

SEGRO PARK COURIER ROAD

RAINHAM RM13 8EU

A V I S I O N

SEGRO.com

East 

MAYOR OF LONDON

SEGRO 



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WELCOME

In 2015 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** (130,000 sq m) of modern employment space that will help create thousands of jobs in east London.

And we've made fantastic progress since. We have delivered SEGRO Park Newham, SEGRO Park Rainham Phase 1 and Phase 2, SEGRO Park Rainham Enterprise Quarter, SEGRO Park Ferry Lane and SEGRO Park Dagenham, totalling nearly 810,000 sq ft (c.75,000 sq m). We have resolution to grant for two of London's very first multi-level developments, SEGRO V-Park Barking and SEGRO V-Park Dagenham, totalling a further 403,000 sq ft (c.37,500 sq m).

We now continue our efforts at the London Borough of Havering and we have prepared this document to share our vision for the regeneration of a further 17.5 acres of strategic industrial land. In partnership with the Mayor of London, our aim is to respond to a chronic lack of supply of modern, sustainable industrial / warehouse space in east London, and create SEGRO Park Courier Road, a thriving new speculative development. This represents an investment by SEGRO of over £100M that will deliver a range of businesses and job opportunities within the borough and attract inward investment from outside the borough on underutilised land, an important part of 'levelling up' the local economy.

With a strong track record of working closely with our contractors and customers, we are also committed to working with the London Borough of Havering and other local stakeholders, including CEME, to maximise the training and employment opportunities for the local community.

Our approach to delivering this project will be collaborative and inclusive, and we look forward to working in partnership again with the London Borough of Havering in order to bring this exciting project forward, having regard to deteriorating macro-economic conditions.



INTRODUCTION

SEGRO IS DELIGHTED TO SHARE
ITS PLANS TO DELIVER A HIGHLY
SUSTAINABLE, INNOVATIVE
INDUSTRIAL / WAREHOUSE DEVELOPMENT

Following the success of Phase 1 and 2 SEGRO Park Rainham and Phase 1, Ferry Lane Rainham (representing a total investment by SEGRO of £75m) we are now proposing to bring forward our next phase of speculative development in the London Borough of Havering at Courier Road. Our proposal seeks to provide a further 302,910 sq ft (c. 28,000 sq m) of flexible employment space within the London Borough of Havering.

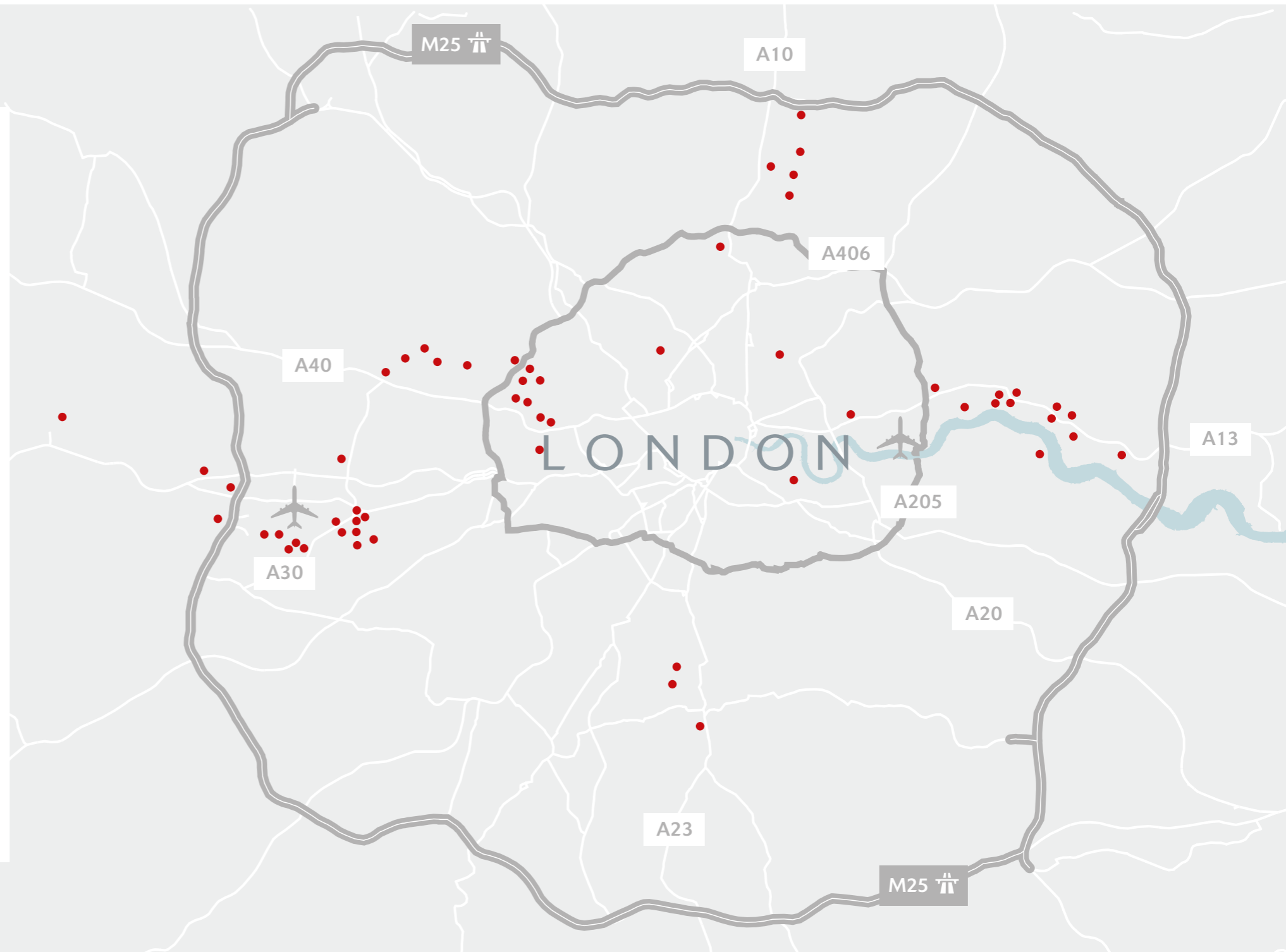
Meeting the needs of London's booming industrial sector, this is an opportunity for the London Borough of Havering to work collaboratively with SEGRO and the GLA to continue leading the way in providing high quality speculative industrial /warehouse space for London, providing jobs alongside new homes and long-term regeneration.

Redevelopment of Courier Road has the potential to link SEGRO Park Rainham with CEME and Dagenham Freeport.

ABOUT SEGRO

SEGRO is the UK's largest real estate company and a leading owner, manager and developer of modern warehouses and light industrial property. We provide modern sustainable space for 1,150 customers located in London and other major cities and key transportation hubs in the UK and across seven other European countries.

Our buildings are occupied by many of the world's most successful businesses, operating in a range of sectors from aerospace to automotive, engineering to ecommerce, food manufacturing to data centres and parcel delivery to pharmaceutical research. These customers form part of a comprehensive supply chain providing vital goods and services to businesses and communities up and down the country, making an important contribution to job creation in London and the UK's overall productivity.



LONDON'S LEADING DEVELOPER

16M SQ FT

OF INDUSTRIAL SPACE WITHIN LONDON

25,000

PEOPLE EMPLOYED

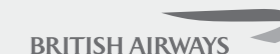
450

CUSTOMERS

70

ESTATES

SOME OF OUR CUSTOMERS





PROVEN DEVELOPER

SEGRO is one of the most active industrial developers in East London.

In 2015, SEGRO was announced as the Mayor of London’s strategic development partner in East London. The East Plus partnership between SEGRO and the Greater London Authority is regenerating 86 acres of vacant brownfield industrial land in East London along the A13 corridor to provide 1.4 million sq ft (130,000 sq m) of space. In the last ten years, SEGRO has delivered a total of 4.7m sq ft (436,000 sq m) of built space, representing a total investment of over £500 million.

To date, the partnership is on track to meet the 10-year programme to regenerate key areas and support local communities, with around 1.2m sq ft (c.111,000 sq m) already developed or committed. The partnership’s closely aligned objectives and working relationship helping to successfully deliver modern and sustainable space offered in a mix of size and tenures to attract a range of new businesses. These include providing 42 speculative highly successful ‘incubator’ units to date, units for start-up companies on a freehold or on flexible lease terms through to 100,000 sq ft (9,290 sq m) for established businesses.

MAYOR OF LONDON

East

London Borough of
Barking & Dagenham
lbbd.gov.uk

Havering
LONDON BOROUGH

Newham London

SEGRO'S VISION FOR SEGRO PARK COURIER ROAD IS TO CREATE FLEXIBLE, SUSTAINABLE AND HIGH-QUALITY INDUSTRIAL/WAREHOUSE SPACE THAT SUPPORTS BUSINESS GROWTH, ENTERPRISE AND PRODUCTIVITY, WHILST CATERING FOR THE NEEDS OF THE COMMUNITY

THE
VISION
SEGRO PARK
COURIER
ROAD



Computer Generated Image

THE VISION – SEGRO PARK COURIER ROAD

SEGRO has designed the proposed scheme to provide a flexible, sustainable and high-quality industrial / warehouse space of 302,910 sq ft (c. 28,000 sq m) to appeal to a wide range of customer sectors. The development will be split across 18 units in total:

12 UNITS

1,730 sq ft (161 sq m) – 3,570 sq ft (332 sq m):

Designed as flexible workspace for local SMEs (following the success of the Enterprise Quarter, SEGRO Park Rainham); working in partnership with CEME

3 UNITS

c.30,000 sq ft (2,787 sq m):

Designed as a space-to-grow for local businesses and other medium sized SMEs

3 UNITS

37,700 sq ft (3,502 sq m) – c.95,000 sq ft (8,825 sq m):

Designed to meet the requirements of larger industrial/warehouse businesses looking for a regional presence in the London Borough of Havering



Eaves height of 10-14m



Targeting Net Zero Carbon development & BREEAM Excellent, including the provision of roof mounted photovoltaic panels and electric charging points



Flexible workspace units available on lease terms suitable for start-ups and SMEs



Contemporary office interior finish and external balconies



Extensive landscaping to improve employee wellbeing and local biodiversity



24/7 manned security gatehouse



Computer Generated Image: SEGRO Park Courier Road



ENTERPRISE QUARTER

SEGRO PARK RAINHAM

CEME

DAGENHAM FREEPORT

THE VISION – SEGRO PARK COURIER ROAD

SEGRO Park Courier Road is situated within a Key Opportunity Area and the scheme will bring forward a number of key infrastructure improvements providing an opportunity to connect to CEME, Ford, SEGRO Park Rainham and other new developments in the local area.

The development will bring forward significant benefits to the area in line with the London Plan and the Havering Local Plan.



01
61 EAST ELEVATION 1:200

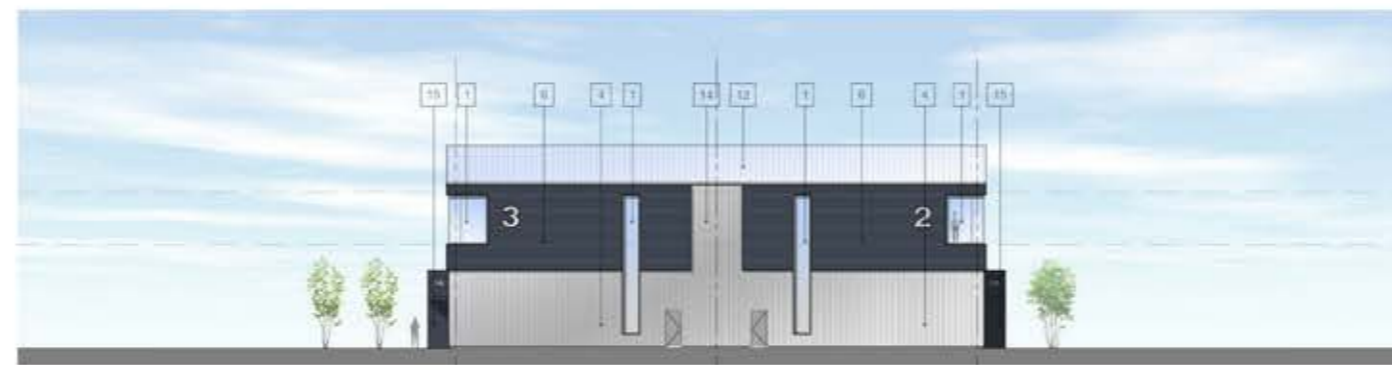


02
61 NORTH ELEVATION 1:200

Proposed Elevations for Units 7 & 8



01
62 EAST ELEVATION 1:50



02
62 NORTH ELEVATION 1:50

Proposed Elevations for Units 1-3



Unit 2, SEGRO Park Rainham



Units 3 & 4, SEGRO Park Rainham

ANTICIPATED CUSTOMER DEMAND

The real estate sector by its very nature provides flexible space that can be adapted to meet the requirements of modern businesses.

SEGRO provides space which supports over 25,000 jobs in London from a wide range of sectors such as the following:



Transport and Logistics



Online Retailers



Food and Beverage



High-tech Engineering



Film and TV Equipment Hire



Production / Studio Space



Manufacturing and Production



Building and Construction

The take-up of SEGRO Park Rainham Phase 1 and 2 (under 1 mile from SEGRO Park Courier Road) is a clear indication of the strength of demand for well specified and sustainable, modern industrial units. Phase 1 is fully let to a number blue-chip customers including Babcock, Mitsubishi, SIG and Hirestation, and 90% of Phase 2 is let to a variety of businesses such as Transport for London, London Ambulance Service, Focus Logistics and LTS Powered Access. As part of Phase 1, SEGRO also delivered an enterprise and innovation centre of 42 starter units, for SMEs, of which c.94% are now let.

The unit sizes designed within the proposed scheme for SEGRO Park Courier Road, reflect the small-to mid-box size brackets and product which have performed strongly at SEGRO Park Rainham. As such, the proposed scheme is a natural progression from SEGRO Park Rainham.

CASE STUDY

HYPERVOLT

SEGRO enabled new start-up customer HyperVolt, a developer of electric vehicle charging technology, to grow on SEGRO Park Rainham, Enterprise Quarter. Starting with 591 sq ft in 2019, they expanded their space to 8,215 sq ft over the following three years while benefiting from SEGRO's flexible lease terms. This resulted in the creation of 50 new jobs in Rainham, and is a great example of how SEGRO creates the space to enable local businesses to flourish.



Camden Town Brewery, SEGRO Park Enfield



Hypervolt EV charging technology



Brompton Bikes, Greenford Park



DPD, SEGRO Park Newham



Unit E, Premier Park



Indicative image








SUSTAINABILITY

SEGRO strives to achieve the highest sustainability credentials by conserving the environment, as well as improving the wellbeing of its customers and their employees, whilst still delivering successful and attractive industrial parks that create economic benefits for the local community.

We draw on our expertise in sustainable design, construction and operation. 'Responsible SEGRO' is our own sustainability programme. Its principles and commitments help us meet our sustainability targets and also support customers in improving their own responsible, carbon-conscious operations. For more information visit [SEGRO.com/ResponsibleSEGRO](https://www.segro.com/ResponsibleSEGRO)










SEGRO Park Courier Road will meet our highest sustainability standards and will be an exemplar light industrial and logistics park for East London.

- | | | | |
|---|--|---|---|
|  | EPC 'A+' targeting |  | Electric Vehicle charging |
|  | BREEAM 'Excellent' targeting 'Outstanding' |  | Environmental and biodiversity improvements |
|  | Reduced embodied carbon through sustainable construction methods |  | Use of timber in lieu of steel on smaller-sized units |
|  | PV panels on roofs generating renewable energy for the occupiers | | |

WELLBEING & GREEN CREDENTIALS

Together with Sustainability, Wellbeing and Biodiversity are at the heart of our design principals. At SEGRO we recognise that our schemes have an important role to play in providing the right environment, both for people that work inside of buildings, as well as the habitat that is provided alongside our buildings.

As such, the following landscaping, sustainability, and biodiversity principles have been factored into the scheme design:

- | | | | |
|---|--|---|--|
|  | <p>Activation of the Courier Road entrance to create a positive, strong and green frontage</p> |  | <p>Planting of a variety of native shrubs, trees, wildflowers, and wildlife beneficial species</p> |
|  | <p>Wildlife attenuation pond along the northern boundary</p> |  | <p>Installation of bird/bat boxes and creation of habitat refugia to provide cover for invertebrates/small mammals</p> |
|  | <p>Trim trail providing pedestrian connections around the entire site</p> |  | <p>Living roofs above cycle shelters</p> |
|  | <p>Landscaped green space with breakout seating areas</p> | | |





COMMUNITY INVOLVEMENT

INVESTING IN THE COMMUNITY

SEGRO is committed to supporting the communities in which it operates as part of our Responsible SEGRO framework. Through charitable funding, employment and education programmes, supply chain initiatives, and environmental improvement projects, it enables the community and local SMEs to benefit from its presence and developments.

Enabled by collaboration with local partners, SEGRO ensures its impact goes beyond the development and ownership of its industrial estates.



SEGRO's Community Investment Plan is focused on education and skills, boosting the local economy and enhancing the local environment



An aspiration to work with CEME by utilising two units to expand their operations in supporting local start-ups



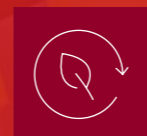
£40,000 investment in Havering Works job brokerage service to help residents access employment and training opportunities



£185,000 invested in skills and employment initiatives in Havering since 2016



Supporting thousands of young people into a STEM programme at CEME



Partnering with Groundwork to rejuvenate neglected green space in Havering to improve the local environment for residents and offer training to ten unemployed people working on the project



Working with the GLA and the London Borough of Havering to provide the Future Cube at SEGRO Park Rainham which helps businesses explore new technologies and improve their productivity and competitiveness. A total commitment by SEGRO of over £0.25M over 5 years

Agreement of a skills and employment plan with the London Borough of Havering, which will ensure the following:

- All construction jobs are advertised through the Council's preferred employment partner
- SEGRO's main contractor will consider local SME suppliers
- A target of 20% of net new construction jobs to be filled by local residents
- Training and employment opportunities for local unemployed residents
- Funding to help local residents acquire their CSCS cards
- Engagement with local schools and work experience opportunities for local students

TRANSPORT CONSIDERATIONS

KEEPING EMPLOYEES AND GOODS MOVING



Enhancements to pedestrian routes, linking the proposed scheme, CEME and SEGRO Park Rainham



Investment in an upgraded bus service for the proposed scheme and surrounding areas, benefiting users of CEME and existing employment



Contributions to public wayfinding and lighting in the local area





New wayfinder signage on Marsh Way up to and including the junction with A1306 New Road for active travel.

The signage would include distances and walk/cycle times information to public transport nodes and nearby district centres for staff / visitors to the Courier Road site CEME, Fairview Ind. Est. and Rainham Phase 1/2.

Possible enhanced lighting for pedestrian and cyclists under A13

Key			
	Site Location		Walking routes to bus stops
	Local Highway Network		Wayfinder signage
	Strategic Highway Network		Existing 174 route and stops
			Potential 174 extension and stops

Proposed site plan

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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 9.7 million square metres of space (104 million square feet) valued at £23.8 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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