

SEGRO PARK COURIER ROAD

RAINHAM RM13 8EU

Our commitment to pushing the boundaries of sustainability are evident in the design and construction approach of SEGRO Park Courier Road – an exemplar industrial and logistics park for London.



EPC rating A+ (Net Zero Carbon)



BREEAM 'Outstanding'



727,980 kWh/PA generated on-site



This equates to a saving of £325K saved in energy*



330kg CO₂/m² in construction (ahead of SEGRO target of 376kg CO₂/m²)



50% passive and 50% active electric vehicle charging

*Estimated savings assuming 45p/kWh electricity cost



EV charging

powered by energy generated on site. Car parking: 50% active, 50% EV ready, and 12 operational van charging spaces within the smaller units (one per unit)

Improved U-values and triple-glazed windows providing improved envelope efficiency

Improving internal air quality
Natural ventilation via stack effect in office and core areas

Generating energy for use on site
727,980 kWh/PA. PV generates 30% more energy than is required to power the base build over the course of a year

Reducing energy consumption
Reducing warehouse overheating by using north-facing rooflights and utilising brise soleil to minimise overheating within offices while providing natural daylight

Sustainable construction
Timber structural frames in the small units to decarbonise construction

Employee wellbeing
Balconies, external roof gardens and green infrastructure provided for employees' wellbeing and enhanced biodiversity

Cement replacement
used in concrete to minimise CO₂ emissions

Employee wellbeing
Cycle storage areas, showers and changing facilities to all office areas

Reducing emissions
Air quality neutral scheme utilising air source heat pumps to reduce building emissions

Sustainable interior
Internal finishes minimising single-use and maximising use of recycled materials and embedding circular economy principles

Maximising biodiversity
4.5 acres of landscaping (c.25% of site area) which maximises habitat creation, including re-providing existing habitats and creating new habitats on site

Future proofing
Versatile internal spaces can adapt to future occupier requirements

Soil rooting zones
Providing adequate soil rooting zones across the differing landscape types, utilising sandy soils and maintaining their uncompacted structure