

# [ENTERPRISE QUARTER]

SEGRO PARK RAINHAM

NEW WAREHOUSE / INDUSTRIAL / BUSINESS SPACE

AVAILABLE NOW

[SEGRO.com/PARKRAINHAM-EQ](https://segro.com/PARKRAINHAM-EQ)

Part of  
**East** 

**SEGRO** 

SUPPORTED BY  
**MAYOR OF LONDON**

# WELCOME TO THE ENTERPRISE QUARTER

The Enterprise Quarter offers progressive business, warehouse and industrial space from 549 sq ft to 3,732 sq ft, specifically designed for start-ups and small businesses with a desire to grow.

FLEXIBLE LEASES STARTING  
FROM 3 YEARS WITH LIMITED  
REPAIR OBLIGATION

OPPORTUNITY TO UPGRADE  
TO A LARGER UNIT AS YOUR  
BUSINESS GROWS

ONSITE OFFICE FACILITIES  
AVAILABLE INCLUDING MEETING  
ROOMS, BREAKOUT AREAS AND  
KITCHEN SPACE

ACCESS TO COLLABORATIVE  
RECRUITMENT SUPPORT,  
TRAINING AND DEVELOPMENT  
OPPORTUNITIES

## INSPIRATIONAL INSIDE AND OUT

The Enterprise Quarter is an ideal place to work, with like-minded people together in modern business premises with exceptional facilities, and attractive landscaped surroundings.





# ASPIRATION PLUS ENTERPRISE EQUALS SUCCESS

The Enterprise Quarter offers features with growing businesses in mind. Flexible leases, together with additional support services provide an optimum working environment for SMEs.



Enterprise Business Centre



Enterprise Business Centre

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 CEME.



Indicative Image



Indicative Image

## Easy In / Out Inclusive Leases

Flexible leases with service and insurance built into the rent – so no additional service charges.

- Simple, easy to understand leases
- Innovation Business Centre: 3 year lease with the Tenant only break at 12 months, rolling thereafter on 3 months' notice
- Enterprise Business Centre: 5 year lease with the Tenant only break at 3<sup>rd</sup> year
- Monthly payment options for Innovation Business Centre units
- On-site estate manager
- Safe and secure with Business Watch 24/7

- Buildings insurance included in rent

- Responsibility to maintain the interior of the property only

- 3 months' rent deposit

## Collaboration

Our links with local organisations mean that we can provide you with additional services to support your growing business.

- Havering Works – access to recruitment support
- Access to meeting facilities on site and at CEME (Centre for Engineering and Manufacturing Excellence)
- Access to training and development opportunities

## Track Record

SEGRO has a track record of offering flexible, affordable properties to help small businesses to thrive. The Enterprise Quarter in Slough was launched specifically to respond to the needs of small enterprises and start-ups by creating a business community of like-minded people, with ongoing support and advice.

## Developer & Landlord Of Choice

With over 95 years experience of creating industrial space to support business growth, SEGRO has the knowledge, resources and expertise to deliver an exciting vision for the area.

SEGRO's London portfolio extends to over 11 million sq ft of light industrial and logistics space, which is home to 450 customers across core markets including Park Royal, Heathrow, East and North London.

## ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 8.1 million square metres of space (88 million square feet) valued at £13.3 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.

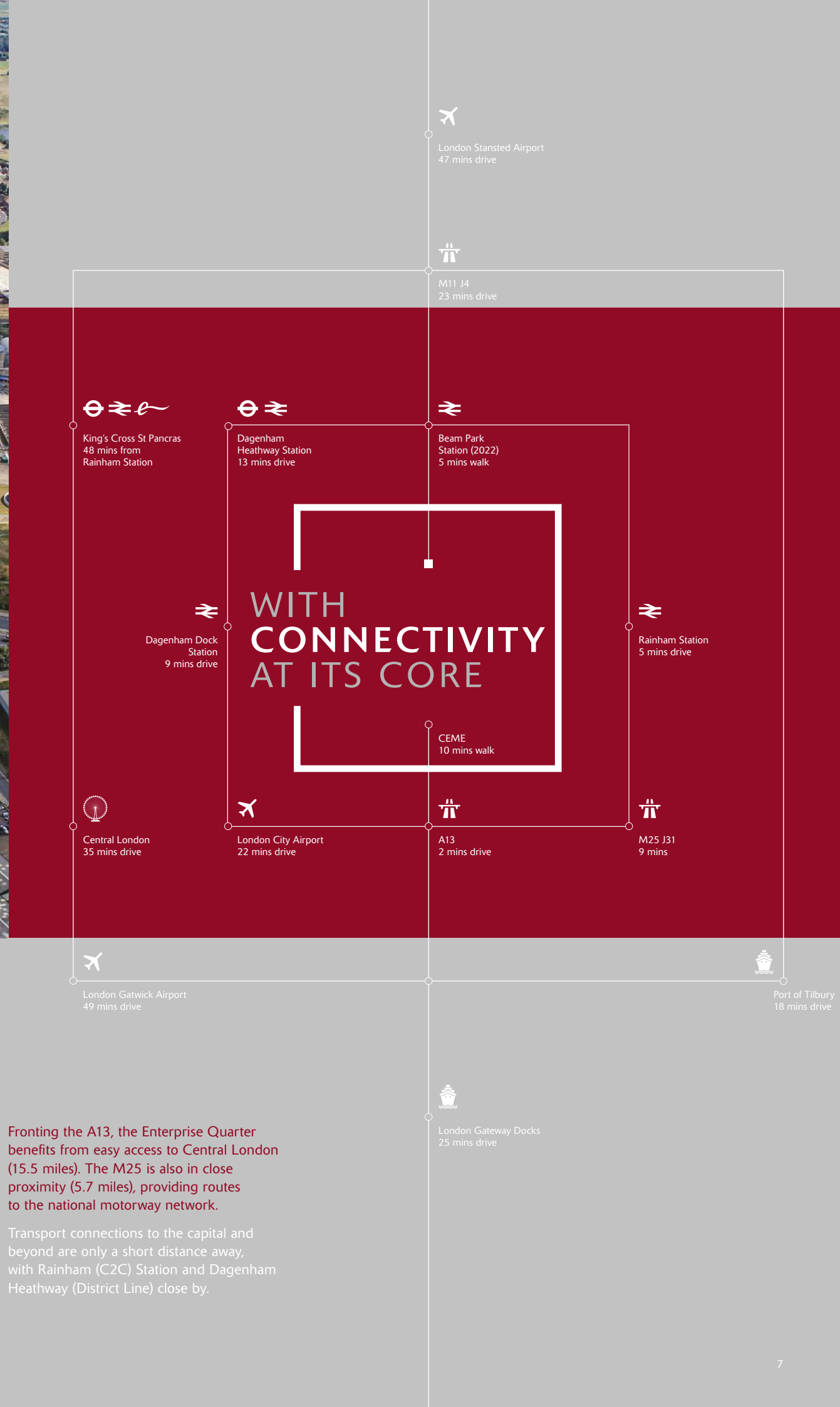
See [SEGRO.com](http://SEGRO.com) for further information.





# A NEW BUSINESS DESTINATION

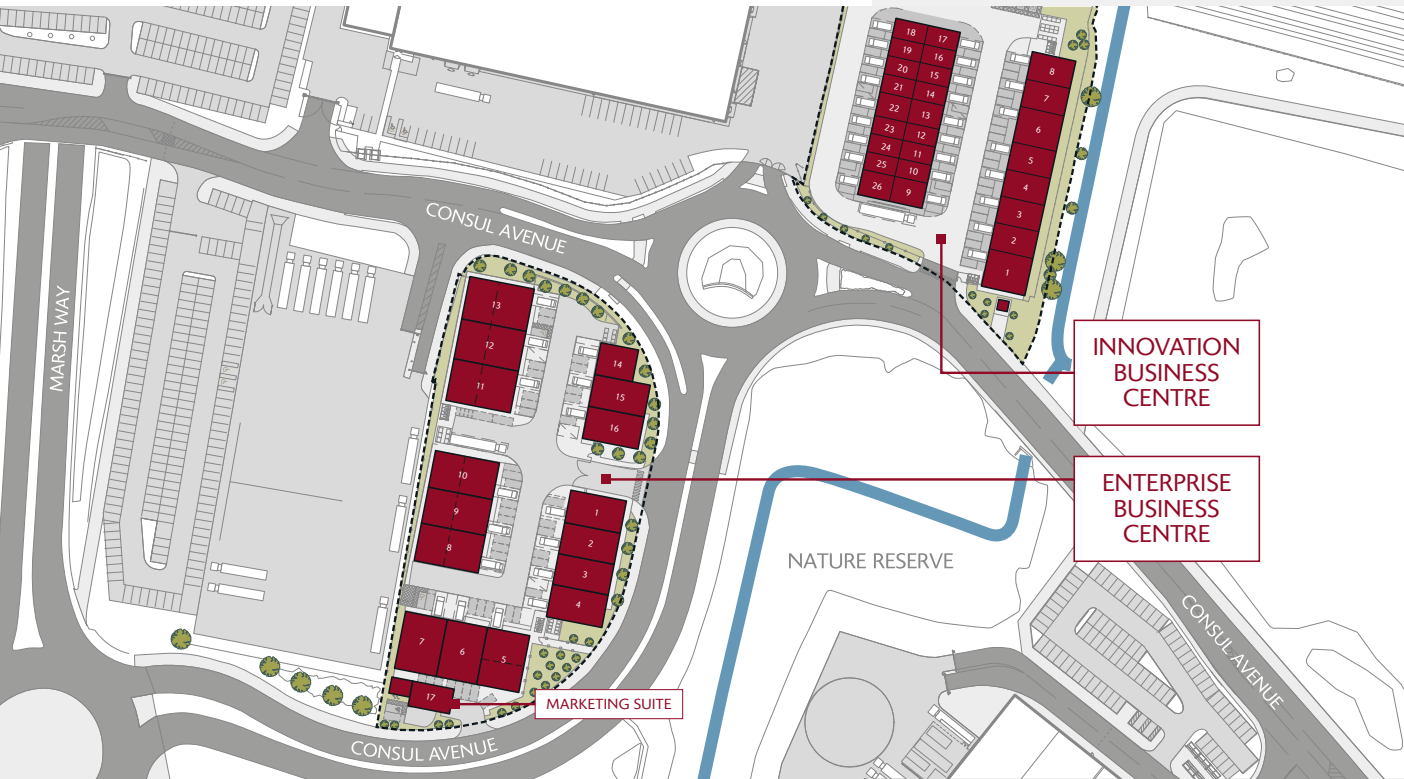
An opportunity to be part of one of the most sought after business destinations in London.



Fronting the A13, the Enterprise Quarter benefits from easy access to Central London (15.5 miles). The M25 is also in close proximity (5.7 miles), providing routes to the national motorway network.

Transport connections to the capital and beyond are only a short distance away, with Rainham (C2C) Station and Dagenham Heathway (District Line) close by.





# THE SPACE FOR ASPIRING BUSINESSES

Opportunities from 549 sq ft to 3,732 sq ft spread over 42 units, across two plots, providing the very best in business, office and industrial space.



ELECTRIC CAR CHARGING POINTS AT ENTERPRISE BUSINESS CENTRE

## INNOVATION BUSINESS CENTRE

	sq ft	sq m
Unit 1	1,517	141
Unit 2	1,114	103
Unit 3	1,119	104
Unit 4	1,119	104
Unit 5	1,114	103
Unit 6	1,485	138
Unit 7	1,115	104
Unit 8	1,171	109
Unit 9	746	69
Unit 10	549	51
Unit 11	550	51
Unit 12	550	51
Unit 13	716	67
Unit 14	550	51
Unit 15	550	51
Unit 16	549	51
Unit 17	591	55
Unit 18	591	55
Unit 19	551	51
Unit 20	551	51
Unit 21	551	51
Unit 22	717	67
Unit 23	551	51
Unit 24	551	51
Unit 25	552	51
Unit 26	751	70

All areas are approximate and measured on a Gross External basis

# BUILT FOR THE FUTURE



PHOTOVOLTAIC PANELS

TRANSLUCENT PANELS PROVIDE NATURAL DAYLIGHT TO WAREHOUSES

## ENTERPRISE BUSINESS CENTRE

	Warehouse (sq ft)	Mezzanine (sq ft)	Total (sq ft)	Total (sq m)
Unit 1	1,703	-	1,703	158
Unit 2	1,639	-	1,639	152
Unit 3	1,643	-	1,643	153
Unit 4	1,714	-	1,714	159
Unit 5	2,241	1,053	3,294	306
Unit 6	2,169	-	2,169	202
Unit 7	2,241	-	2,241	208
Unit 8	2,243	1,060	3,303	307
Unit 9	2,182	1,027	3,209	298
Unit 10	2,249	1,057	3,306	307
Unit 11	2,538	1,194	3,732	347
Unit 12	2,441	1,150	3,591	334
Unit 13	2,532	1,197	3,729	346
Unit 14	1,140	-	1,140	106
Unit 15	1,667	-	1,667	155
Unit 16	1,706	-	1,706	158

The Enterprise Quarter units embody the very latest in sustainable and innovative specifications that enable businesses to operate at maximum capacity whilst reducing their running costs and emissions.

Each self-contained unit offers flexibility for a mix of office and industrial uses as well as the ability to adapt to your changing business needs.

### Building External

- 1 loading bay per unit
- Allocated car parking spaces
- Fully secure plots with fencing and gates
- Cycle shelters

### Building Internal

- Innovation Business Centre: 5m eaves  
Enterprise Business Centre: 6m eaves
- Flexibility for offices or industrial use
- Suitable for use classes: B1 a/b/c, B2 and B8
- Potential to install mezzanines specifically at Enterprise Business Centre
- WC and kitchenette for each unit

### Sustainability

- EPC rating A
- BREEAM 'Excellent' rating
- Photovoltaic panels
- LED lighting
- Translucent panels to warehouse walls and roof providing natural daylight
- Electric car charging points at Enterprise Business Centre



# TRANSFORMING EAST LONDON

The Enterprise Quarter is part of SEGRO and the GLA's portfolio of sites in East London to be regenerated.



SEGRO is the Greater London Authority's preferred partner to deliver East Plus; the regeneration of a series of industrial locations spanning Newham, Barking & Dagenham and Havering.

The partnership is one of the largest to create employment space on public land in London.

In supporting the return of the industry to London Riverside, the Enterprise Quarter shows the commitment to supporting local trades and presenting new opportunities to attract businesses, keeping East London's industrial heritage alive.

## Employment Strategy

Working together, SEGRO, Havering Council, Job Centre Plus and Havering College have launched the Havering Job Brokerage scheme 'Havering Works'. The bespoke and free service is designed to help new occupiers to recruit a locally skilled workforce. 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.

CIRCA  
**150**

EMPLOYMENT  
OPPORTUNITIES

**60,257**

SQ FT OF  
EMPLOYMENT  
SPACE



## CEME | THE CENTRE FOR ENGINEERING AND MANUFACTURING EXCELLENCE

The Centre for Engineering and Manufacturing Excellence (CEME) is a stunning world-class research, business support, skills and education campus located in East London with a focus on supporting the engineering, manufacturing and technology sectors.

The CEME Campus offers high specification workspace and provides an inspirational environment for business growth. Part of a £400m regeneration programme in East London, CEME was established in 2003 to provide skills, create jobs and businesses that are revitalising London's industrial heartland.

For further information visit [www.ceme.co.uk](http://www.ceme.co.uk)

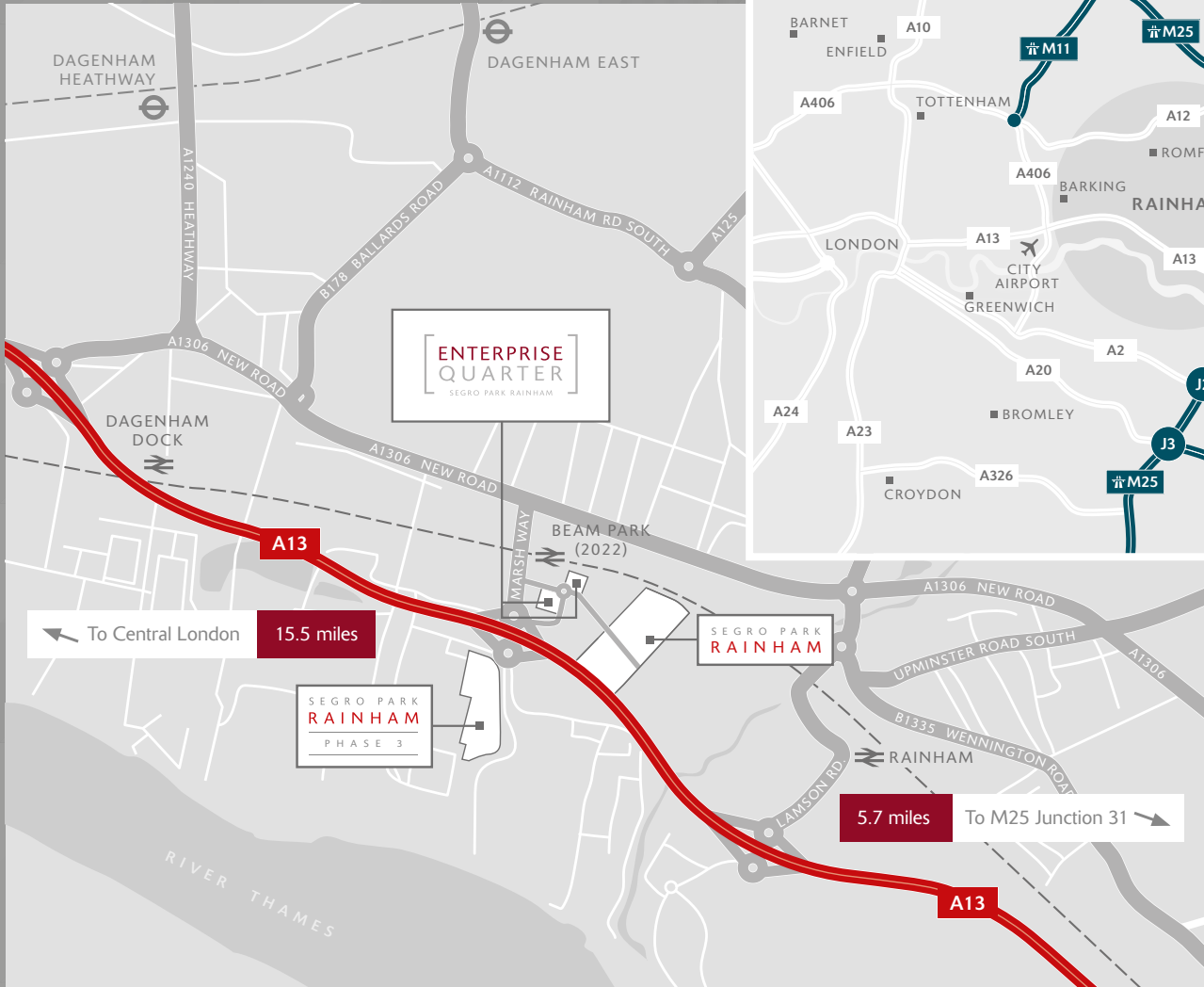
**Top and bottom:**  
Typical conference facilities  
at CEME





INNOVATION BUSINESS CENTRE: RM13 8HZ

ENTERPRISE BUSINESS CENTRE: RM13 8JE



## DRIVE TIMES

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

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