

SEGRO PARK RAINHAM UNIT 6

Modern industrial / warehouse unit
31,658 sq ft (2,941 sq m)

Available Q2 2025

RM13 8GJ

[SEGRO.COM/PARKRAINHAM](https://segro.com/parkrainham)

East 

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SEGRO



General View



Indicative image

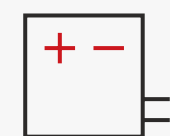
PIONEERING INDUSTRIAL SPACE

SEGRO Park Rainham pushes boundaries in innovation and sustainability even further, maximising space for occupiers, improving cost efficiencies and promoting employee wellbeing.

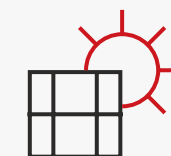
SEGRO's passion for progress is driven by a desire to put the modern customer's needs first. The units are built with sustainability, longevity and productivity at the forefront, providing accommodation to satisfy a wide range of occupiers.

As the only unit available at SEGRO Park Rainham, Unit 6 is a rare opportunity.

INNOVATION INSIDE AND OUT



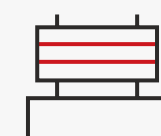
Smart building



Sustainability features



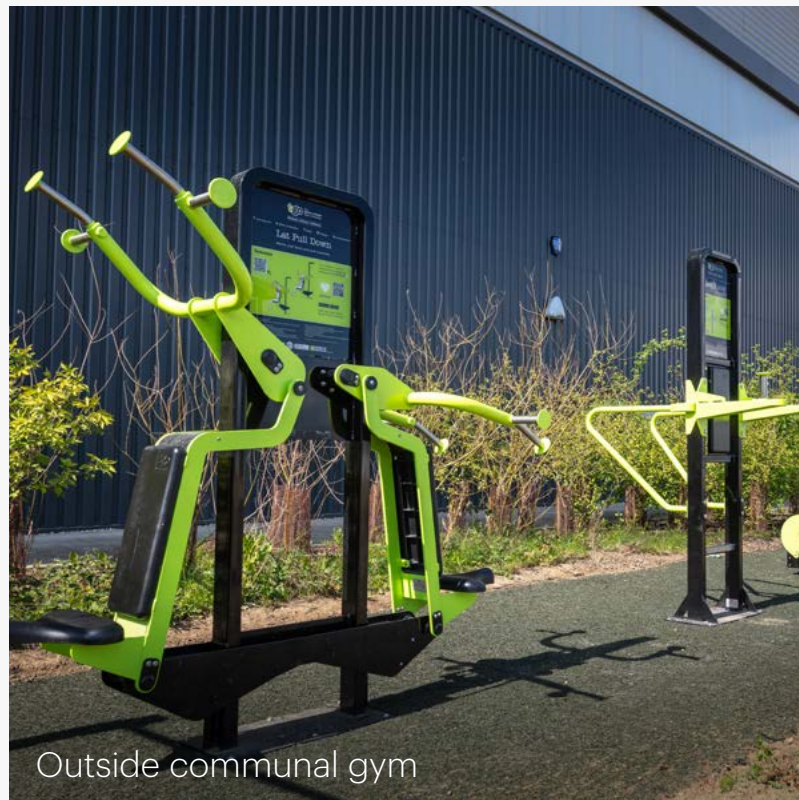
Carbon neutral



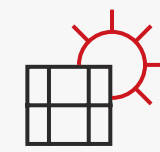
Wellbeing focus

UNRIVALLED QUALITY AND INNOVATION

Unit 6 is designed to deliver superior cost efficiency while minimising environmental impact.



Outside communal gym



SUSTAINABILITY & INNOVATION

Smart building technology to drive efficiency and wellbeing

EPC A+ / Carbon Neutral

BREEAM 'Excellent'

'WELL' ready

'Plug & play' sustainability features

Outside communal gym and seating area with green space

Photovoltaic panels

Native flora to boost the natural habitat and improve wellbeing

Electric car charging points

10 cycle spaces



OFFICE

First floor offices with air conditioning

Contemporary interior design for offices and entrance foyers



WAREHOUSE

Suitable for classes B1(c), B2 and B8

12m eaves height

Flexibility to install mezzanines and high bay racking

Dedicated secure yard with 35m depth

High quality WC and shower facilities

50 kN/m² floor loading

On site security and 24/7 CCTV

6m under-croft height to increase warehouse capacity without increasing floor space

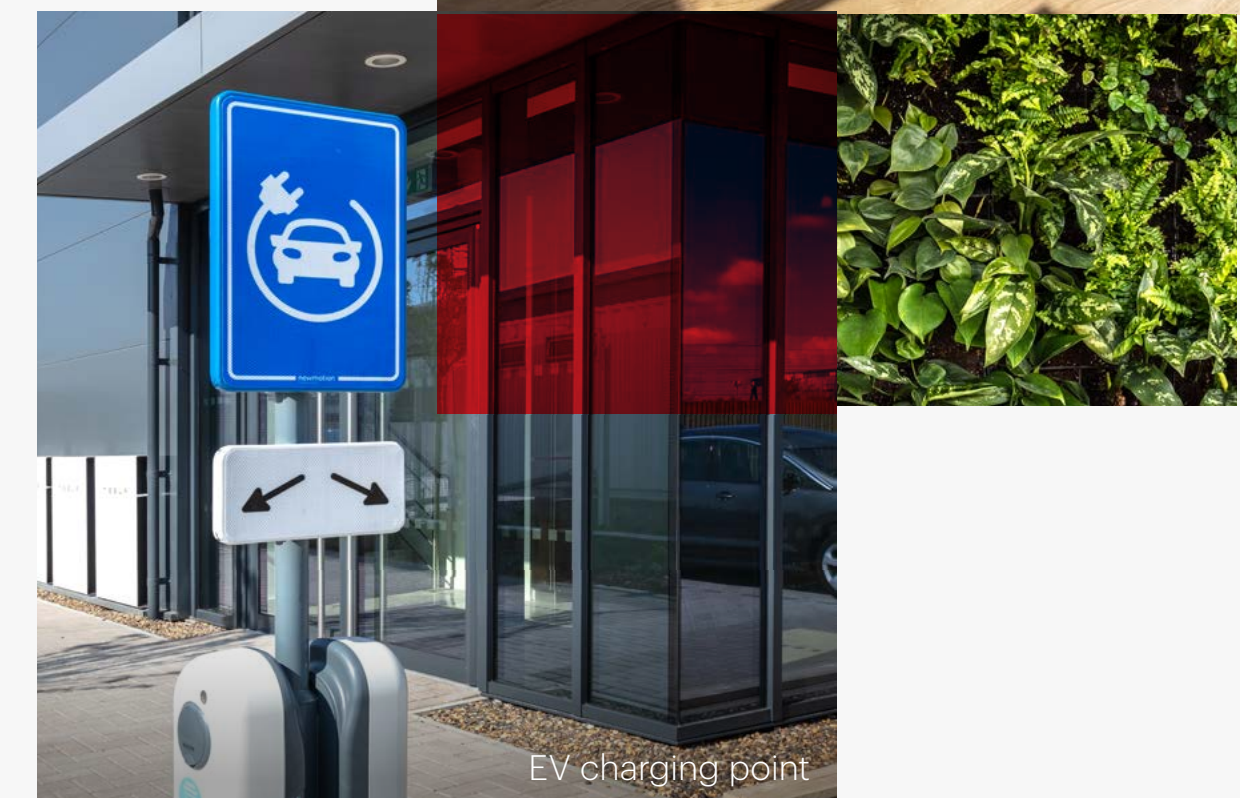
2 dock leveller doors

3 level access doors

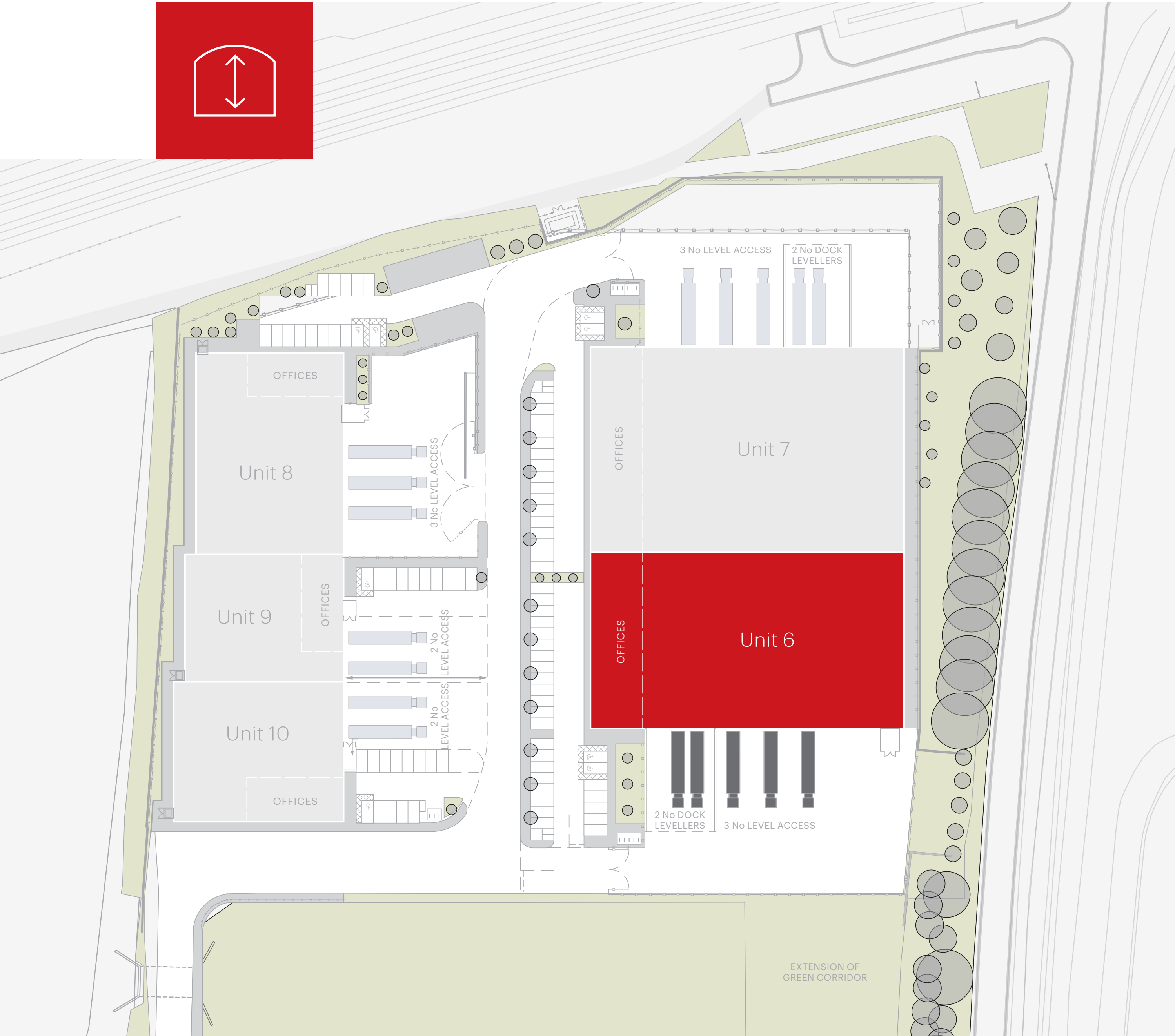
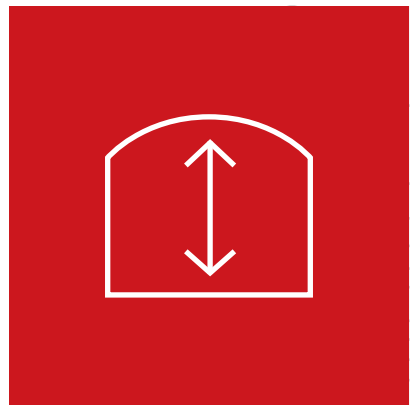
28 car parking spaces



Indicative image



EV charging point

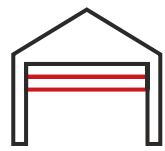


A UNIT THAT PUSHES BOUNDARIES

ACCOMMODATION

| | SQ FT | SQ M |
|--------------------|---------------|--------------|
| Warehouse | 26,400 | 2,453 |
| First Floor Office | 4,372 | 406 |
| Second Floor Plant | 886 | 82 |
| Total | 31,658 | 2,941 |

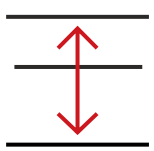
KEY SPECIFICATION



2 dock
leveller
doors



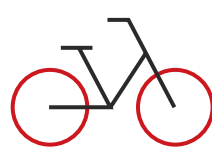
3 level
access
doors



35m yard
depth



28 car
parking
spaces



10 cycling
spaces

POSITIONED FOR SUCCESS

Located adjacent to the A13, with fast access to central London and the M25.

In the heart of a regeneration zone set to benefit from an influx of investment, SEGRO Park Rainham is perfectly positioned on the perimeter of the UK's largest market – with 46% of the UK's population within a 90 minute drive.

With the Port of Tilbury and London Gateway only a short distance away, SEGRO Park Rainham is best placed to meet the demands of today's logistics businesses.





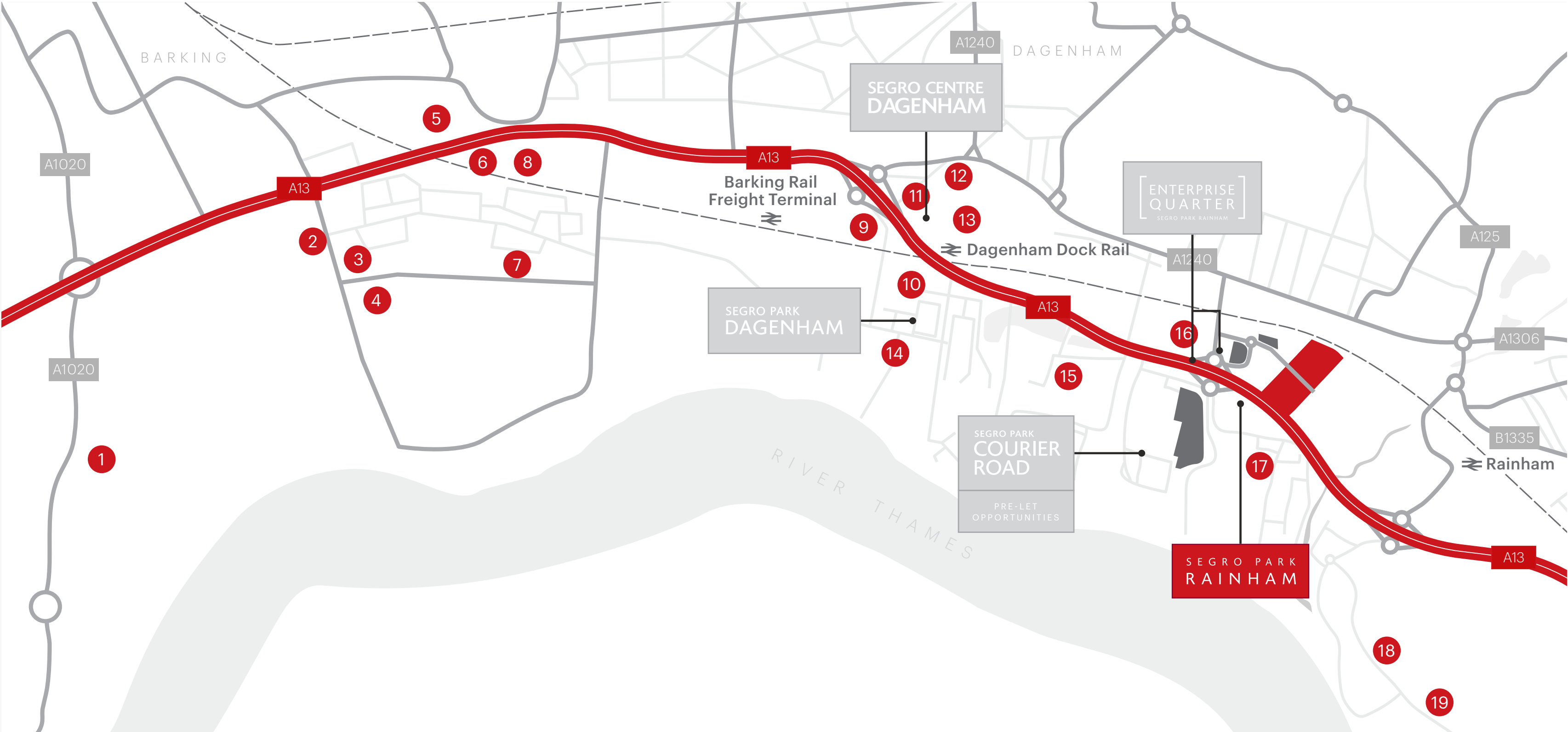
WELL-PLACED FOR PROGRESS

DRIVE TIMES

Sat nav reference:
RM13 8GJ

| | Miles | Mins |
|-----------------------|-------|------|
| A13 | 0.5 | 2 |
| Rainham Station (C2C) | 1.3 | 5 |
| A406 North Circular | 5.2 | 10 |
| M25 (Junction 31) | 5.7 | 9 |
| A12 | 5.9 | 17 |
| London City Airport | 8.5 | 22 |
| M11 (Junction 4) | 10.7 | 23 |
| Port of Tilbury | 12.9 | 18 |
| Central London | 15.5 | 35 |

Source: Google Maps



LOCAL OCCUPIERS

- 1** Gallions Reach Retail Park

2 The Wharf Studios

3 UPS

4 FedEx

5 Barking Industrial Park
- 6** Eastern Approach (Big Yellow/Plumb Centre)

7 Amazon

8 Barking Rail Freight Terminal (DB Schenker)

9 Goresbrook Park (Great Bear)

10 Thames Gateway Park (British Bakeries/Fresh Direct)
- 11** Asda Supermarket

12 Merrields Retail Park

13 Orion Park (DPD/JJ Food)

14 Logic 233 (Great Bear)

15 Ford
- 16** Tesco RDC

17 Fairview Industrial Estate

18 Easter Park (Restore)

19 Tilda Rice

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 10.4 million square metres of space (112 million square feet) valued at £20.7 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.

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SEGRO.COM/PARKRAINHAM

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