

# PROGRESS IN ACTION

## SEGRO PARK RAINHAM

MODERN INDUSTRIAL / WAREHOUSE  
UNITS RANGING FROM 11,497 - 70,558 SQ FT

East 

SUPPORTED BY  
MAYOR OF LONDON

SEGRO

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

# FORGED FROM A PASSION FOR PROGRESSION

A PIONEERING DEVELOPMENT THAT PUSHES THE BOUNDARIES OF INDUSTRIAL SPACE IN EAST LONDON

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.



FLEXIBLE CHOICE



MODERN INTERIORS



MAXIMISING SPACE



WELLBEING FOCUS



INNOVATION INSIDE AND OUT



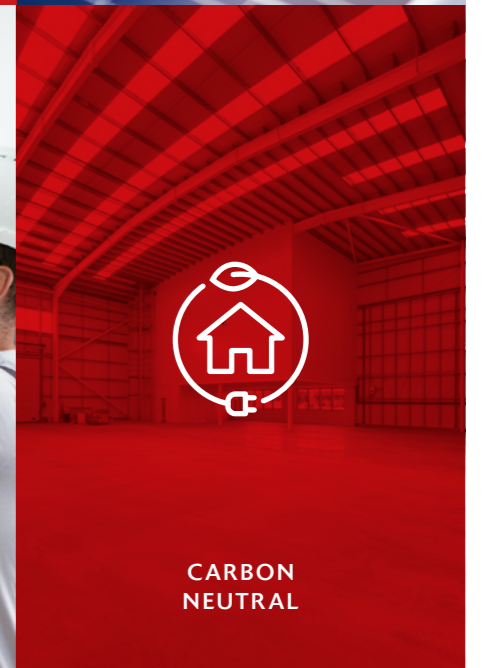
SUSTAINABILITY FEATURES



BIODIVERSE ENVIRONMENT



SMART BUILDINGS



CARBON NEUTRAL

# BUILDINGS THAT PUSH BOUNDARIES

03

04



### MODERN INTERIORS

Contemporary interior finishes for offices, facilities and entrance foyers



### SUSTAINABILITY FEATURES

EPC A+ (Carbon Neutral base build) and BREEM 'Excellent', incorporating photovoltaic & translucent panels and LED lighting



### SMART BUILDINGS

Unit 9 features smart sensors to help improve operational efficiency. Unit 8 has a Tesla battery to store generated electricity. All other units are 'plug & play' ready for the technology to be installed



### BIODIVERSE ENVIRONMENT

Native flora and the introduction of four beehives will enhance the environment, whilst boosting the natural habitat and improving wellbeing for customers



### WELLBEING FOCUS

An outside communal seating area and gym, and green/living walls in Units 9 & 10 will help improve wellness for employees. Unit 9 is 'WELL' ready, providing customers with the option to pursue 'WELL' certification

05

06

UNIT 2  
SIG TRADING

UNIT 1  
RIVUS FLEET SOLUTIONS

UNIT 3  
MITSUBISHI ELECTRIC EUROPE

UNIT 4  
MITSUBISHI ELECTRIC EUROPE

UNIT 5  
HIRE STATION

UNIT 6  
SMARTHUB LOGISTICS

UNIT 7  
LONDON AMBULANCE SERVICE

UNIT 10  
TRANSPORT FOR LONDON

UNIT 9  
WOLSELEY

UNIT 8  
WOLSELEY

COMMUNAL GREEN SPACE  
Including an outdoor gym and seating for a place to unwind

MAXIMISING SPACE  
Office space above the loading doors to increase warehouse capacity

GREEN/LIVING WALL  
Improving air quality and energy levels

TESLA BATTERIES  
Storing generated electricity for use during off-peak hours

BEEHIVES  
To enhance local biodiversity

MAXIMISING SPACE  
6m under-croft heights to increase warehouse capacity without increasing floor space

# DELIVERING OVER AND ABOVE

First floor offices feature exposed servicing and full height glazing (Unit 9 only) ▼



# BOLD, BEAUTIFUL AND BESPOKE

Reception areas feature adaptable wall panelling for bespoke environments ▲

Contemporary finishes distinguish the facilities areas from the functional warehouse space ▼

# FIRST CLASS FORM AND FUNCTION



Capacity is maximised by substantial eaves heights and 6m under-croft heights in Units 6 and 7 ▲

## CUSTOMER FOCUSED DESIGN

### INNOVATION INSPIRED BY AND DESIGNED TO BENEFIT OUR CUSTOMERS

SEGRO Park Rainham is built to the highest standards, designed to maximise space and natural light, whilst smart sensors in Unit 9 will monitor electricity usage, heating and airflow, reducing costs for the customer.

Flexibility is another key feature. For instance, the office space in Unit 9 has been placed above the loading doors to maximise warehouse space.



Indicative image



## NEXT LEVEL SUSTAINABILITY

### DESIGNED TO DELIVER SUPERIOR COST EFFICIENCY AND BENEFIT THE ENVIRONMENT

Each unit has an EPC A+ rating, is Carbon Neutral and targeting BREEAM 'Excellent', incorporating highly efficient sustainability measures built 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 and pre-installed 'plug & play' connections for batteries that store generated electricity.\*

\*Unit 8 incorporates battery storage, 'plug & play' available on other units

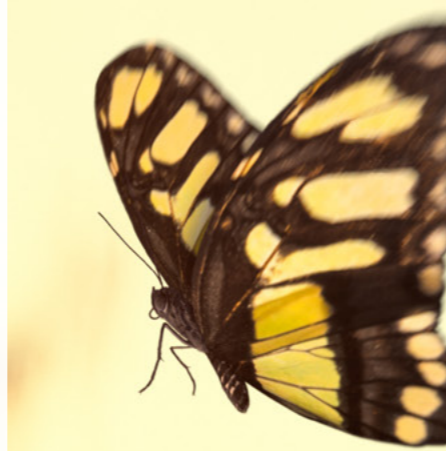
Indicative image

## ENVIRONMENTALLY FOCUSED

### AN INDUSTRIAL PARK WITH BIODIVERSITY BUILT IN

We're committed to respecting the existing local habitats and have introduced native trees and wildflowers within the landscaping plans. We are also aiming to install bee hives in 2021.

To help support and protect this environment, management will be as low-maintenance as possible, whilst hedging and undisturbed wood piles will provide shelter for native animal, bird and amphibious species.



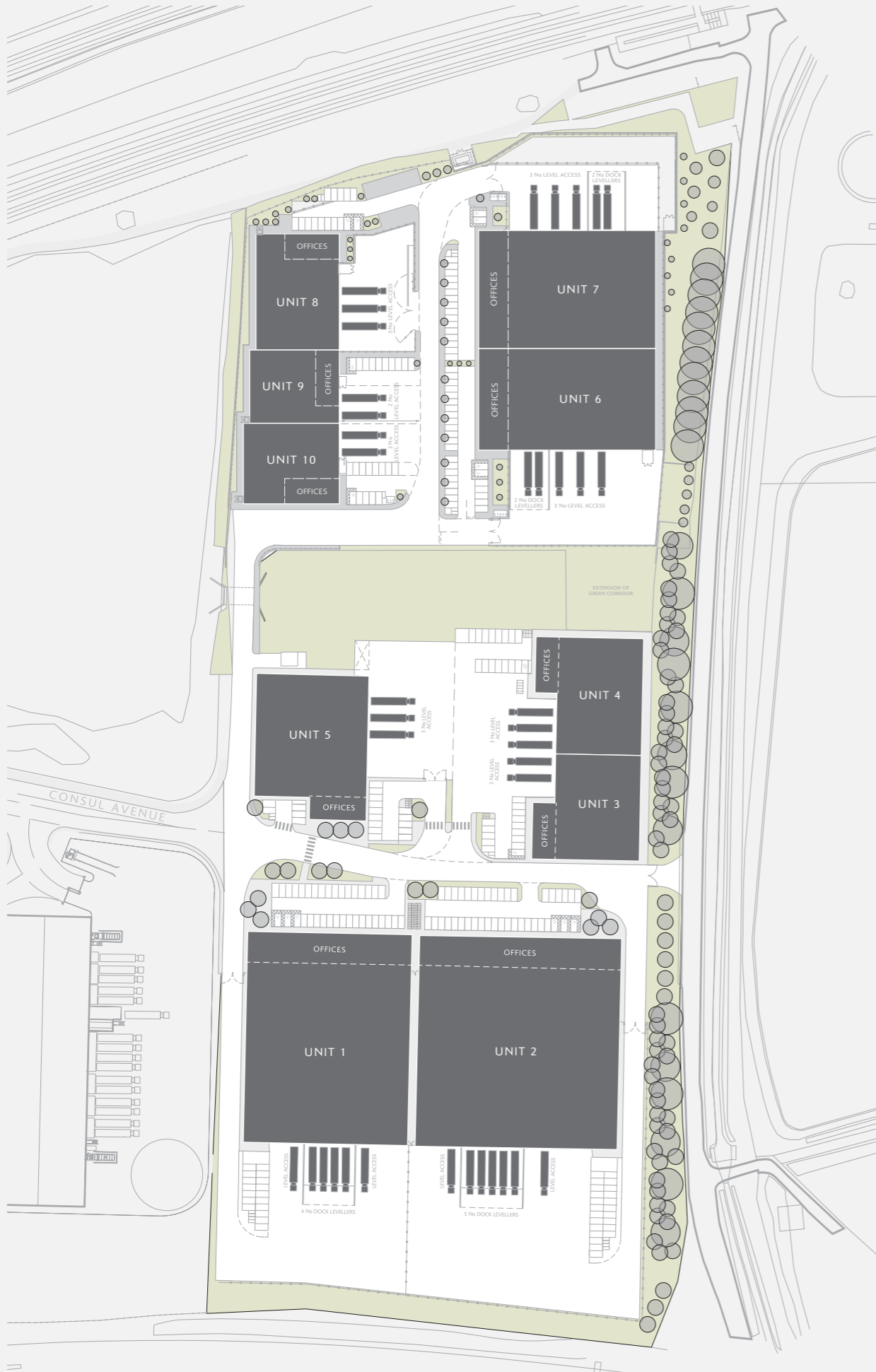
## DRIVING EMPLOYEE WELLBEING

### AN ENHANCED ENVIRONMENT THAT PROMOTES A HEALTHY AND PRODUCTIVE WORKFORCE

As members of the International WELL Building Institute, SEGRO has put the health and wellness of employees at the heart of the buildings' design and construction.

SEGRO Park Rainham provides enhanced office interiors, an outside communal gym and seating area and plenty of natural light throughout the buildings, as well as internal green/living walls in Units 9 and 10. These features contribute to employees' sense of wellbeing and cement SEGRO Park Rainham's status as a progressive, employee-focused place to work.





## ACCOMMODATION

UNIT	Warehouse	First Floor Office	Second Floor Plant	TOTAL
<b>Unit 1</b> Rivus Fleet Solutions	49,432 4,592	7,226 671	862 80	57,520 sq ft 5,344 sq m
<b>Unit 2</b> SIG Trading	60,819 5,650	8,853 823	886 82	70,558 sq ft 6,555 sq m
<b>Unit 3</b> Mitsubishi Electric Europe	14,748 1,370	1,939 180	629 58	17,316 sq ft 1,609 sq m
<b>Unit 4</b> Mitsubishi Electric Europe	16,165 1,502	1,918 178	640 60	18,723 sq ft 1,740 sq m
<b>Unit 5</b> Hire Station	21,520 1,999	1,928 179	623 57	24,071 sq ft 2,236 sq m
<b>Unit 6</b> Smarthub Logistics	26,400 2,453	4,372 406	886 82	31,658 sq ft 2,941 sq m
<b>Unit 7</b> London Ambulance Service	30,571 2,840	5,069 471	888 83	36,528 sq ft 3,394 sq m
<b>Unit 8</b> Wolseley	14,256 1,324	2,030 189	- -	16,286 sq ft 1,513 sq m
<b>Unit 9</b> Wolseley	9,611 893	1,886 175	- -	11,497 sq ft 1,068 sq m
<b>Unit 10</b> Transport for London	11,291 1,049	2,030 189	- -	13,321 sq ft 1,238 sq m

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

## KEY FEATURES

UNIT	1	2	3	4	5	6	7	8	9	10
Dock leveller doors	4	5	-	-	-	2	2	-	-	-
Level access doors	2	2	2	3	3	3	3	3	2	2
Yard depth	50m	61m	37m	37m	30m	35m	35m	28m	28m	30m
Car parking spaces	53	65	14	16	19	28	32	15	15	12
Cycling spaces	16	20	4	6	6	10	12	6	6	6

\*The units have been designed in line with the principles of the IWBI (International WELL Building Institute), to allow customers to pursue full 'WELL' Certification. For more information, visit wellcertified.com





**UNRIVALLED  
QUALITY AND  
INNOVATION**



**SUSTAINABILITY &  
INNOVATION**

Smart building technology to drive efficiency and wellbeing

EPC A+ / Carbon Neutral

BREEAM 'Excellent'

Units 6 & 9 will be 'WELL' ready\*

All buildings will benefit from 'plug & play' sustainability features

Outside communal gym and seating area with green space

Photovoltaic panels

Native flora and the introduction of four beehives on site (targeting installation in 2021) to boost natural habitat and improve wellbeing

Electric car changing points

Cycle shelters

Green/living wall. Designed to improve air quality and energy levels (Unit 9 & 10)

Tesla battery will store generated electricity to put back into the unit, reducing consumption and costs (Unit 8)



**OFFICE**

First floor offices with air conditioning

Contemporary interior design for offices and entrance foyers

Office space included above the loading doors to improve available warehouse space and productivity (Unit 9)



**WAREHOUSE**

Suitable for classes B1(c), B2 and B8

10-12m eaves height

Flexibility to install mezzanines and high bay racking

Dedicated and secure yards up to 61m

High quality WC and shower facilities

50 kN/m<sup>2</sup> floor loading

On site security and 24/7 CCTV

6m under-croft height to increase warehouse capacity without increasing floor space (Unit 6 & 7)



# 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.

## LOCAL OCCUPIERS

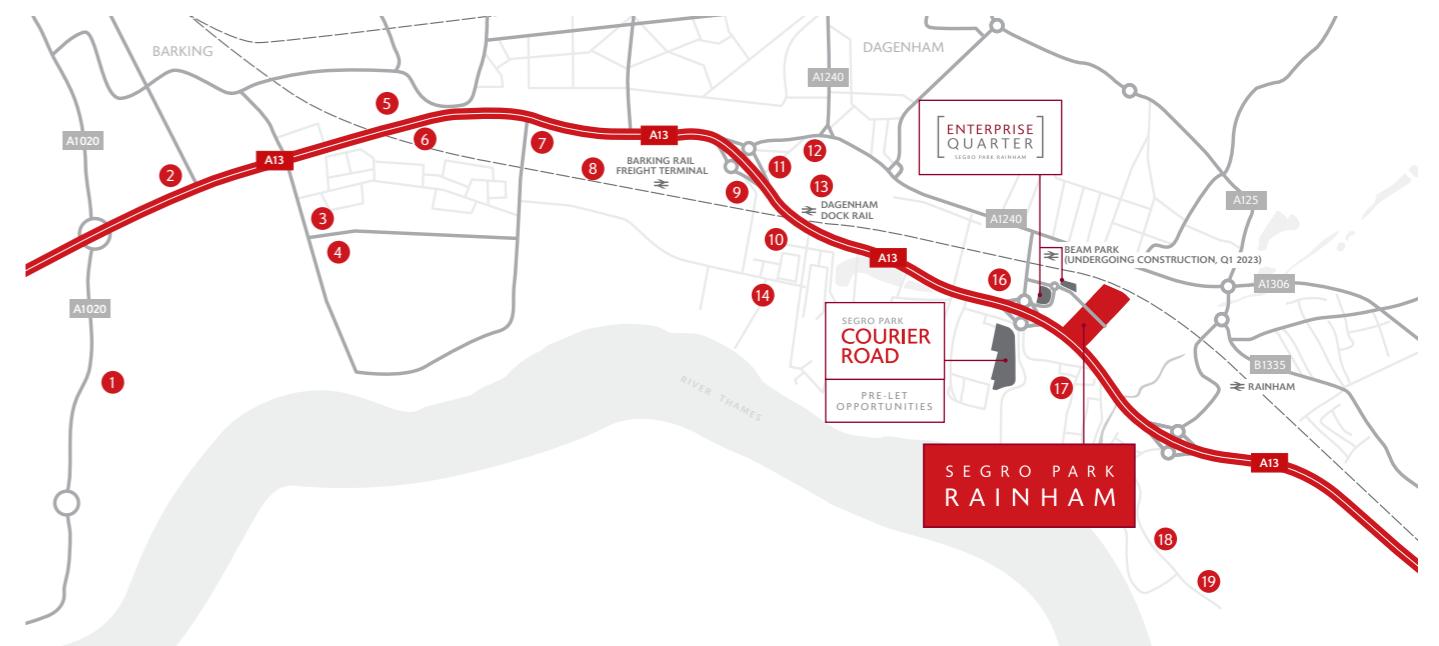
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|--|--|
| 1 Gallions Reach Retail Park                           | 11 Asda Supermarket                        |
| 2 Circular 13 (Moss Bros/Plumb Base)                   | 12 Merrilands Retail Park                  |
| 3 UPS  | 13 Orion Park (Kuehne + Nagel/DPD/JJ Food) |
| 4 TNT  | 14 Eddie Stobart (Logic 233)               |
| 5 Barking Industrial Park                              | 15 Ford                                    |
| 6 Eastern Approach (Big Yellow/Plumb Centre)           | 16 Tesco RDC                               |
| 7 Capital Karts, Karting Centre                        | 17 Fairview Industrial Estate              |
| 8 Barking Rail Freight Terminal (DB Schenker)          | 18 Easter Park (Restore)                   |
| 9 Goresbrook Park (Eddie Stobart)                      | 19 Tilda Rice                              |
| 10 Thames Gateway Park (British Bakeries/Fresh Direct) |  |

## SAT NAV REFERENCE RM13 8GJ

## DRIVE TIMES

	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



## HELPING DRIVE THE EVOLUTION OF EAST LONDON

SEGRO Park Rainham is the genesis of a partnership between SEGRO and the GLA to regenerate industrial land in East London (East Plus). This development and future schemes will maximise training and employment opportunities, and will create a new vibrant destination for business.

**86 ACRES**

APPOINTED BY THE GLA FOR REGENERATION BY SEGRO IN EAST LONDON

### EMPLOYMENT

All customers will benefit from the support of Havering Council's job brokerage service, Havering Works. This bespoke and free service is designed to help new occupiers to recruit and train a dedicated local workforce, free of charge. A dedicated Account Manager will work with customers to understand their recruitment needs and help to design and deliver a business-led training and recruitment package.

### GET CONNECTED

SEGRO has established a range of relationships with local organisations that can provide customers with a range of business support, advice and guidance. These organisations include London Riverside Business Improvement District (BID), Havering Council and the Centre for Engineering and Manufacturing Excellence (CEME).

SEGRO is a member of the International WELL Building Institute and a founding member of the UK Green Building Council.



## PLACING CUSTOMERS AT THE FOREFRONT

SEGRO is synonymous with quality and we pride ourselves on delivering high specification products that are built for the long term. Above all, we enable our customers to stay ahead of the curve and future-proof their businesses.

**14.2M**

SQ FT OF SUPERIOR INDUSTRIAL SPACE WITHIN LONDON

**362 CUSTOMERS**  
IN LONDON



KUEHNE+NAGEL

**NETFLIX**



ocado



Royal Mail



**amazon**

Working in close collaboration with our occupiers for over 100 years, SEGRO has developed a customer-centric philosophy providing solutions for global brands such as Kuehne + Nagel, Netflix, Ocado, Royal Mail, DHL and Amazon. For further information visit [SEGRO.com](http://SEGRO.com)

## ABOUT SEGRO

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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 10.3 million square metres of space (110 million square feet) valued at £21.0 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](http://SEGRO.com) for further information.

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**SEGRO** East 