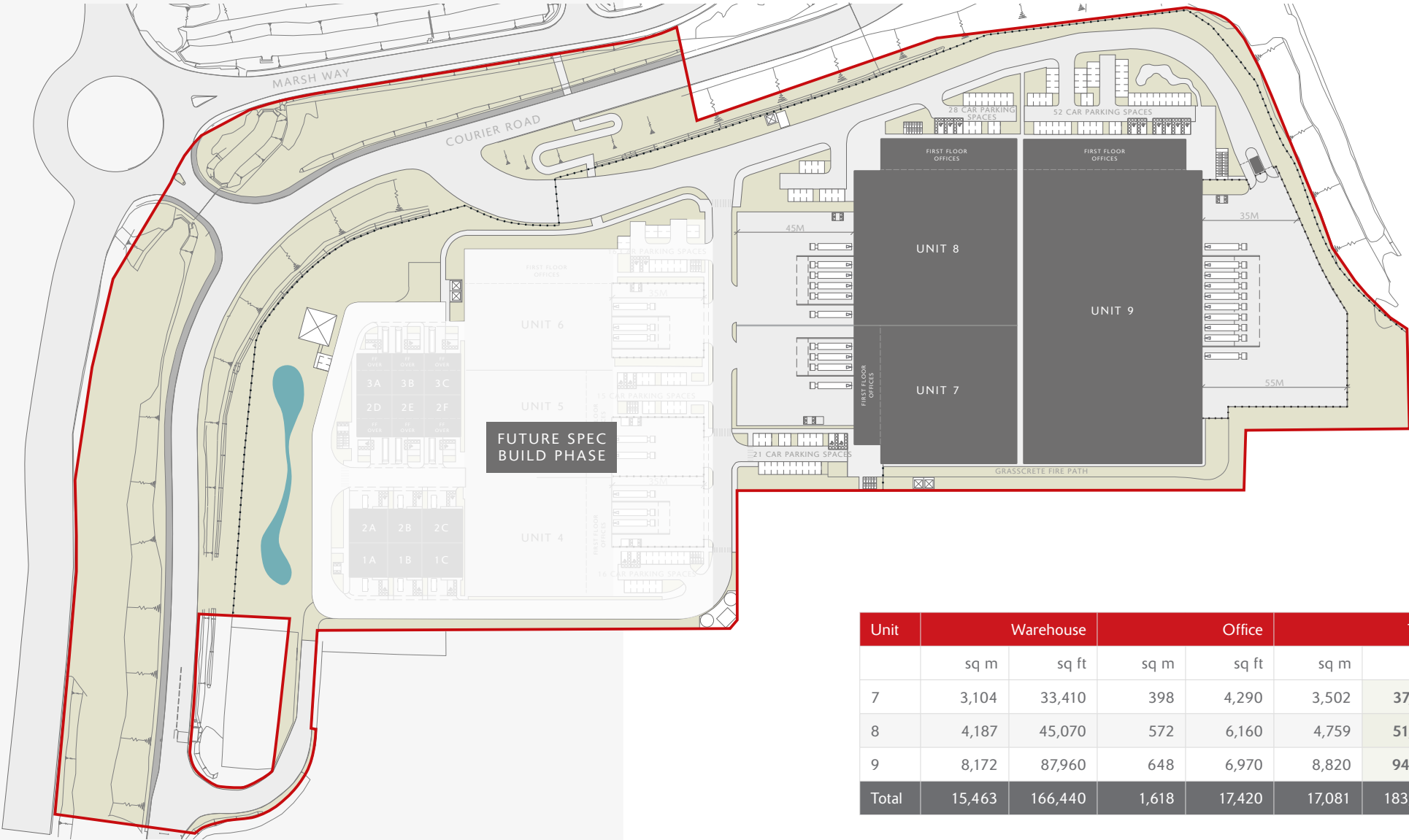
Computer generated image: SEGRO Park Courier Road



CUTTING-EDGE SUSTAINABILITY

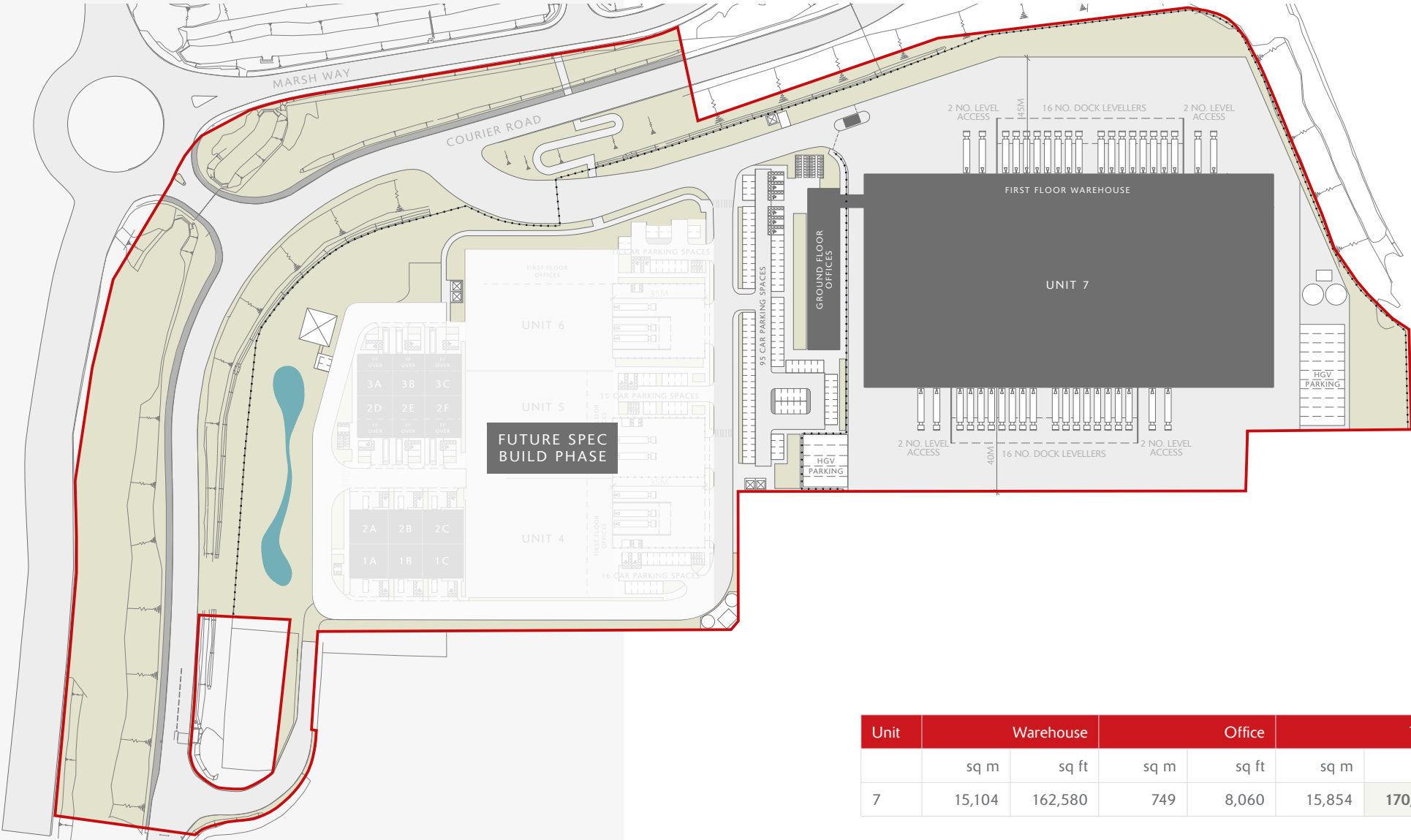
Embodies the latest sustainable measures, offering unrivaled cost efficiencies

From 37,700 sq ft to 183,860 sq ft, with ability to combine units (subject to planning). 12-18 months delivery programme.



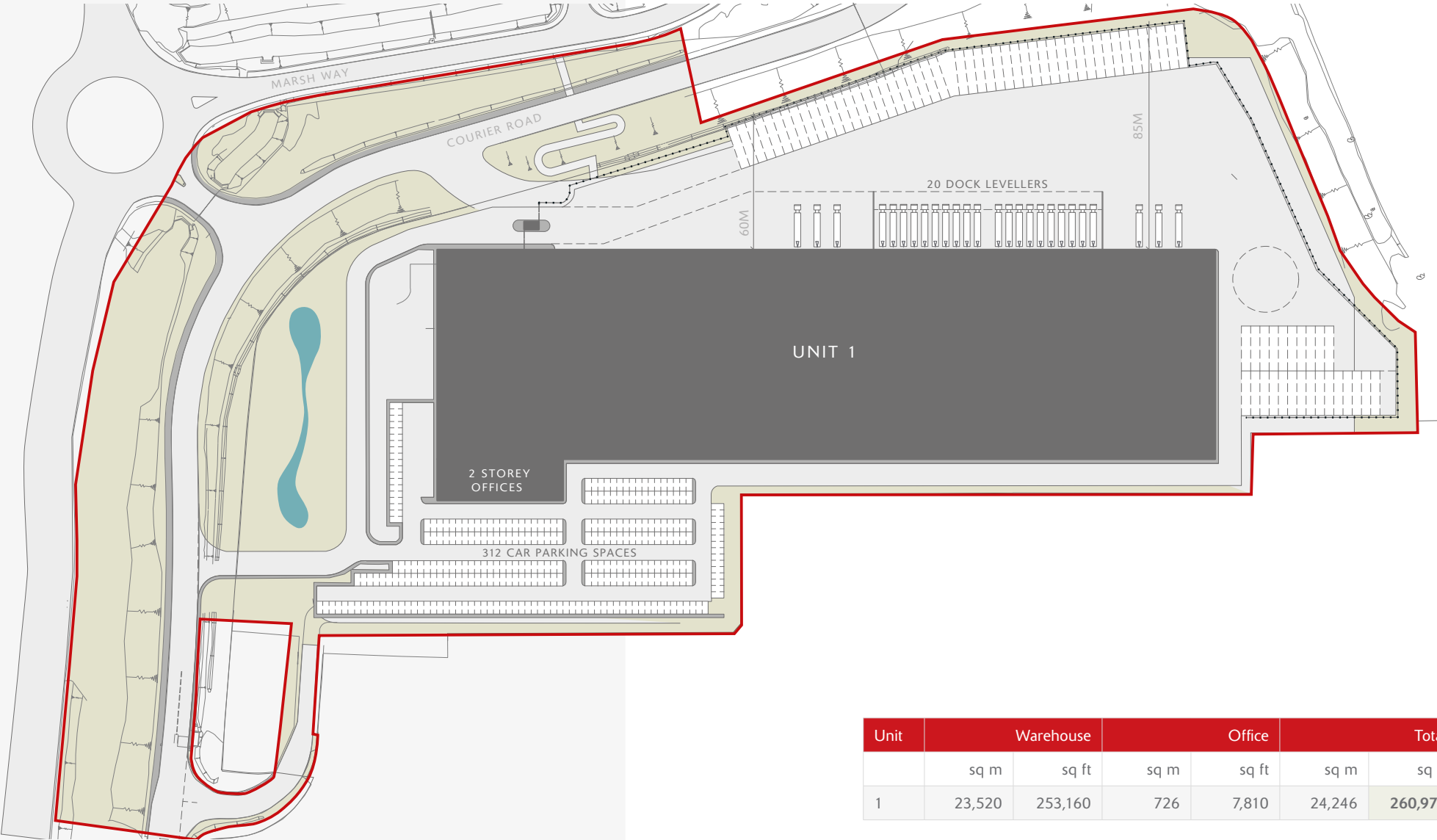
All areas are approximate and estimated on a Gross External basis.

A cross-docked facility of 170,640 sq ft.
24-36 months delivery programme.



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

A single, self-contained warehouse facility of 260,970 sq ft.
24-36 months delivery programme.



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

SUSTAINABLE BY NATURE

SEGRO Park Courier Road will deliver superior cost efficiency for customers while also benefiting the environment.

All fully carbon neutral, each unit is targeting an EPC A+ and BREEAM 'Excellent' rating by incorporating highly efficient sustainability measures designed for the long term. These include photovoltaic panels, LED lighting and electric car charging points as standard.

Further enhancements include the use of translucent wall panelling to increase internal natural daylight, plus pre-installed 'plug & play' connections for batteries that store generated electricity.

EV CHARGING

- Powered by energy generated on site
- Car parking 50% EV ready



IMPROVED U-VALUES

- Triple-glazed windows for improved energy efficiency



INTERNAL AIR QUALITY

- Natural ventilation via stack effect in office and core areas



PHOTOVOLTAIC PANELS

- PV panels to generate renewable energy savings for our customers



ENERGY CONSUMPTION

- Reducing warehouse overheating through north-facing roof lights
- Utilising brise soleil within offices alongside natural daylight



SUSTAINABLE CONSTRUCTION

- Timber structural frames in smaller units to decarbonise construction



NATURAL WELLBEING

- Spacious balconies
- External roof gardens
- Green infrastructure
- Uplifting biodiversity



CEMENT REPLACEMENT

- Used in concrete to minimise CO₂ emissions



EMPLOYEE WELLBEING

- Cycle storage areas
- Showers
- Changing facilities for all offices



REDUCING EMISSIONS

- Air quality neutral scheme
- Utilising air source heat pumps to reduce building emissions



SUSTAINABLE INTERIOR

- Led by circular economy principles
- Internal finishes minimise single-use materials
- Maximise use of recycled materials



MAXIMISING BIODIVERSITY

- 4.5 acres of landscaping (c.25% of site) for the consented option
- Protecting natural habitats
- Introducing species to the site with new habitats



FUTURE PROOFING

- Versatile internal spaces
- Adaptable to current and future occupier requirements



SOIL ROOTING ZONES

- Across the site and all different landscape types
- Utilising sandy soils to maintain uncompacted structure



IT'S IN OUR NATURE TO ONLY WANT THE BEST

An innovative, multi-unit development, SEGRO Park Courier Road will embody a progressive high quality specification that will exceed the levels of expectation rightfully demanded by businesses, their employees and customers.



MINIMUM 50KN/M²
WAREHOUSE
LOADING



DOCK
LEVELLER
DOORS



MINIMUM 12-22M
CLEAR HEIGHT



AMPLE NATURAL
LIGHT



50 MVA
(APPLICATION
SUBMITTED)



LED
LIGHTING



AMPLE CAR
PARKING



24/7 ON-SITE
SECURITY



TARGETING
BREEAM
'EXCELLENT'



TARGETING
EPC A+
RATING

Indicative image: Unit 1 SEGRO Park Rainham

A MORE NATURAL WAY OF WORKING

SEGRO puts the health and wellness of employees at the heart of our buildings' design and construction.

This development provides enhanced office interiors, with a double height entrance, internal water feature and living walls. Outside, abundant green space has been retained to provide a footpath around the site, plus a new pond to help create a thriving natural habitat.

These features, combined with an outdoor communal gym and seating area, contribute to employees' sense of wellbeing and cement SEGRO Park Courier Road's status as a progressive, employee-focused place to work.



Computer generated image: SEGRO Park Courier Road



OPEN PLAN TO
CAT A FINISH



AIR
CONDITIONING



BREAK-OUT
AREAS



DEDICATED
CYCLING
FACILITIES



OUTDOOR
COMMUNAL
GYM



LANDSCAPED
TRAILS AND
RUNNING PATHS



AMPLE CAR
PARKING SPACES



24/7 ON SITE
SECURITY

RIGHT WHERE YOU NEED TO BE

SEGR0 Park Courier Road is naturally well connected. Adjacent to the A13 – with Junction 30 of the M25 just eight minutes away – it's the ideal location for businesses looking to maximise their customer reach.



LOCAL
REGIONAL
GLOBAL
WHEREVER

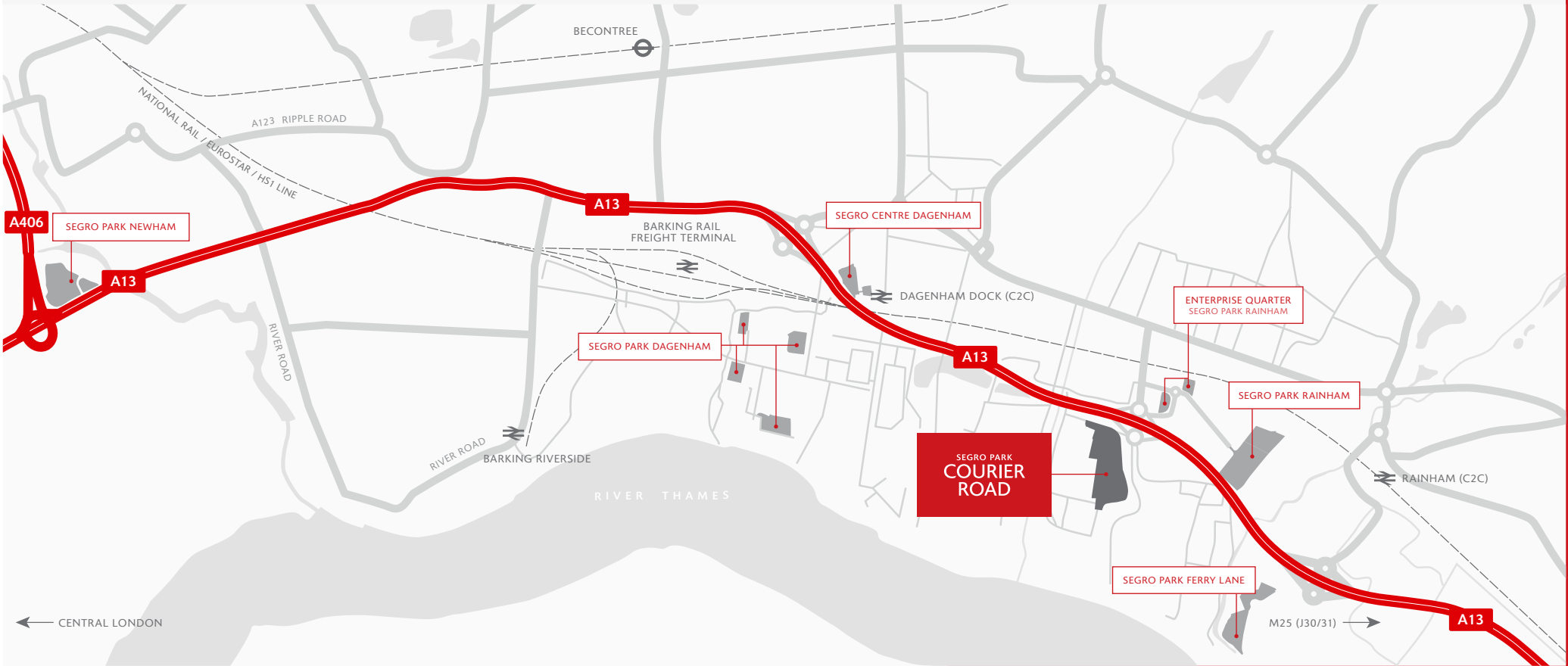
With access to Junction 30 of the M25 in eight minutes and the A13 in one minute, SEGRO Park Courier Road offers unrivalled transport connections.

Additionally, the Port of Tilbury and London Gateway Docks are a short distance away, as is Barking Intermodal Terminal – linking the country’s intercity rail network and HS1 to Europe. There’s also fast access to central London and London City Airport via Rainham C2C.

DRIVE TIMES	MILES	MINS
A13	0.3	1
Rainham Station (C2C)	2	7
Dagenham Dock Station (C2C)	2.2	7
Becontree Station	3	8
Barking Riverside	4.2	9
A406 North Circular	4.8	9
Barking Rail Freight Terminal	5	9
A12	5.2	9

DRIVE TIMES	MILES	MINS
M25 (Junction 31)	5.3	9
London City Airport	8.4	16
M11 (Junction 4)	10.6	23
Port of Tilbury	12.9	20
Central London	14.4	35
London Gateway	14.6	21

Source: Google Maps



A PROVEN PARTNERSHIP DELIVERING PROGRESS

CUSTOMER SERVICE

All SEGRO customers benefit from a dedicated Asset Management and Property Management team, a relationship that adds real value to your business.

We are committed to providing on-going support for customers through high quality service standards, flexibility and fast, innovative property solutions.

PLANNING SUPPORT

SEGRO has developed a close relationship with the local authority and is well placed to support you with introductions to key Council Officers and Councillors to support any planning or other requirements.



EMPLOYMENT & TRAINING

Our Partnership Development Team will work with you to understand your recruitment needs and, through a network of partners, will help you to access a local talented workforce as well as training providers.

- Access to free recruitment support via Havering Works and Maximus
- Access to training and add space
- Access to Future Cube, which helps SMEs address practical, technical and strategic challenges using the expertise of the Manufacturing Technology Centre
- Opportunity to take part in education and mentoring initiatives with local schools

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ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit [SEGRO.com](https://www.segro.com)

CONTACT

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