

SEGRO PARK
**COURIER
ROAD**

RAINHAM RM13 8EU

EXTRAORDINARY BY NATURE

ULTRA MODERN INDUSTRIAL & LOGISTICS SPACE
PRE-LET OPPORTUNITIES AVAILABLE FROM
95,000 SQ FT TO 260,970 SQ FT



East 

MAYOR OF LONDON

SEGRO



PRE-LET OPPORTUNITIES

A range of pre-let options for high-quality industrial/logistics units ranging from 95,000 sq ft to 260,970 sq ft



VERSATILE SPACE

A variety of mid to large box warehouse facilities, each catering to a range of sectors



WELCOME TO THE NATURAL EVOLUTION OF INDUSTRIAL & LOGISTICS SPACE



BIODIVERSE ENVIRONMENT

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



CUTTING-EDGE SUSTAINABILITY

Embodies the latest sustainable measures, offering unrivaled cost efficiencies



EXPECT CHOICE, NATURALLY.

The most sustainable industrial & logistics development in London with size ranges to suit everyone. That's why SEGRO Park Courier Road will enable all types of businesses to achieve their extraordinary.

Flexible pre-let opportunities are available ranging from 95,000 sq ft to 260,970 sq ft, making the development one of the largest opportunities in London designed to power your natural growth.

Detailed planning consent granted on option 1 only.

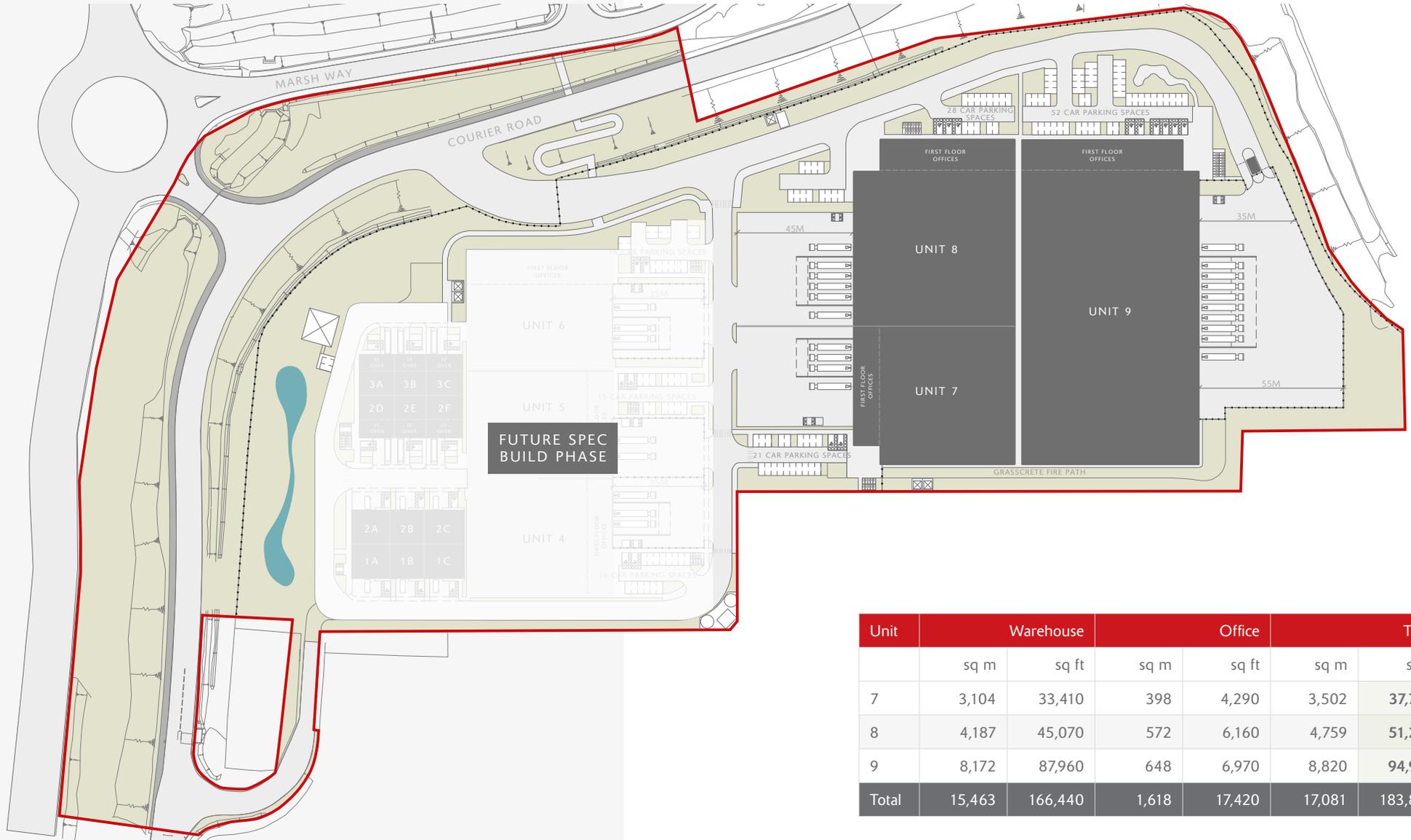
Delivery programme for all options is 12-18 months, subject to planning requirements.

PRE-LET OPTIONS AVAILABLE FROM
95,000 sq ft to 260,970 sq ft



From 94,930 sq ft to 183,860 sq ft, with ability to combine units (subject to planning). 12-18 months delivery programme.

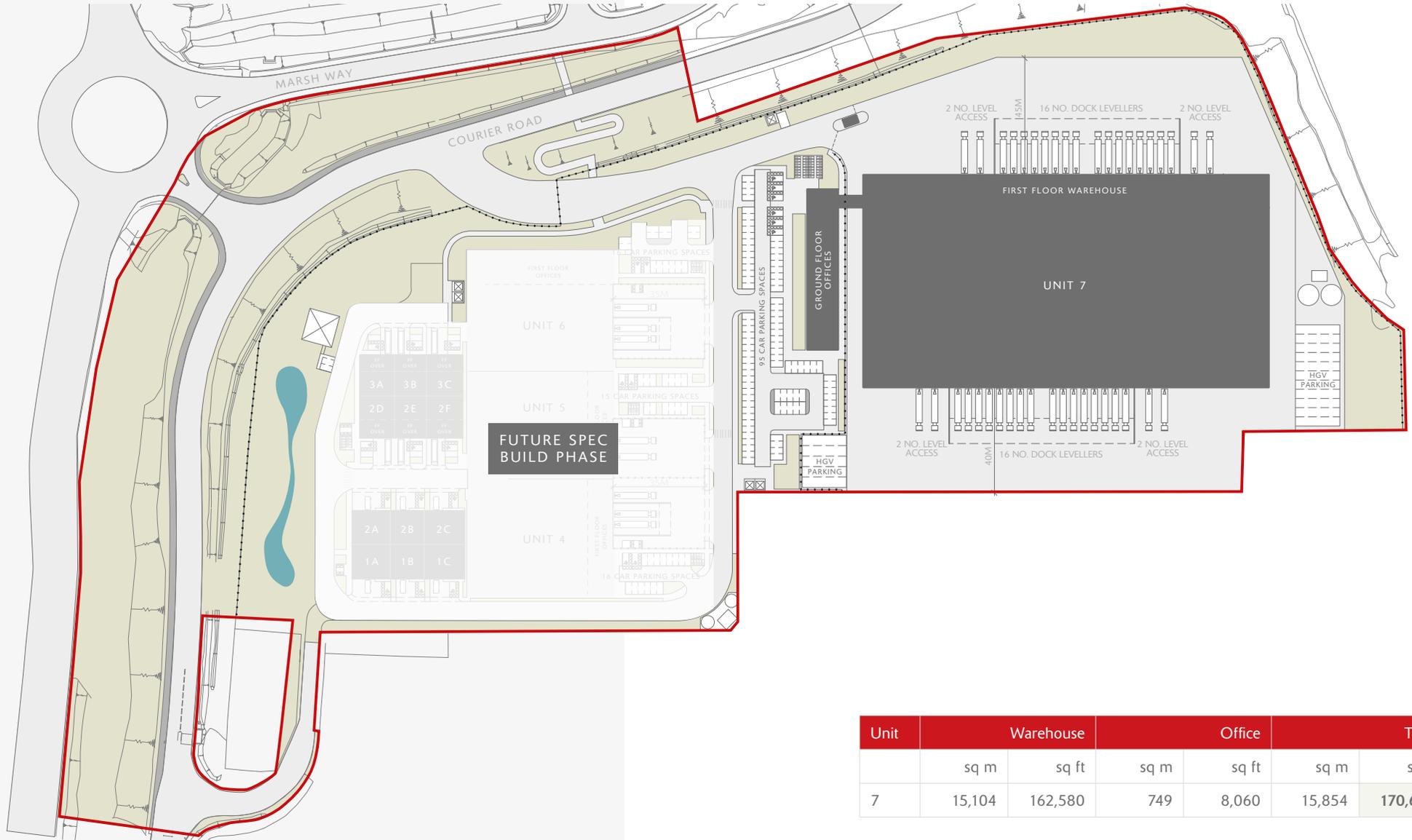
 Detail planning consent granted.



Unit	Warehouse		Office		Total	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
7	3,104	33,410	398	4,290	3,502	37,700
8	4,187	45,070	572	6,160	4,759	51,230
9	8,172	87,960	648	6,970	8,820	94,930
Total	15,463	166,440	1,618	17,420	17,081	183,860

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

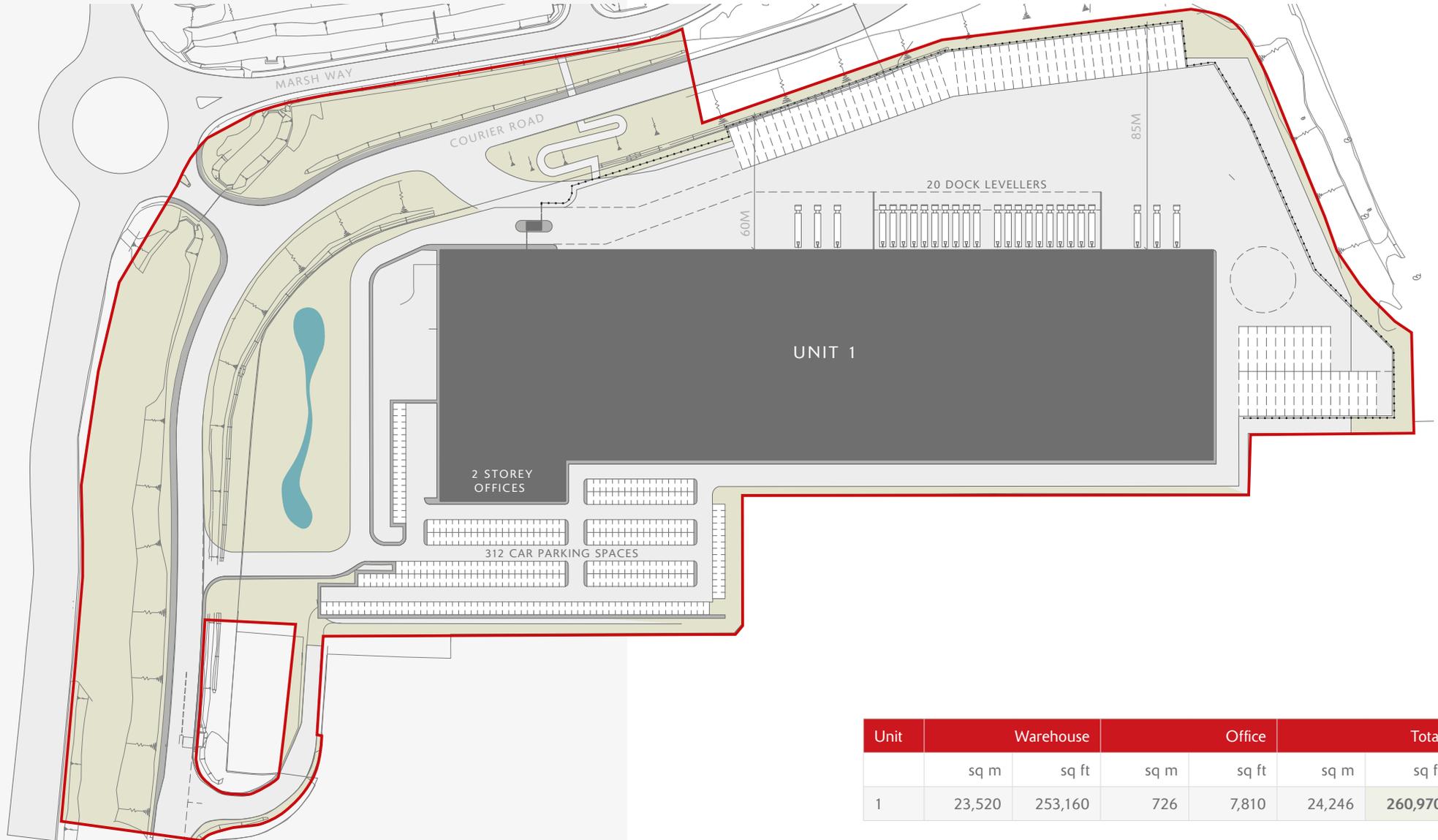
A cross-docked facility of 170,640 sq ft.
12-18 months delivery programme.



Unit	Warehouse		Office		Total	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
7	15,104	162,580	749	8,060	15,854	170,640

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

A single, self-contained warehouse facility of 260,970 sq ft.
 12-18 months delivery programme.



Unit	Warehouse		Office		Total	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
1	23,520	253,160	726	7,810	24,246	260,970

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.

SUSTAINABLE CONSTRUCTION

- Timber structural frames in smaller units to decarbonise construction



INTERNAL AIR QUALITY

- Natural ventilation via stack effect in office and core areas



NATURAL WELLBEING

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



EV CHARGING

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



PHOTOVOLTAIC PANELS

- PV panels to generate renewable energy savings for our customers



CEMENT REPLACEMENT

- Used in concrete to minimise CO₂ emissions



IMPROVED U-VALUES

- Triple-glazed windows for improved energy efficiency



ENERGY CONSUMPTION

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



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



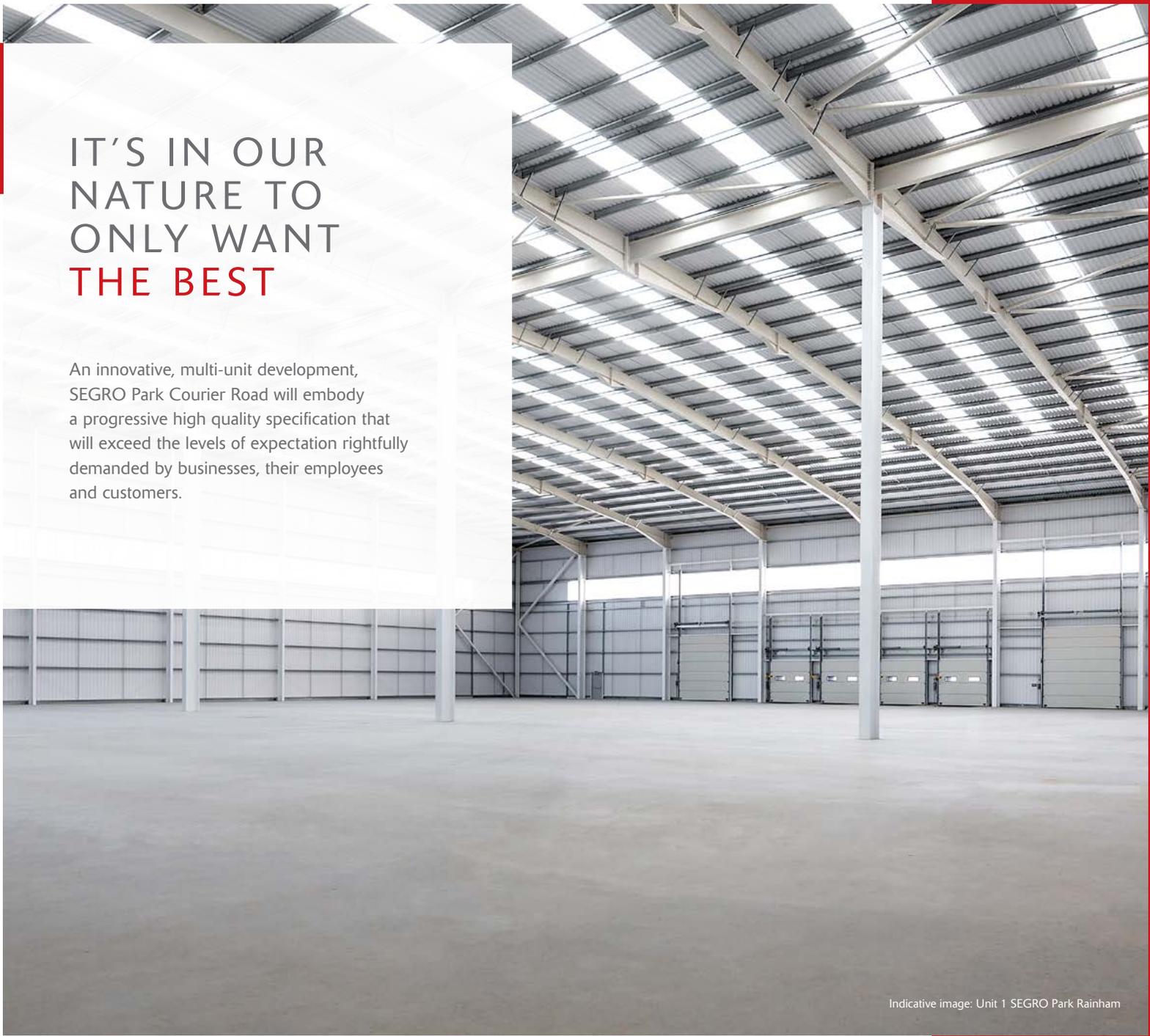
SOIL ROOTING ZONES

- 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.



Indicative image: Unit 1 SEGRO Park Rainham



MINIMUM 50KN/M² WAREHOUSE LOADING



DOCK LEVELLER DOORS



MINIMUM 12-22M CLEAR HEIGHT



AMPLE NATURAL LIGHT



4 MVA ELECTRICITY



LED LIGHTING



AMPLE CAR PARKING



24/7 ON-SITE SECURITY



TARGETING BREEAM 'EXCELLENT'



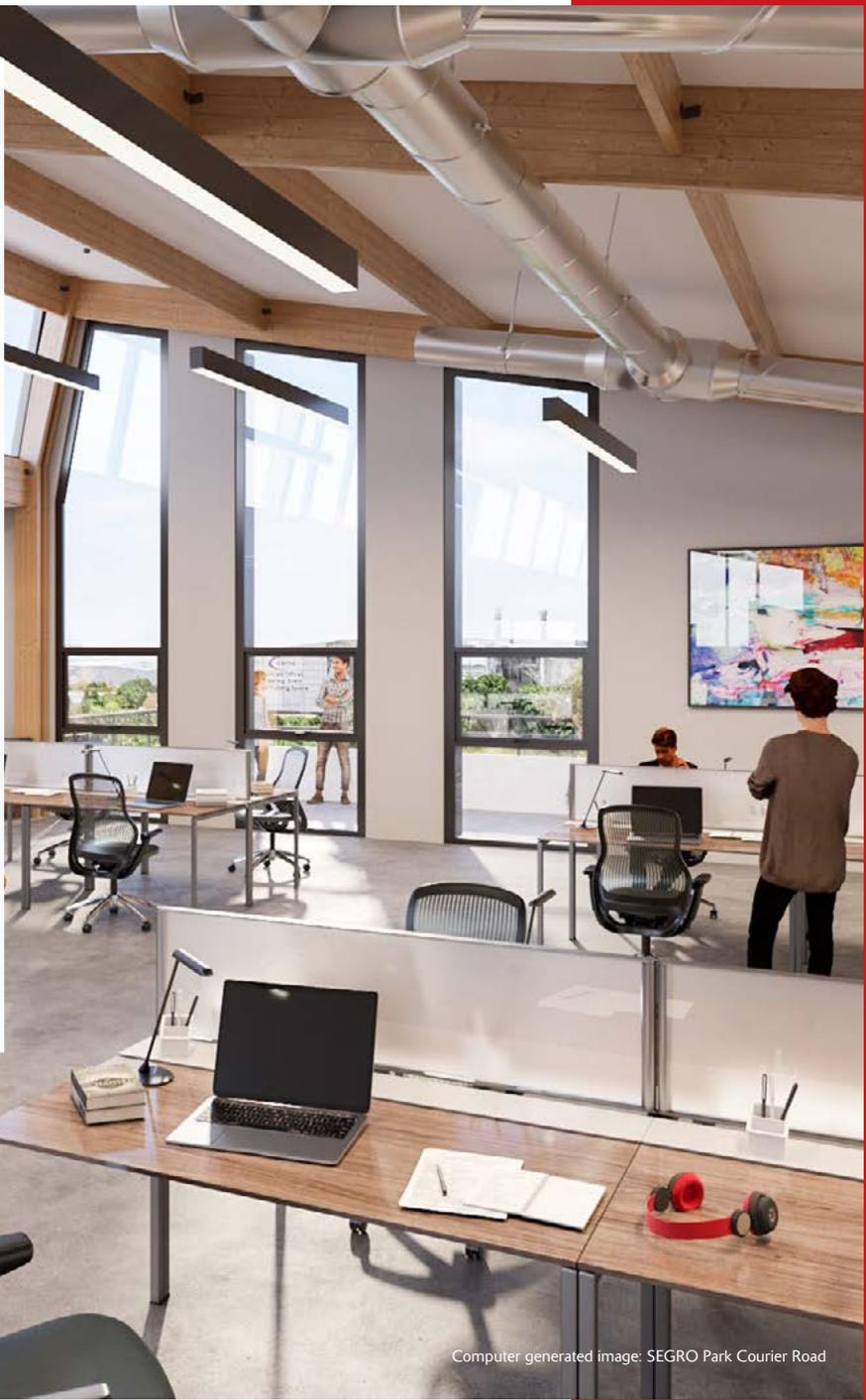
TARGETING EPC A+ RATING

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



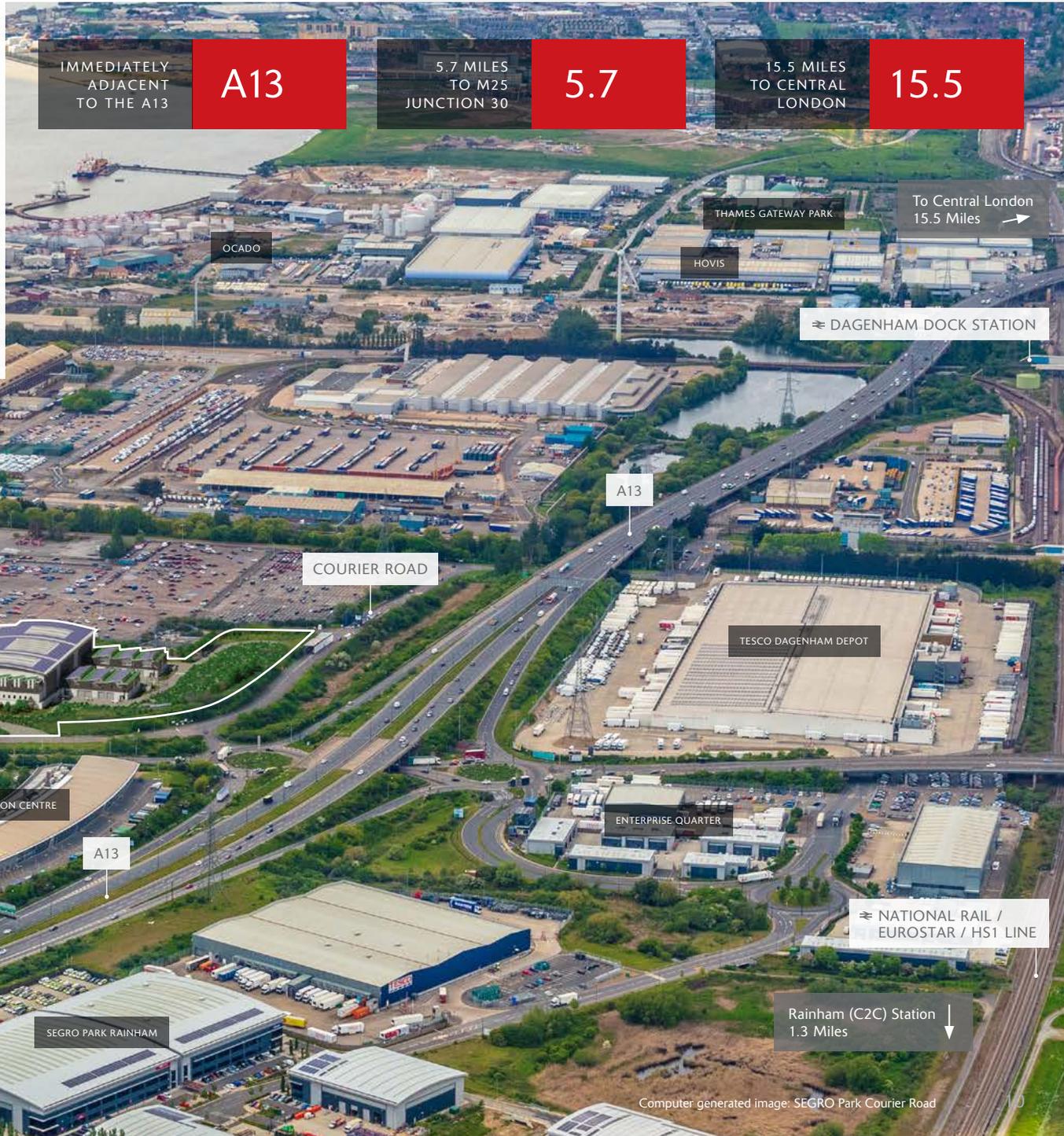
AMPLE CAR PARKING SPACES



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.



IMMEDIATELY ADJACENT TO THE A13

A13

5.7 MILES TO M25 JUNCTION 30

5.7

15.5 MILES TO CENTRAL LONDON

15.5

To Central London 15.5 Miles

THAMES GATEWAY PARK

OCADO

HOVIS

DAGENHAM DOCK STATION

A13

COURIER ROAD

SEGRO PARK COURIER ROAD

FORD

TESCO DAGENHAM DEPOT

CEME INNOVATION CENTRE

A13

ENTERPRISE QUARTER

NATIONAL RAIL / EUROSTAR / HS1 LINE

Rainham (C2C) Station 1.3 Miles

SEGRO PARK RAINHAM

To M25 Junction 31 5.7 Miles

To Tilbury Port 12.4 miles
To London Gateway 15.2 miles

LOCAL REGIONAL GLOBAL WHEREVER

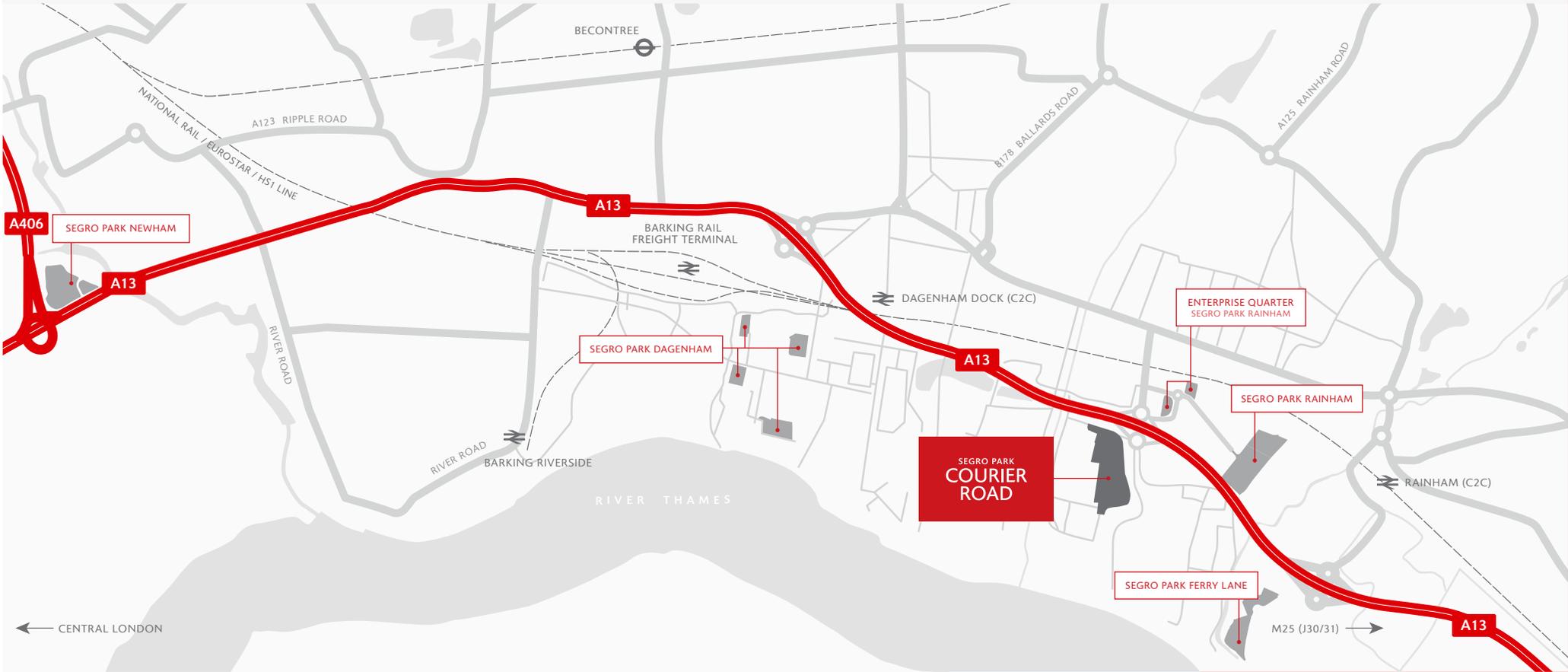
With access to Junction 30 of the M25 in eight minutes and the A13 in one minute, SEGRO Park Courier Road offers unrivalled transport connections.

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



Maxlight, SEGRO Customer at Victoria Industrial Estate

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ABOUT SEGRO

SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT) listed on the London Stock Exchange and Euronext Paris. A leading owner, manager and developer of modern warehouses and industrial property, it owns or manages 10.3 million square metres of space (110 million square feet) valued at £21.0 billion and 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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