

SEGRO PARK
DAGENHAM

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W E L C O M E

It is just over three years since we launched our shared vision with the Mayor of London to regenerate **86 acres** of vacant Greater London Authority (GLA) land across **Newham, Barking and Dagenham, and Havering** to deliver up to **1.4 million sq ft** of modern industrial space that could help create up to **4,000 new jobs in east London.**



And we've made fantastic progress. In November 2017, we launched SEGRO Park Rainham, a modern 230,000 sq ft industrial park in the London Borough of Havering. We have also secured planning consent for Phase Two that will deliver a further 108,000 sq ft of industrial space. In the London Borough of Newham, SEGRO Park Newham is already fully pre-let to three existing customers – DPD, DHL and Travelodge. These customers will create up to 50 jobs for Newham.

It is now time to turn our efforts to Barking and Dagenham and we have prepared this document to share our vision for the regeneration of 23 acres of vacant land in Dagenham Dock. In partnership with the Mayor of London, our aim is to respond to a chronic lack of supply of modern, sustainable industrial / warehouse accommodation in east London, and to create SEGRO Park Dagenham, a thriving new speculative industrial development. This will deliver a range of businesses and job opportunities within the borough and attract inward investment from outside the borough on underutilised and vacant public-sector land.

Once fully let, SEGRO Park Dagenham will become a self-sustaining collective of businesses which could generate over 1,000 jobs. With a strong track record

of working with our contractors and customers, we are committed to working with the London Borough of Barking and Dagenham and stakeholders to maximise the training and employment opportunities for the local community.

The regeneration of these sites gives us a great opportunity to work with The London Borough of Barking and Dagenham to accelerate the regeneration of Dagenham Dock and build on the ethos of the London Sustainable Industries Park, by bringing forward highly sustainable industrial / warehouse accommodation that will appeal to the widest range of businesses.

Our approach to delivering this project will be collaborative and inclusive, and we look forward to working in partnership with the London Borough of Barking and Dagenham to bring this exciting regeneration project forward.

Alan Holland,
Business Unit Director, Greater London

This Vision document has been prepared to support discussions with the **London Borough of Barking and Dagenham (LBBD)** and other key stakeholders regarding the **proposed development of SEGRO Park Dagenham**, a new industrial park that will **deliver up to 480,000 sq ft of commercial space and respond to a lack of supply of high-quality industrial accommodation in east London.**

SEGRO Park Dagenham is a key redevelopment opportunity to be delivered as part of the East Plus partnership, a strategic collaboration between SEGRO and the Greater London Authority (GLA). This partnership is one of the largest private / public sector partnerships in London which, since it was established in 2015, has already delivered 375,000 sq ft of industrial space, but will, in total, redevelop 86 acres of underutilised employment land over the next 10 years in Newham, Barking and Dagenham, and Havering. As part of our business plan, the GLA's landholdings within Dagenham Dock will be redeveloped as SEGRO Park Dagenham over the next 3–5 years. However, we believe there is now an opportunity to accelerate this programme to provide business accommodation linking major residential development projects at Barking Riverside and Beam Park, Dagenham, providing employment opportunities for residents.

The Greater London Authority has already had success in attracting the sustainable industries sector to Barking and Dagenham at the London Sustainable Industries Park. We will be building on this positive legacy by providing sustainable, flexible business space at SEGRO Park Dagenham, on a freehold and leasehold basis, that will appeal to a full range of occupiers, from start-up businesses to established, national occupiers, within B1(c), B2 and B8 sectors.

The development of SEGRO Park Dagenham will support the wider regeneration of Dagenham Dock. As well as attracting inward investment, the development will

GIVEN THE OPPORTUNITY TO PROMOTE A RANGE OF SUSTAINABLE BUSINESS UNITS FOR B1(C), B2 AND B8 USES, SEGRO CAN COMMIT TO BRINGING FORWARD A DEVELOPMENT PROGRAMME AT SEGRO PARK DAGENHAM TO CREATE A SELF-SUSTAINING COMMUNITY OF BUSINESSES THAT WILL DELIVER BUSINESS GROWTH AND LOCAL JOB CREATION.

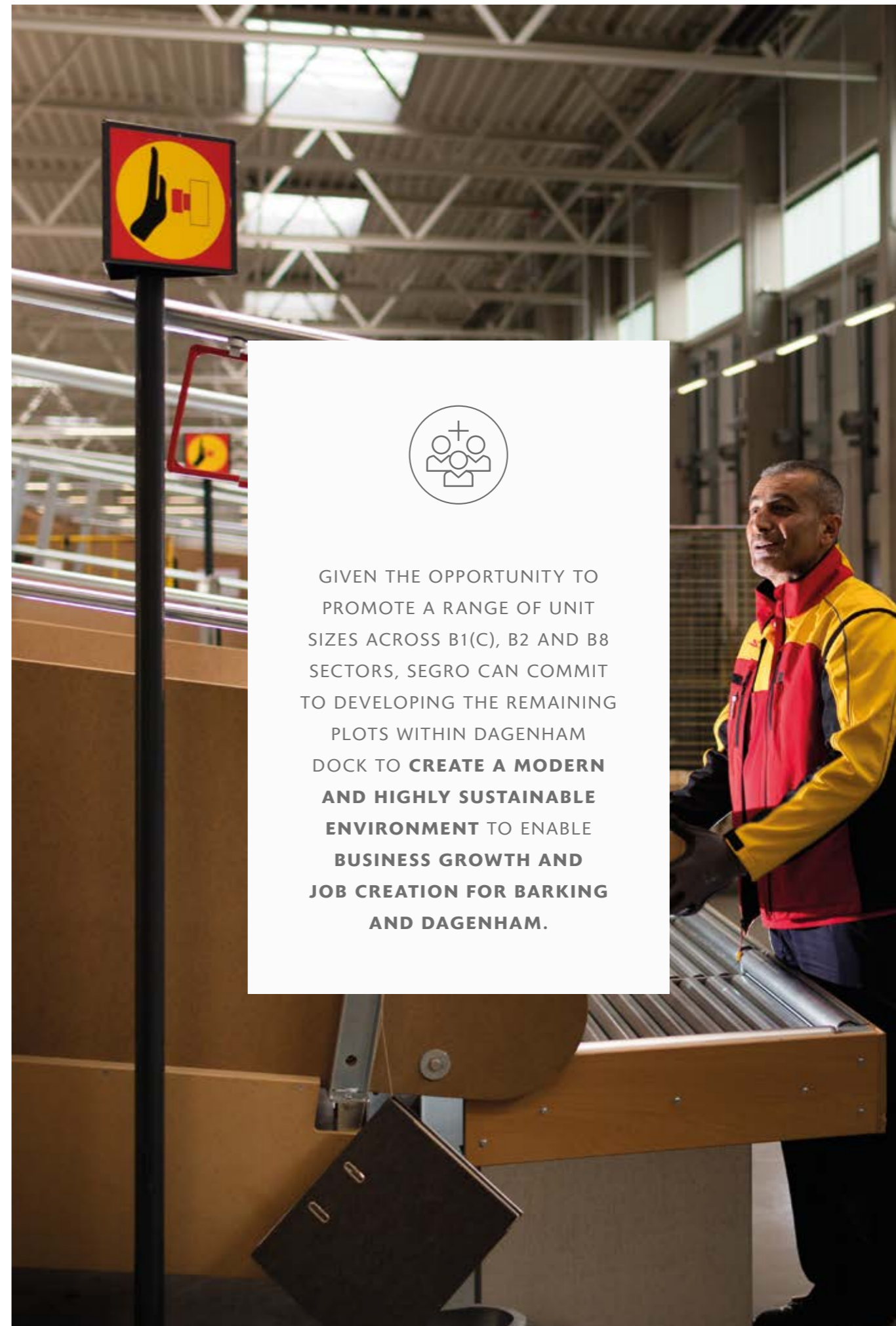
provide relocation space for displaced businesses from within the wider London Riverside Opportunity Area, including those currently located on Thames Road, River Road and Dovers Corner. It will also support the Council's ambition to unlock sites for their housing development programme, as well as generating business investment and jobs in the borough.

Given the opportunity to promote a range of sustainable business units for B1(c), B2 and B8 uses, SEGRO can commit to bringing forward a development programme at SEGRO Park Dagenham to create a self-sustaining community of businesses that will deliver business growth and job creation for Barking and Dagenham.

EXECUTIVE SUMMARY



SEGR0'S VISION FOR
SEGR0 PARK DAGENHAM IS
TO PROVIDE A **HIGH-QUALITY,
SUSTAINABLE COMMERCIAL
DEVELOPMENT** TO SUPPORT
ECONOMIC GROWTH WITHIN
B1(C), B2 AND B8 SECTORS
IN THE BOROUGH.



GIVEN THE OPPORTUNITY TO
PROMOTE A RANGE OF UNIT
SIZES ACROSS B1(C), B2 AND B8
SECTORS, SEGR0 CAN COMMIT
TO DEVELOPING THE REMAINING
PLOTS WITHIN DAGENHAM
DOCK TO **CREATE A MODERN
AND HIGHLY SUSTAINABLE
ENVIRONMENT** TO ENABLE
**BUSINESS GROWTH AND
JOB CREATION FOR BARKING
AND DAGENHAM.**



IN GREATER LONDON, SEGRO'S PORTFOLIO EXTENDS TO NEARLY **11.6 MILLION SQ FT** OF LIGHT INDUSTRIAL AND URBAN LOGISTICS SPACE **ACROSS 47 ESTATES**, WHICH ARE HOME TO **OVER 360 CUSTOMERS**.

ABOUT SEGRO

SEGro is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property. It owns or manages 7.8 million square metres (84 million square feet) of space valued at over £11.7 billion, serving 1,100 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 eight other European countries. Its Greater London property portfolio includes 11.6 million sq ft of light industrial

and urban logistics space in key locations such as Park Royal, Heathrow and the Upper Lee Valley. These properties are home to over 360 businesses including Brompton Bikes, Rolls-Royce, DHL, DPD, Royal Mail, Camden Town Brewery, British Airways, Jox Lewis and Ocado. SEGro is also the Mayor of London's development partner for the 86 acre East Plus portfolio, which will deliver up to 1.4 million sq ft of modern industrial space across the London boroughs of Newham, Barking and Dagenham and Havering by 2024.

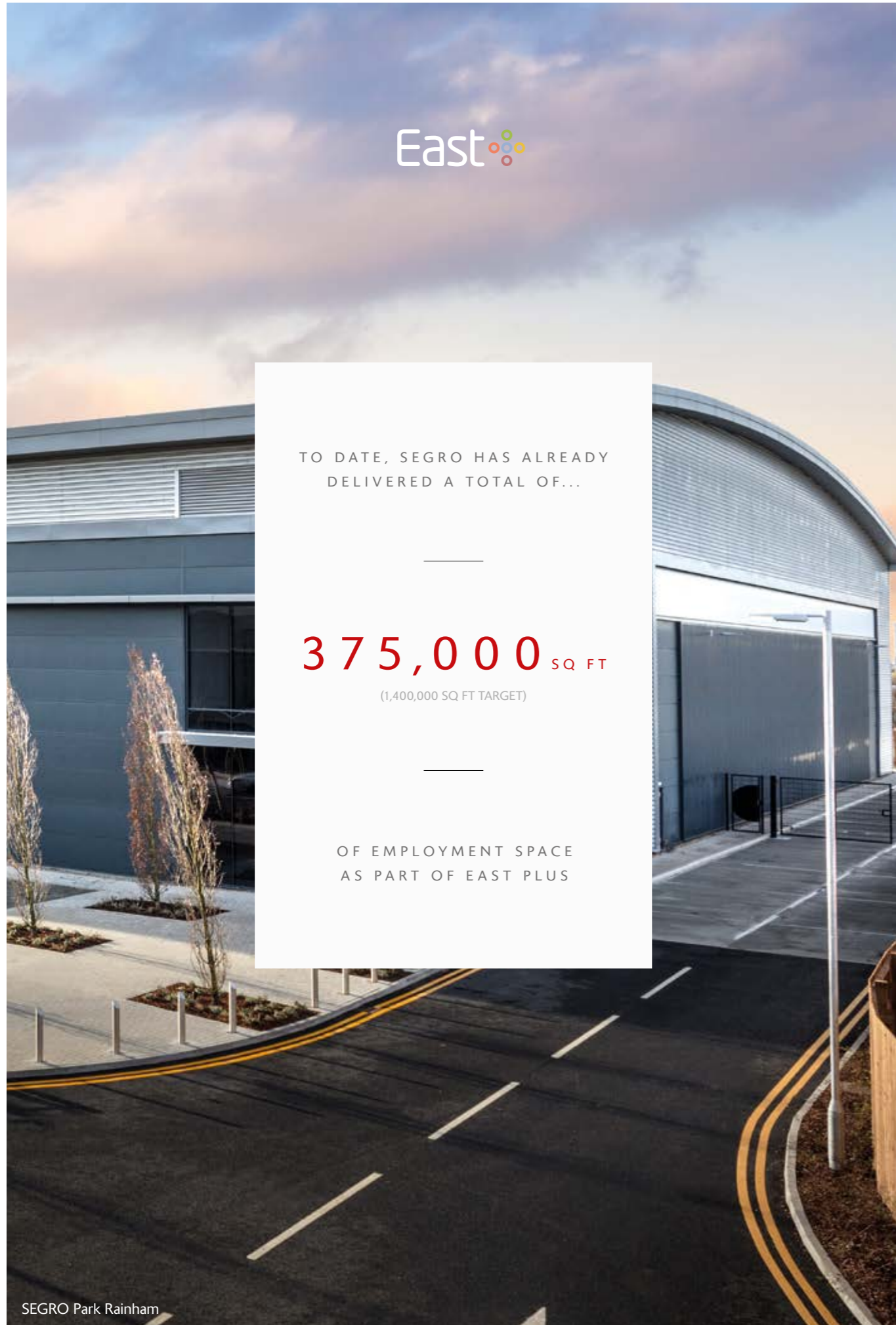
KEEP LONDON WORKING

London's vibrant economy is underpinned by an incredibly diverse range of business sectors, from finance to retail, construction to television and film, and tourism to hospitality. Though distinct in their own right, all share a common requirement. They all rely on a highly efficient and effective supply chain to function and serve their customers. Urban logistics – the movement of goods around a city – enables the supply chain to function for a multitude of sectors and is therefore integral to London's 'productivity' as a city. London's population is forecast to grow from approximately 8.7 million in 2015 to over 10 million by 2031, and potentially to

13 million by 2050. As a result, there will be increased demand for goods and services and an expectation that this demand will be met. There is also significant pace of change towards digitally-enabled retail platforms, with UK shoppers spending more than any other European country online (£60 billion in 2016). It is clear that demand for urban logistics is growing to serve the needs of London and maintain its ability to function effectively. The ability of the urban logistics sector to meet this demand, however, is challenged by a diminishing supply of industrial land, in particular for other uses.

From 2010 – 2015, a total of 528 hectares (ha), or 7.1%, of London's industrial land was released for non-industrial uses, such as housing. In light of the growth in demand for urban logistics operations, this continuing trend of industrial land loss poses a significant challenge for industrial occupiers seeking sites and modern premises in the right locations.

SEGro PARK DAGENHAM WILL PROVIDE A RANGE OF HIGH-QUALITY, MODERN INDUSTRIAL UNITS TO SUPPORT THE GROWTH OF BUSINESSES AND EMPLOYMENT BOTH WITHIN THE BOROUGH AND ACROSS LONDON.

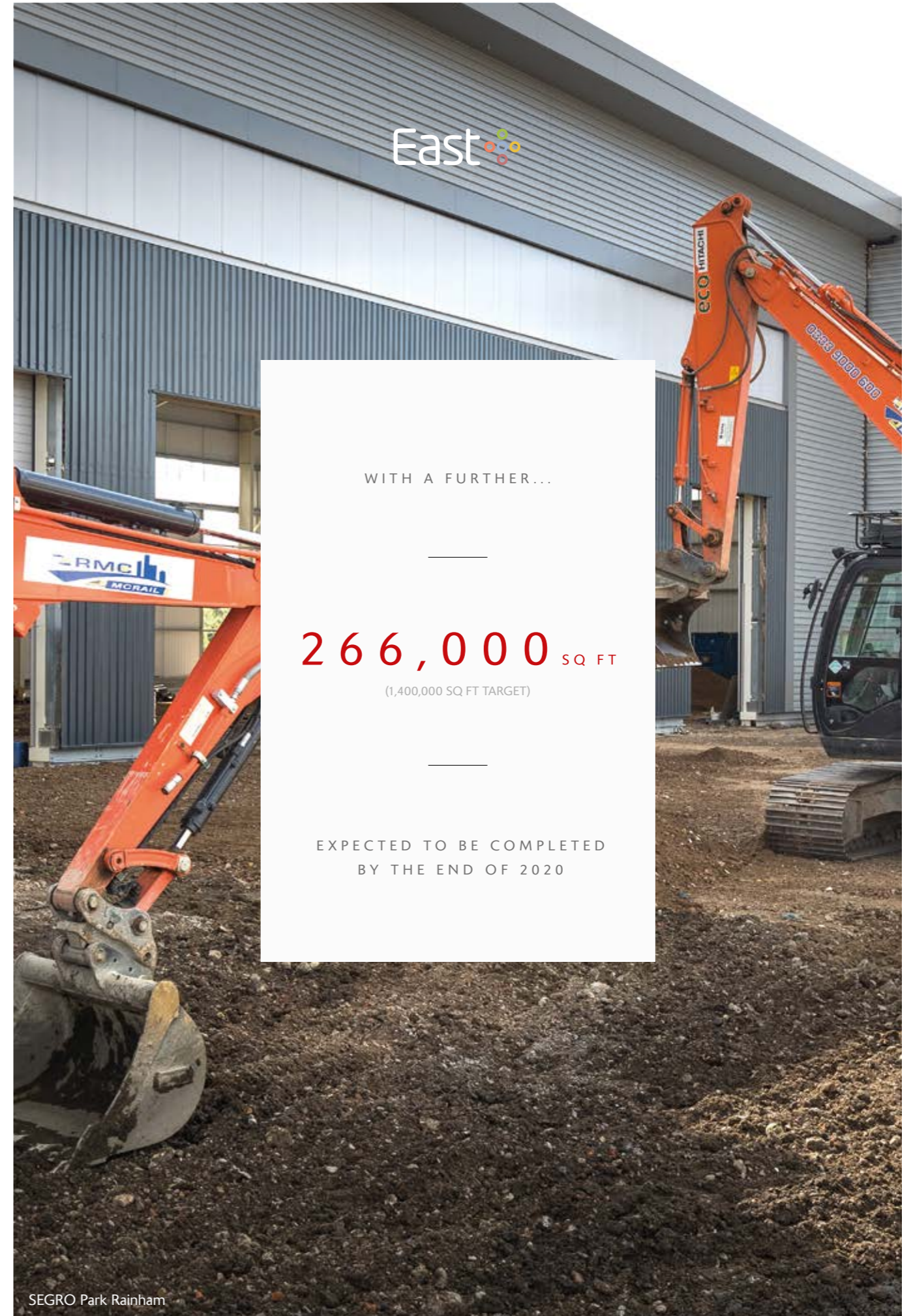


East 

TO DATE, SEGRO HAS ALREADY
DELIVERED A TOTAL OF...

375,000 SQ FT
(1,400,000 SQ FT TARGET)

OF EMPLOYMENT SPACE
AS PART OF EAST PLUS



East 

WITH A FURTHER...

266,000 SQ FT
(1,400,000 SQ FT TARGET)

EXPECTED TO BE COMPLETED
BY THE END OF 2020



PLANNING
BACKGROUND
TO SEGRO PARK
DAGENHAM

LOCATION

The sites that will comprise SEGRO Park Dagenham are located in the south of the London Borough of Barking and Dagenham (LBBD) within the area currently known as Dagenham Dock.

CURRENT INDUSTRIES

Neighbouring uses include haulage, aggregates and cement, oil storage and waste recycling.

ACCESS

The A13 runs approximately 0.5 km to the north of the area. Road access is provided by Choats Manor Way which runs north to south and connects the area to the A13. Choats Road runs east to west through the area, with Barking Power Station located at the eastern end and Barking Riverside to the west. Both Chequers Lane and Hindmans Way are unadopted highways that are currently in a poor state of repair and require significant upgrades.

OPPORTUNITY

SEGRO Park Dagenham comprises six undeveloped plots of land totalling 23 acres. The opportunity exists to redevelop these sites to help continue to regenerate the area.



CURRENT PLANNING OVERVIEW

SEGRO Park Dagenham is located within the London Riverside Opportunity Area which is a major focus for new homes and jobs within London. The emerging draft London Plan (December 2017) identifies a wider Thames Estuary growth corridor which includes the Opportunity Area to the north of the River Thames.

THE LONDON PLAN IS SEEKING TO DELIVER **29,000** NEW JOBS AND **44,000** NEW HOMES ACROSS THE LONDON RIVERSIDE OPPORTUNITY AREA.

SEGRO Park Dagenham is part of the Dagenham Dock / Rainham Employment Area Strategic Industrial Location (Preferred Industrial Location), as identified in the adopted and emerging London Plan and LBBB Core Strategy (2010). This significant area is important to London's economy and accommodates a wide range of businesses and jobs.

Around 40 acres of the Dagenham Dock area has been identified in recent years in local and London Planning Policy as the London Sustainable Industries Park (LSIP). The intention of the policy was to promote technology, manufacturing and processing industries, recycling and reprocessing activities and other industries in the environmental business sector. Although there has been success with this policy, around 23 acres remain undeveloped, owing in part to the "lack of demand and funding" for the uses and type of development required (source: Knight Frank, 2018).

An opportunity now exists to broaden current uses in order to bring forward a development that will appeal to the broadest range of occupiers within Barking and Dagenham, as well as attract inward investment from outside the borough.

The emerging draft London Plan has removed reference to LSIP, and early discussions with LBBB officers have indicated that they would be receptive to a relaxation of local policy through the new LBBB Local Plan. SEGRO is promoting an alteration of Core Strategy Policy CE4 (2010) in order to allow a more diverse range of occupiers to be accommodated. This will benefit the future regeneration of the Dagenham Dock area, will enable SEGRO Park Dagenham to make the most of its excellent location close to central London, and also help to deliver LBBB's regeneration aspirations. It is within this context that SEGRO will bring forward a series of planning applications during 2019.

SEGRO'S DEVELOPMENT VISION

SEGRO's vision for each of the six plots is to enable the delivery of a high-quality new development, new businesses and new jobs to the area on land which has remained undeveloped for many years. This will also support the ambitions of the LBBB and the GLA for the regeneration of the London Riverside Opportunity Area to provide new homes and jobs.

SEGRO will continue to promote the update of policy for Dagenham Dock to support this development and will remain engaged in the production of the LBBB Local Plan throughout its preparation. Alongside this, SEGRO will continue to work on its proposals for the area.

Planning applications for Plots 1 & 6 and the upgrade of Hindmans Way, are to be submitted during 2019.



7.8 MILES TO M25 JUNCTION 31



MASTERPLAN BRIEF

SEGRO Park Dagenham is a unique opportunity to provide a vibrant business park at the heart of the London Borough of Barking and Dagenham, alongside the residential development at Barking Riverside and Beam Park, Dagenham. In order to deliver a self-sustaining estate, SEGRO Park Dagenham will provide a range of accommodation suitable for start-ups, traditional light industrial and urban logistics occupiers. In time, SEGRO Park Dagenham will contribute to Dagenham Dock becoming an important sub-regional and major employment growth area for London.

It is within this context that SEGRO has developed a comprehensive masterplan for SEGRO Park Dagenham. This takes into account demand and supply characteristics in east London detailed by SEGRO's agents, Knight Frank and Glenny. The result is a masterplan which is highly deliverable, responds to occupier demand, considers site constraints and provides an opportunity to accelerate development across the sites.

The masterplan will provide a range of unit sizes, from small freehold starter units that will appeal to small businesses, to 'mid-box' industrial warehouse units and larger logistics units. Whilst we are responding to design and build requirements by bringing forward a bespoke low density development on Hindmans Way, we are also aiming to provide intensification of industrial land on more high-profile sites in Barking and Dagenham, subject to favourable micro and macro economic conditions. As well as delivering high-quality sustainable employment space, we will also be acting as the catalyst for long-term regeneration by procuring important infrastructure projects on behalf of the GLA, including the upgrade of Hindmans Way, to help improve the quality of the environment and public realm in Dagenham Dock.

Under the current planning policy for Dagenham Dock, the London Sustainable Industries Park has had success attracting sustainable (waste to energy) industries to Barking and Dagenham. However, the opportunity now exists to build on this legacy by providing sustainable, flexible employment space at SEGRO Park Dagenham to accelerate the regeneration of Dagenham Dock.

The east London industrial market remains strong despite a relatively sluggish UK economy and the uncertainties surrounding 'Brexit' in 2019. Over the medium to longer term, east London will continue to be affected by a shortage of supply for industrial / warehouse accommodation which SEGRO Park Dagenham will help satisfy.

Dagenham Dock benefits from excellent road connections and close proximity to central London. It has the potential to become a first-class industrial and distribution location, due to growing demand for a range of modern units.

There is very limited supply of 10,000 sq ft to 45,000 sq ft unit sizes in east London, Barking and Dagenham and the A13 corridor.

Take-up remained consistent over the last 5 years to the end of 2017, averaging 800,000 sq ft annually.

Units of between 10,000 – 45,000 sq ft have seen particularly strong take-up (equating to c.30% of total take-up).

Our development strategy for SEGRO Park Dagenham will:

- Exploit market demand
- Develop 'institutional' leasehold schemes to cater for the demand from industrial and logistics occupiers
- Exploit demand coming from displaced inner east London occupiers (due to sites being assigned for residential development)
- Assist with the relocation and retention of local businesses in Barking and Dagenham that will be displaced by the redevelopment of Thames Road and River Road
- Provide sustainable development, long-term investment and jobs for Barking and Dagenham

SEGRO Park Dagenham will provide the following:

- **Plot 1** – speculative development of a small freehold unit scheme, which is currently not provided anywhere else in the area, and where there will be strong demand, on a plot which is compromised by overhead high-voltage cables
- **Plot 2** – to meet the GLA and London Borough of Barking and Dagenham's aspirations for intensification, we are currently looking at the feasibility for bringing forward a multi-storey industrial scheme. This will be dependant on favourable macro / micro-economic conditions. If a multi-storey scheme is not feasible we will be bringing forward two self-contained units, which will be made available on a leasehold basis
- **Plot 3** – development of mid-size 'institutional' leasehold units of approximately 20,000 sq ft to 64,000 sq ft
- **Plots 4, 5 and 6** – earmarked back-land for development of freehold / design and build requirements



MARKET
BACKGROUND



DESIGN APPROACH

As the masterplan for Segro Park Dagenham forms part of the East Plus venture, we have adopted a portfolio approach as part of the design brief. For each of the six sites, several options have been evaluated to arrive at a vision that responds best to the market.

- Flexible design: East Plus and Segro Park Dagenham provide a range of accommodation and flexibility to provide long-term growth and jobs.
- Future-proofing: our design provides resilience through a choice of materials to ensure longevity, robustness and reduced obsolescence.
- Consistent design standards: East Plus has a strong design ethos incorporating extensive glazing and limited materials, simply detailed; our design approach provides a common identity for a new portfolio of high-quality business accommodation in Newham, Barking and Dagenham, and Havering.
- Placemaking and pleasant working environments: creating places where people enjoy working; each unit is designed to provide well-lit headquarters office space, within a well-landscaped environment.
- Environmental technology: as a responsible developer, Segro is committed to minimising environmental impact by combining high-performing building materials which provide insulation and low air leakage with low zero carbon technologies.



Enterprise Quarter, Segro Park Rainham



Segro Park Rainham



DEVELOPMENT PHASING

To meet the demand for business accommodation in the London Borough of Barking and Dagenham, we would bring forward planning applications for a small unit freehold scheme on Plot 1 and a freehold design and build scheme on Plot 6 by the end of 2019. We will be undertaking enabling works on the remaining plots and will bring these forward in 2020 and beyond. The master plan would include leasehold mid-box units as well as leasehold / freehold design and build space of up to 100,000 sq ft.

Interior of Unit 2 SEGRO Park Rainham (70,558 sq ft / 6,555 sq m)

DEVELOPMENT SITE	SIZE	APPROXIMATE TIMING
SEGRO Park Dagenham Plot 6	23,200 sq ft on 2.6 acres	Freehold design and build to Capital Dairies Obtain Outline Planning Consent by Q3 2019 Start on site Q4 2019
SEGRO Park Dagenham Plot 1	39,100 sq ft small unit scheme (speculative freehold)	Obtain Planning Consent by Q4 2019 Start on site Q4 2019 Practical completion Q3 2020
SEGRO Park Dagenham Plot 2	Up to 224,500 sq ft single or multi-storey unit (leasehold)	Obtain Planning Consent by Q2 2020 Start on site Q4 2020 Practical completion Q3 2021
SEGRO Park Dagenham Plot 3	c.62,000 sq ft unit scheme (leasehold)	Obtain Planning Consent by Q3 2023 Start on site Q1 2024* Practical completion Q1 2025 *Speculative start on site unless occupier identified and developed sooner
SEGRO Park Dagenham Plot 4	c.94,280 sq ft design and build or speculative two unit scheme (freehold)	Obtain Planning Consent by Q4 2023 Start on site Q1 2024 Practical completion Q1 2025
SEGRO Park Dagenham Plot 5	32,080 sq ft design and build or speculative single unit scheme (freehold)	Obtain Planning Consent by Q2 2020 Start on site Q4 2020 (unless occupier identified and developed sooner) To be developed subject to identifying suitable freehold design and build occupiers

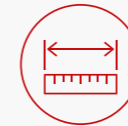


THE DELIVERY OF A HIGH-QUALITY AND SUSTAINABLE INDUSTRIAL DEVELOPMENT IS FUNDAMENTAL TO SEGRO'S APPROACH

This is a key objective across the East Plus portfolio, irrespective of use, size or type of occupier.

SEGRO achieves this by agreeing key design standards across the portfolio. Whilst the brand and marketing approach will highlight the differences across the varying types of units, there will be consistency in the high-quality design, materials, finish and sustainability credentials.

Key design standards across the whole portfolio are summarised below:



To provide flexibility and to cater for a range of building types and tenures, and to provide a self-sustaining community of buildings



To intensify and look at implementing a multi-level industrial scheme, where viable



To promote a strong architectural presence with locations identified for occupation by 'landmark' buildings



To create a high-quality estate built using low and zero carbon technologies to provide sustainable, long-term investment



To incorporate a strong landscape belt on the boundary adjacent to the public realm

DELIVERING A SUSTAINABLE INDUSTRIAL SCHEME

As one of Europe's leading landlords, SEGRO has a significant opportunity and responsibility to create sustainable buildings that meet both our customers' needs and legislative demands. We create sustainable buildings which conserve the interests of the environment.

For example, SEGRO will monitor and report on the following four areas:

MATERIALS

We constantly review and improve the materials that we use in the construction and refurbishment of our buildings

RESOURCES

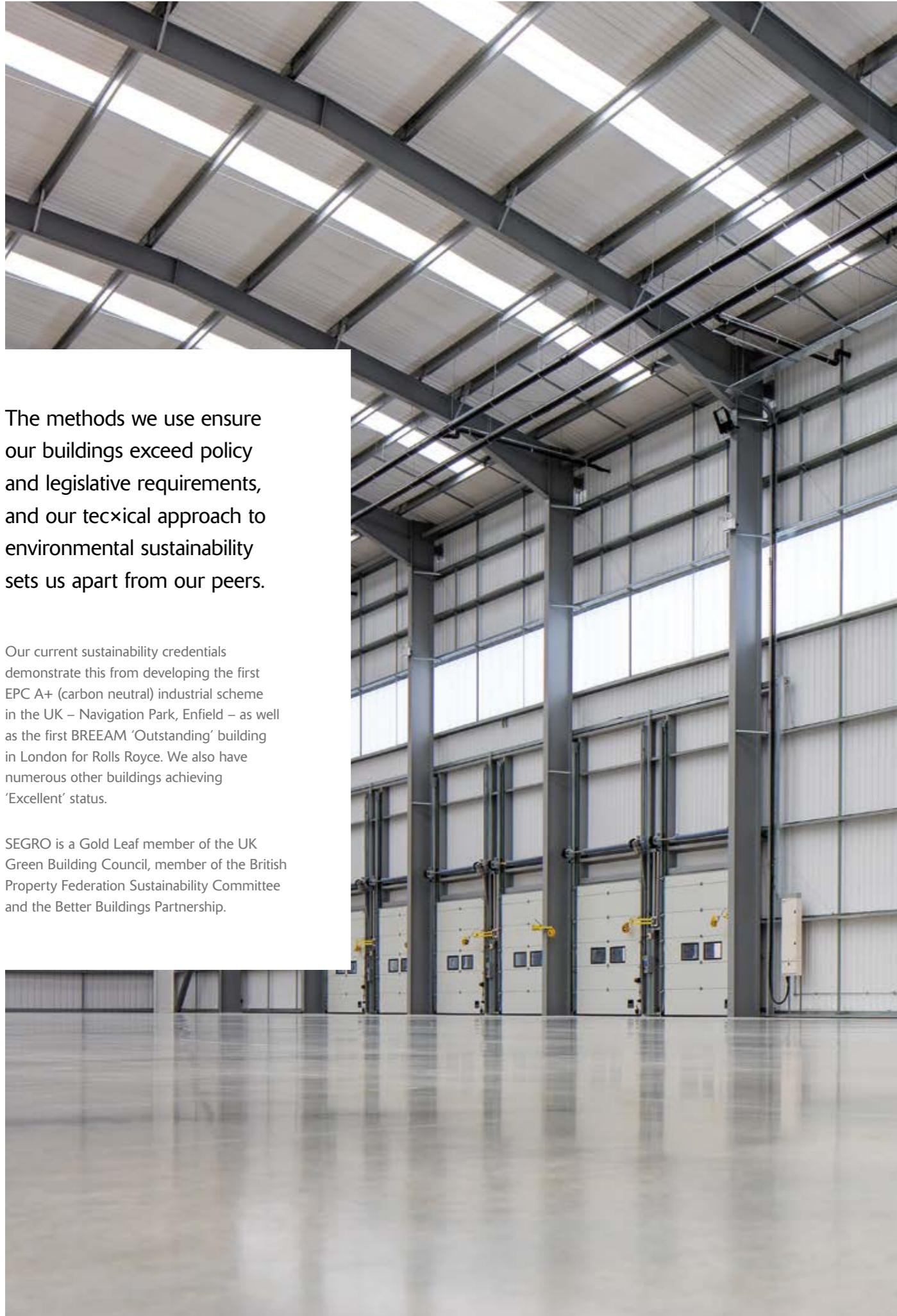
We ensure that we reduce and minimise the use of resources wherever we can in the life cycle of our buildings

ENERGY

We focus on reducing the energy used by, and in, the construction of our buildings

COMMUNITY

We work with local stakeholders to ensure our developments benefit the local community over the long-term



The methods we use ensure our buildings exceed policy and legislative requirements, and our technical approach to environmental sustainability sets us apart from our peers.

Our current sustainability credentials demonstrate this from developing the first EPC A+ (carbon neutral) industrial scheme in the UK – Navigation Park, Enfield – as well as the first BREEAM ‘Outstanding’ building in London for Rolls Royce. We also have numerous other buildings achieving ‘Excellent’ status.

SEGRO is a Gold Leaf member of the UK Green Building Council, member of the British Property Federation Sustainability Committee and the Better Buildings Partnership.

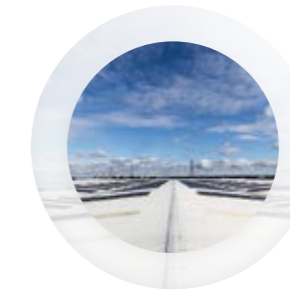
SUSTAINABILITY MEASURES FOR SEGRO PARK DAGENHAM

SEGRO Park Dagenham would incorporate various sustainability features and Low and Zero Carbon (LZC) technologies. As well as looking at reducing embodied carbon in the construction of new buildings, SEGRO is an industry leader in this area and invests in sharing the benefits with occupiers through innovative business models.

We would explore the following features and technologies:



Extensive photovoltaic (PV) arrays to achieve EPC A+ carbon neutral status



The large roof unit area also creates an opportunity for rainwater harvesting



The installation of energy efficient building services



Maximising the use of daylight in the building



The use of low energy LED lighting



Providing occupant detection and daylight dimming to the lighting installation

INTRODUCTION

COMMUNITY IMPACT

Through our development programme and in partnership with our customers, SEGRO is committed to raising education, training and employment levels in the communities in which it operates. The space we create provides modern premises in which companies of all sizes can operate. These bring with them direct and related employment opportunities, allowing communities to benefit from regeneration.

We are committed to going above and beyond being simply a local landlord and have invested in a range of initiatives involving our contractors and customers to offer residents opportunities to increase their skills and secure employment in both the construction phase and in completed developments.

SEGRO ENCOURAGES AND PARTICIPATES IN:



School visits



Pre-employment courses



Work experience



Collaboration with our customers, and guaranteed interview programmes for residents

The award-winning Slough Aspire Initiative (www.sloughaspire.com) is a prime example of what we have delivered with partners.



EMPLOYMENT AND TRAINING

SEGRO has a long and successful history as an industrial developer in London, and our developments are helping to create and safeguard jobs in some of the most deprived parts of the capital.

THE **REGENERATION** OF THE VACANT SITES AT LSIP PROVIDES A FANTASTIC OPPORTUNITY TO WORK WITH THE LONDON BOROUGH OF BARKING AND DAGENHAM AND LOCAL STAKEHOLDERS TO **DELIVER A LONG-TERM SKILLS, TRAINING AND EMPLOYMENT PROGRAMME.**

IMPACT IN EAST LONDON

Our partnership with the London Borough of Newham enabled 100 residents to gain employment at the DPD facility built at SEGRO Park Newham, whilst at SEGRO Park Rainham, we took a more strategic view with the London Borough of Havering, by co-funding a dedicated recruitment service. This approach allows the London Borough of Havering to match residents with jobs across the borough and not just our site.



SINCE 2015, SEGRO HAS **DONATED £60,000** TO 12 BARKING AND DAGENHAM CHARITIES TO HELP **LOCAL PEOPLE ACCESS WORK OR GAIN TRAINING**. ONE OF THE CHARITIES IS **SPIRAL SKILLS**, WHICH RECEIVED FUNDING IN 2017.

“ The SEGRO fund enabled us to work with a cohort of 15 incredible young people, developing the skills, confidence and aspirations essential for success. We collaborated with the fantastic local organisation, Box Up Crime, to design a careers education programme where young people could sample job opportunities in the boxing industry, including commentating, coaching, and marketing and promotion.

On behalf of Spiral Skills, Box Up Crime and Box Nation, we're grateful to have had the opportunity to bring this programme to life for the benefit of Barking and Dagenham's young people, and hope to deliver many more.

Emma Allen,
Chief Marketing & Operations Officer



SUPPORTING SMEs

SEGRO also wants to enable local SMEs to benefit from the construction of its developments, and in 2016 launched its Supply Chain Initiative. The initiative is designed to promote supply chain packages to local SMEs to maximise the economic benefits for the business community.

Over 20 local businesses have secured work packages as a result of our supply chain initiatives in Newham and Havering. A further Supply Chain Initiative is planned for the construction of the Travelodge Hotel and the new DHL facility at SEGRO Park Newham that will be brought forward this year. We want to build on this early success and will work with our contractors and local partners to deliver a dedicated SME Supply Chain Initiative as part of the vision for SEGRO Park Dagenham.

IN NEWHAM, THE CONSTRUCTION OF THE DPD FACILITY CREATED

£770,000

OF CONTRACTS FOR LOCAL BUSINESSES

SEGRO COMMUNITY FUNDING

HELPING DISADVANTAGED RESIDENTS

The SEGRO Community Fund was launched in 2015 to help disadvantaged residents develop the confidence and skills to progress in education and training, or into employment. In advance of any development coming forward in the LBB, SEGRO launched the Community Fund in Barking and Dagenham in 2016. To date, we have invested nearly £34,000 in seven local projects that have or will benefit 1,100 residents.

INSPIRING THE NEXT GENERATION

Our community support in Barking and Dagenham does not stop at our Community Fund. SEGRO is committed to helping young people to develop their employability skills to help them reach their potential.

Working in partnership with the Centre for Engineering and Manufacturing Excellence, SEGRO is funding the Gateway to Skills programme. The programme is designed to excite students about a career in STEM and inspire the next generation of researchers, engineers and scientists. We've agreed to fund the programme for a further education year and would look to increase the number of students from Barking and Dagenham taking part in the programme.

OVER THE PAST TWO YEARS

97 PUPILS

FROM 3 SCHOOLS – GREATFIELDS, EASTBURY AND DAGENHAM PARK – HAVE PARTICIPATED IN THE PROGRAMME

SINCE 2015 THE FUND HAS DONATED

£340,000

TO 53 GRASS-ROOTS COMMUNITY GROUPS IN LONDON AND THE THAMES VALLEY TO HELP 2,300 MEMBERS OF THE COMMUNITY

SEGRO PARK DAGENHAM PLOTS

PLOT 6, CAPITAL DAIRIES

2.6 ACRES
CAPACITY: 23,200 SQ FT



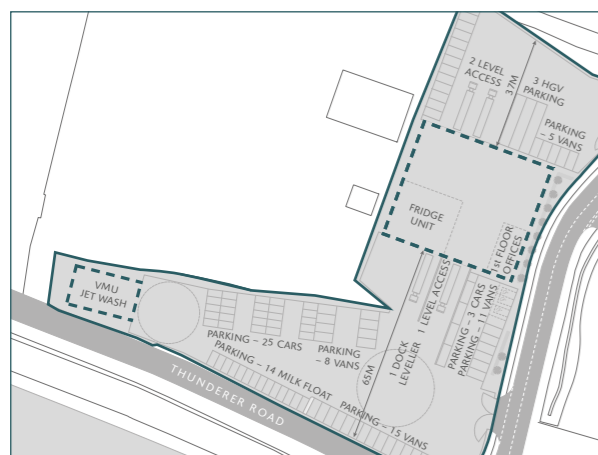
Indicative building design

ONE FREEHOLD UNIT

Plot 6 is an irregular shaped plot which is located at the southern end of Hindmans Way which is being upgraded to an adoptable standard as part of the development.

We are redeveloping the plot to provide a freehold, turnkey building for Capital Dairies, which is already situated within the borough, and will be the first occupier to relocate to SEGRO Park Dagenham. This will be an important first step in the development of SEGRO Park Dagenham. The scheme will be brought forward in 2020.

Employment numbers up to 50.

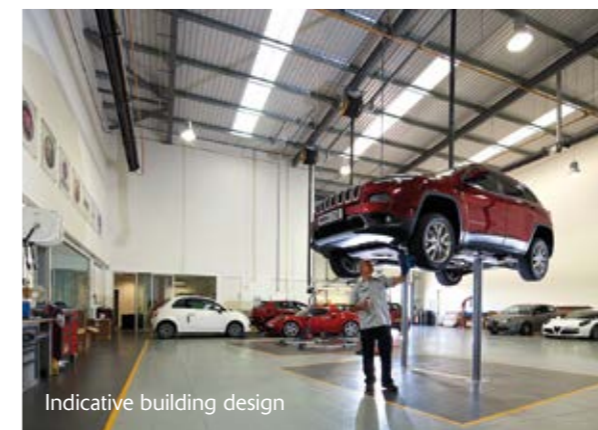


LAYOUT FOR CAPITAL DAIRIES: 23,200 SQ FT

SEGRO PARK DAGENHAM PLOTS

PLOT 1

2 ACRES
CAPACITY: 1,600 – 39,100 SQ FT

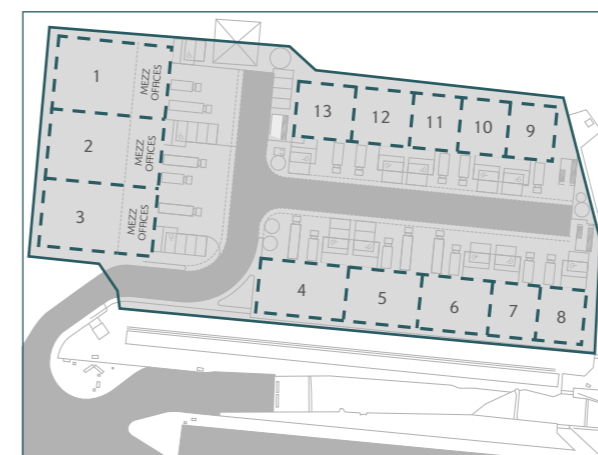


Indicative building design

13 FREEHOLD SMALL UNITS

Plot 1 will comprise small freehold units which will be popular with local owner occupiers looking to relocate to SEGRO Park Dagenham. Our confidence in this design arises from the success of leasing smaller units (500 sq ft – 3,500 sq ft) at the Enterprise Quarter, SEGRO Park Rainham.

The SEGRO Park Dagenham units will be designed to achieve EPC A+ and carbon neutral status, and each unit will incorporate electric car charging points.



EXAMPLE SITE LAYOUT: 39,100 SQ FT

SEGRO PARK DAGENHAM PLOTS

PLOT 2
5 ACRES
CAPACITY: 40,000 – 224,000 SQ FT



Indicative two storey scheme

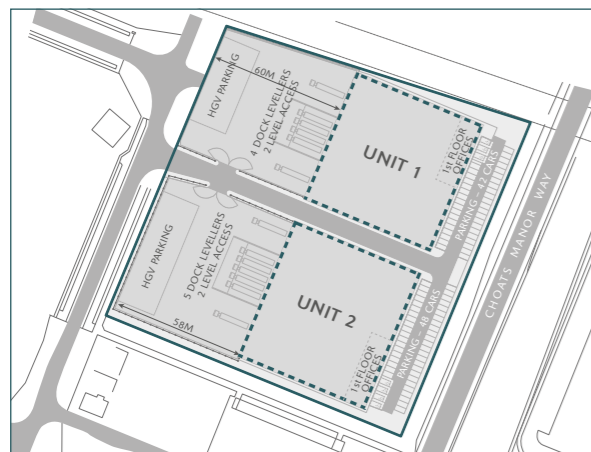
TWO DETACHED UNITS OR A FIVE UNIT, MULTI-STOREY SCHEME

We are currently looking at the economic and the environmental considerations, before committing to a speculative development of a traditional single storey scheme comprising two detached units which will appeal to medium-sized industrial / warehouse occupiers looking for prominence to the A13.

The plot also has the potential to provide a groundbreaking multi-storey scheme of up to 224,500 sq ft, which would appeal to industrial / warehouse occupiers serving the City Corporation's proposed redevelopment of Barking Power Station as well as provide space for occupiers being relocated from strategic industrial land both within and outside of the Borough.

To bring forward a multi-storey scheme, we would work with the Greater London Authority; key stakeholders, including the London Borough of Dagenham, the City of London Corporation and Barking Riverside, as well as industrial / warehouse occupiers to understand their requirements.

If we are unable to bring forward a multi-storey scheme within our proposed Development Phasing dates, we will bring forward an application for the two-unit single storey scheme.



EXAMPLE SITE LAYOUT: 86,680 SQ FT

SEGRO PARK DAGENHAM PLOTS

PLOT 3
4.1 ACRES
CAPACITY: 26,000 – 62,000 SQ FT

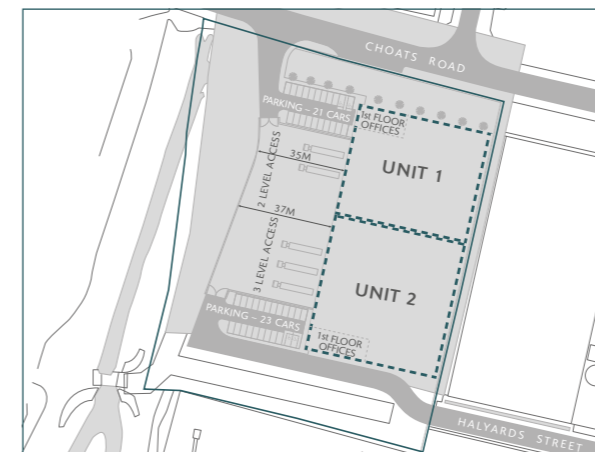


Indicative building design

TWO SEMI-DETACHED UNITS

We have identified plot 3 as the potential site for two semi-detached units of c. 62,000 sq ft that would be provided on a leasehold basis for B1(C), B2 and B8 uses.

The vision is to bring the units forward on a speculative basis in 2023, however, the plot would be made available on a design and build basis now, and could be brought forward earlier, subject to pre-lets.



EXAMPLE SITE LAYOUT: 59,840 SQ FT

SEGRO PARK DAGENHAM PLOTS

PLOT 4

4.95 ACRES
CAPACITY: 30,000 – 100,000 SQ FT

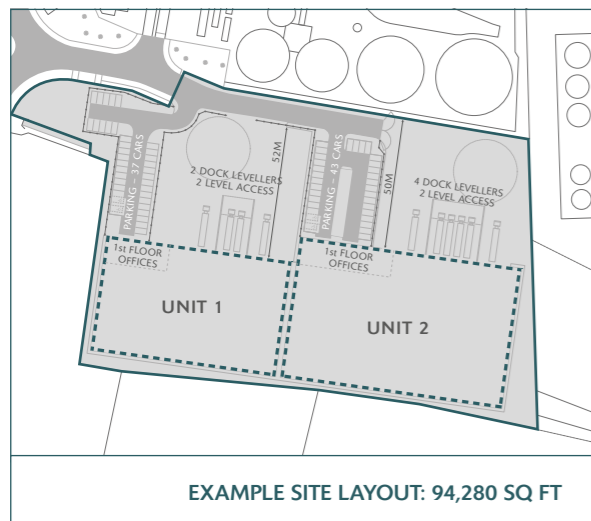


Indicative building design

TWO DETACHED UNITS

Plot 4 is situated on Halyard Street to the south of Choats Road and is broadly regular in shape.

We propose to bring forward two detached units on a freehold (design and build) basis to satisfy demand for flexible, Grade A space, from a wide range of industrial occupiers with B1(C), B2 and B8 uses.



SEGRO PARK DAGENHAM PLOTS

PLOT 5

2 ACRES
CAPACITY: 32,080 SQ FT

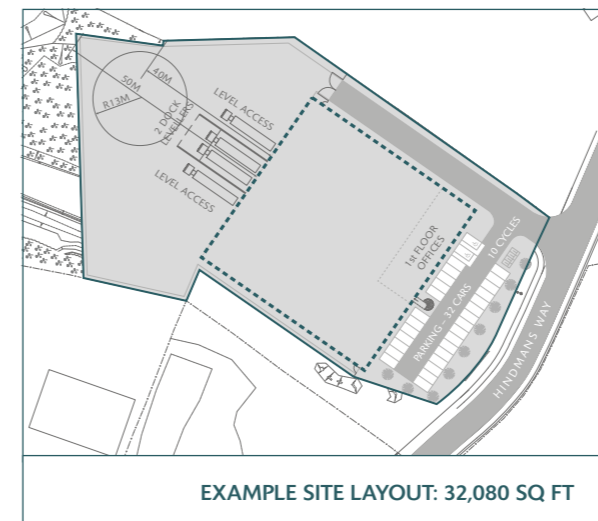


Indicative building design

ONE UNIT

Plot 5, located towards the end of Hindmans Way, provides a suitable plot for a single, bespoke light industrial unit, built to the specification of a freehold occupier.

The design and build unit would, however, follow the design principles of SEGRO Park Dagenham's master plan and sustainability credentials.





VISION SUMMARY

SEGRO's vision is to provide sustainable long-term investment in the London Borough of Barking and Dagenham by:

- Working collaboratively with the Greater London Authority and the London Borough of Barking and Dagenham to meet the needs of a range of businesses
- Building on the ethos of the London Sustainable Industries Park by providing highly sustainable business accommodation
- Undertaking a feasibility study on the opportunity of providing a speculative multi-storey development to act as a blue-print for intensifying industrial land in Barking and Dagenham and across London
- Bringing forward a speculative development programme at SEGRO Park Dagenham ahead of East Plus milestone dates, subject to planning and favourable economic conditions.



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