

SEGRO PARK DAGENHAM

PLOT 2 : PRE-LET OPPORTUNITY AVAILABLE
UP TO 185,190 SQ FT

Flexible options available on freehold
or leasehold terms

Outline planning permission granted
for 30m clear height

185
190

East 

MAYOR OF LONDON

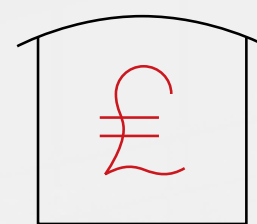
SEGRO 

KEEPING TOMORROW'S SUPPLY CHAIN RUNNING

A rare opportunity at the centre of one of London's most significant regeneration and growth corridors, East London. Plot 2 at SEGRO Park Dagenham offers you the scale you need to maximise your operations.

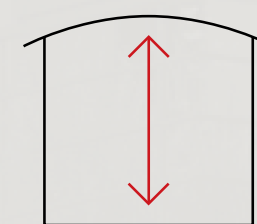
Strategically located just eight minutes from Junction 30 of the M25, SEGRO Park Dagenham provides the space, infrastructure, and flexibility needed to move goods faster and smarter.

Where supply meets the demand:



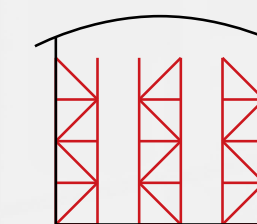
Freehold potential

Secure your own unit and take charge of your future operations with complete freedom.



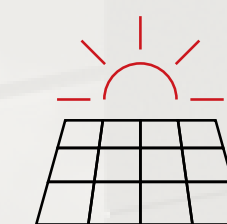
Expansive space

with up to 185,190 sq ft of ultra modern industrial & logistics space.



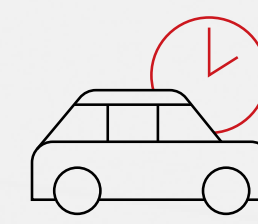
Heightened capacity

offering up to 30m eaves height, transforming the productivity of the space and allowing greater automation potential.



Cost efficient operations

from variety of measures including photovoltaic panels and EV chargers.



Lightning fast connections

to central London and J30 of the M25 in under eight minutes via A13.

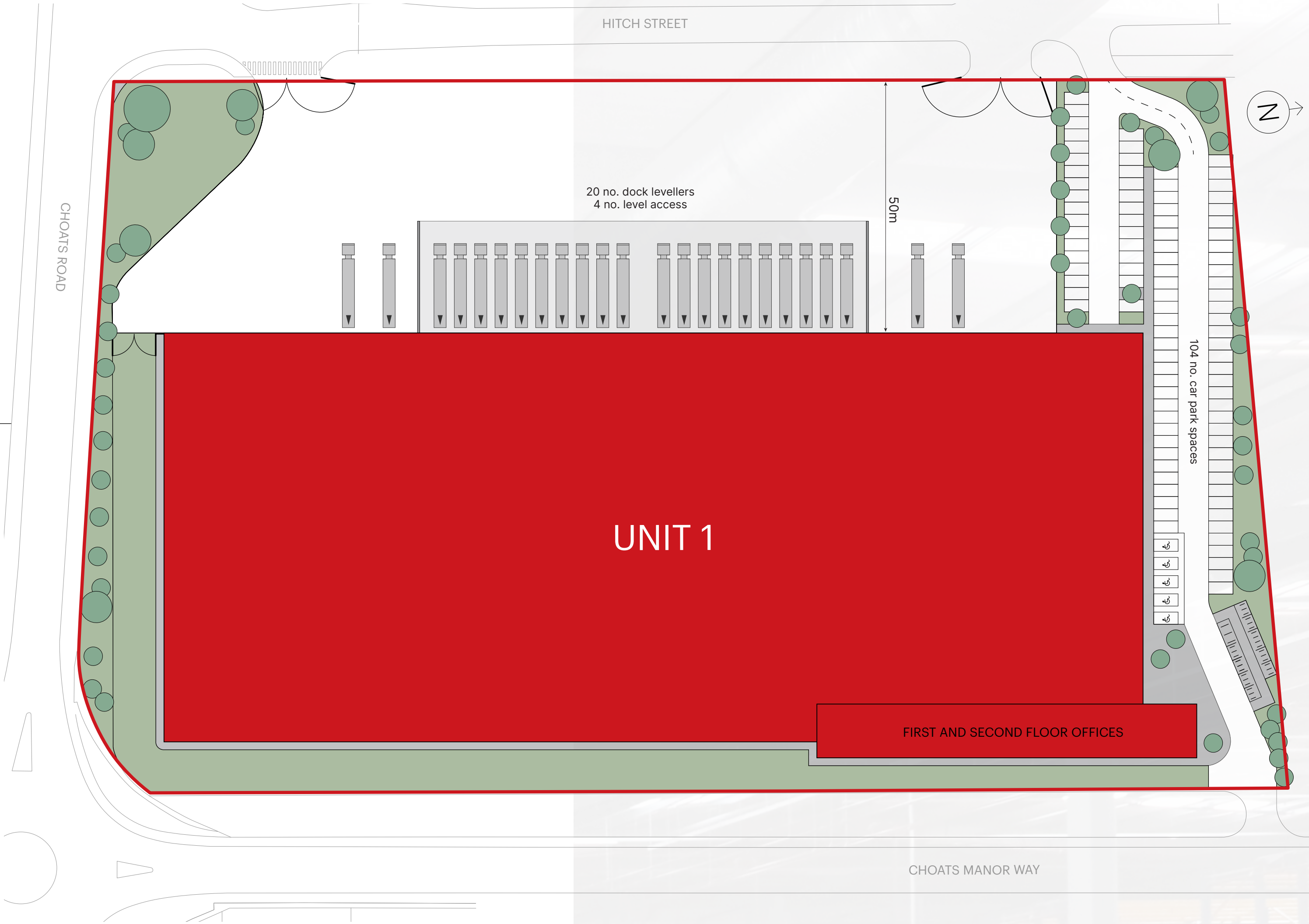
Click on tabs to view more information:

- Option 1A: Single unit
- Option 1B: Single unit
- Option 2: Two units

OPERATIONAL FLEXIBILITY

Outline planning consent has been secured for up to 185,190 sq ft for Plot 2 at SEGRO Park Dagenham. Flexible options are available with a single unit of either 147,510 sq ft or 185,190 sq ft. A further option is available offering two units consisting of 112,470 sq ft and 72,310 sq ft. All options offer generous yard depth and best-in-class sustainability credentials.

Furthermore, each option is available on a freehold or leasehold term making Plot 2 at SEGRO Park Dagenham a rare and unrivalled opportunity.



Click on tabs to view more information:

- Option 1A: Single unit
- Option 1B: Single unit
- Option 2: Two units

Unit 1

Outline planning consent granted for a single unit of 185,190 sq ft.

	sq m	sq ft
Warehouse	15,632	168,260
First Floor Office	786.5	8,465
Second Floor Office	786.5	8,465
Total area	17,205	185,190

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

50m

Yard depth

30m

clear height

20

Dock loading doors

4

Level access loading doors

50kN/m²

Floor loading

4.5MVA

Power

104

Car parking spaces

Cycle parking

First and second floor offices

Secure gated yard

24-hour security

The diagram illustrates the layout of Unit 1, a large industrial building. It is situated between Hitch Street to the north and Choats Manor Way to the south, with Choats Road to the west. The building's footprint is a large red rectangle. A smaller red rectangle at the southeast corner is designated for 'FIRST AND SECOND FLOOR OFFICES'. To the north of the building, there is a dock area with '20 no. dock levellers' and '4 no. level access'. A dimension line indicates a '50m' depth. To the east, a parking area is shown with '104 no. car park spaces'. The site is bordered by green spaces and trees. A north arrow is located in the top right corner.

SEGRO Park Dagenham

4

Click on tabs to view more information:

- Option 1A: Single unit
- Option 1B: Single unit
- Option 2: Two units

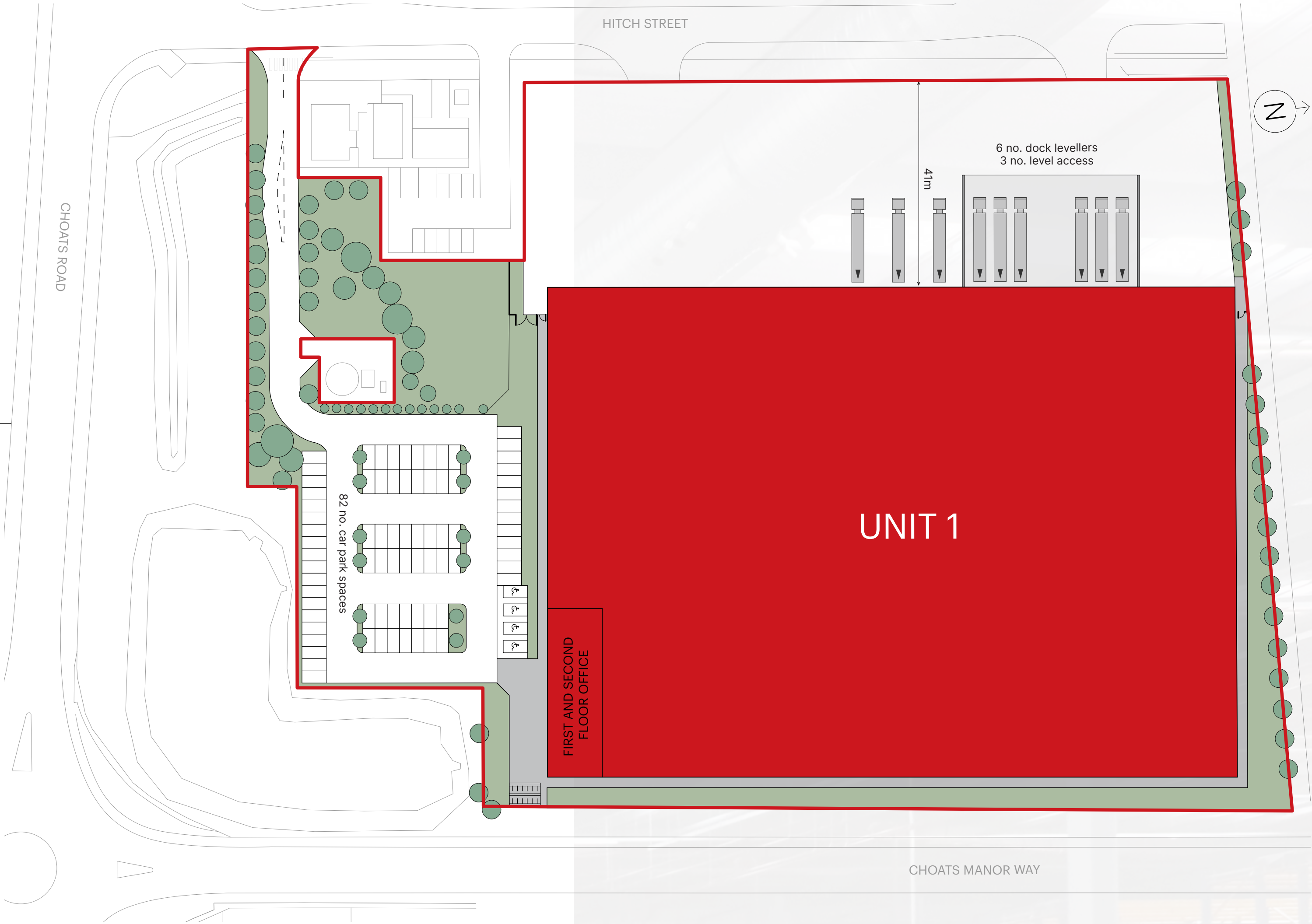
Unit 1

Outline planning consent granted for a single unit of 147,510 sq ft.

	sq m	sq ft
Warehouse	13,007	140,000
First Floor Office	349	3,755
Second Floor Office	349	3,755
Total area	13,705	147,510

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

- 41m
Yard depth
- 30m
clear height
- 6
Dock loading doors
- 3
Level access loading doors
- 50kN/m²
Floor loading
- 4.5MVA
Power
- 82
Car parking spaces
- Cycle parking
- First and second floor offices
- Secure gated yard
- 24-hour security



Click on tabs to view more information:

Option 1A: Single unit

Option 1B: Single unit

Option 2: Two units

Unit 1A

Unit 1B

Unit 1A

Outline planning consent granted for two semi-detached units totalling 184,780 sq ft.

	sq m	sq ft
Warehouse	8,962	96,460
First Floor Office	937	10,080
Ground and First Floor Hub	551	5,930
Total area	10,450	112,470

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

50m
Yard depth

18m
clear height

9
Dock loading doors

2
Level access loading doors

50kN/m²
Floor loading

4.5MVA
Power

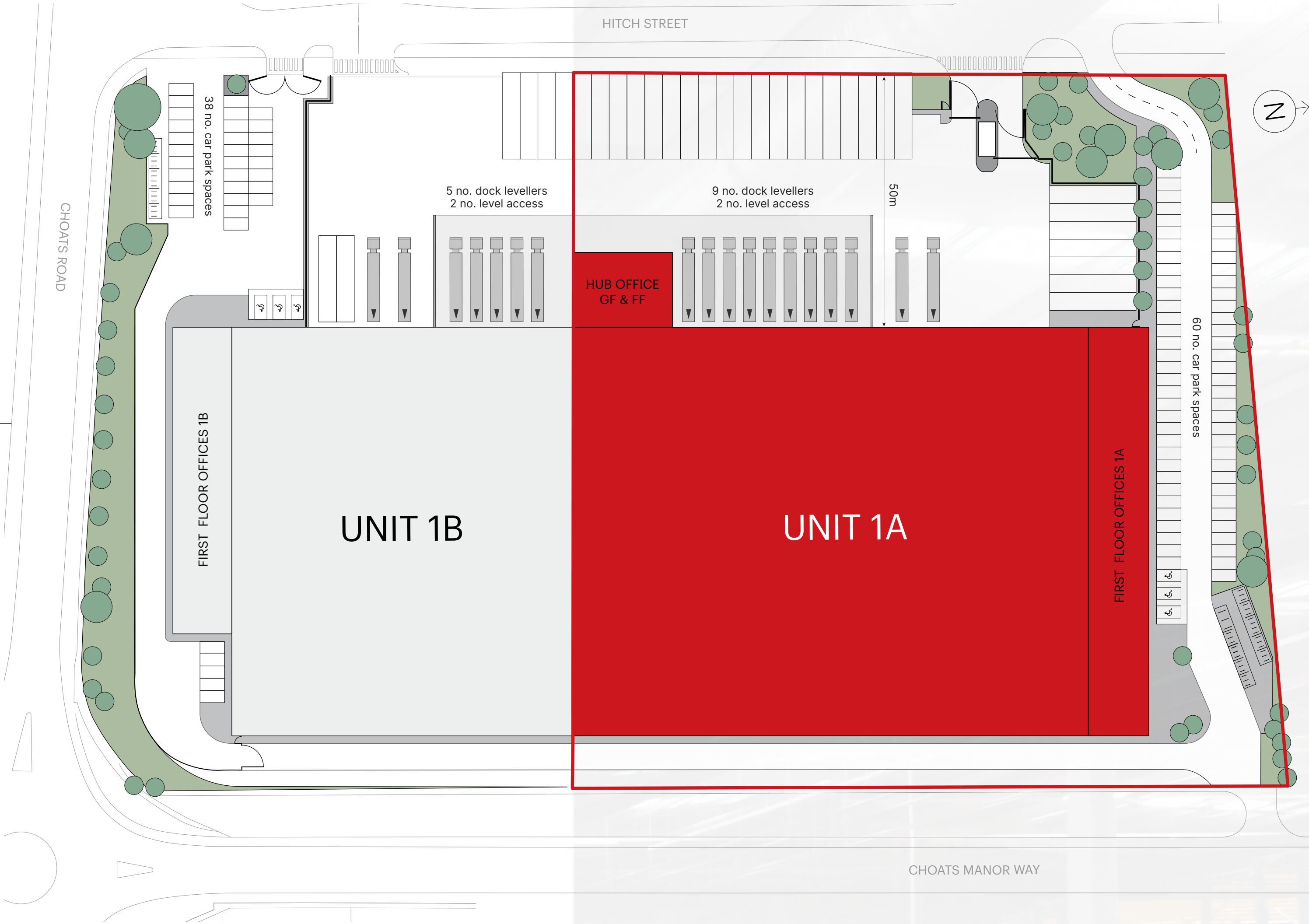
60
Car parking spaces

Cycle parking

First floor offices

Secure gated yard

24-hour security





Click on tabs to view more information:

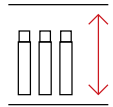
- Option 1A: Single unit
- Option 1B: Single unit
- Option 2: Two units
- Unit 1A
- Unit 1B

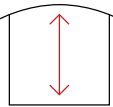
Unit 1B

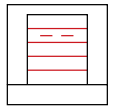
Outline planning consent granted for two semi-detached units totalling 184,780 sq ft.

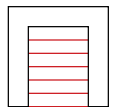
	sq m	sq ft
Warehouse	6,016	64,750
First Floor Office	703	7,560
Total area	6,719	72,310

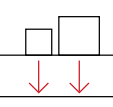
All areas are approximate and estimated on a Gross External basis.

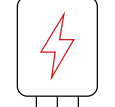
- 

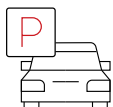
50m
Yard depth
- 

18m
clear height
- 

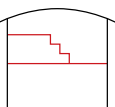
5
Dock loading doors
- 

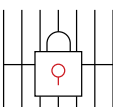
2
Level access loading doors
- 

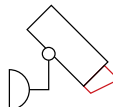
50kN/m²
Floor loading
- 

4.5MVA
Power
- 

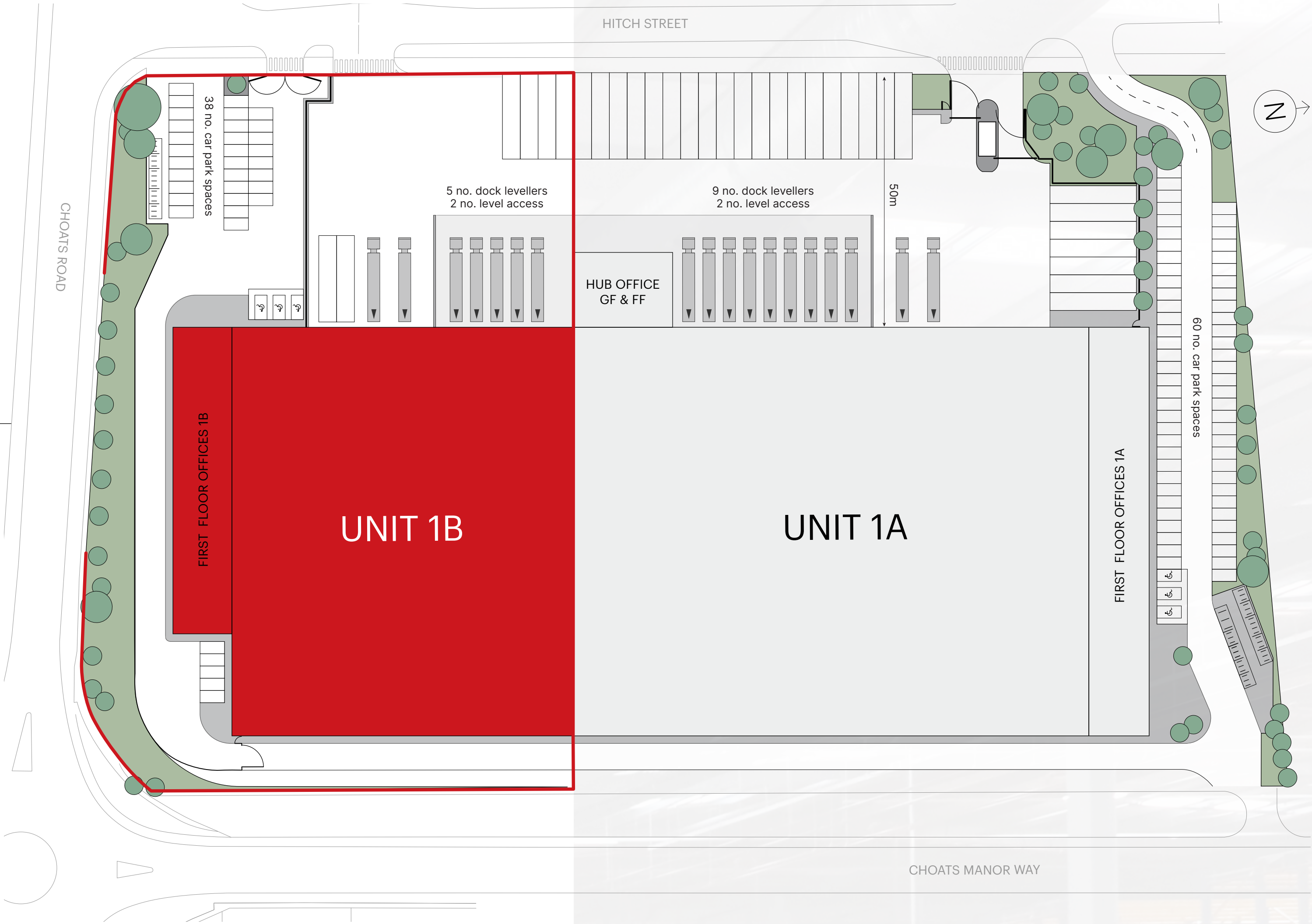
38
Car parking spaces
- 

Cycle parking
- 

First floor offices
- 

Secure gated yard
- 

24-hour security



GREATER VOLUMES FOR GREATER LONDON

With the housing population increasing year on year in the capital, the demand the rapid movement of goods only continues to rise.

lot 2 at SEGRO Park Dagenham allows logistics operators to unlock capacity at a scale rarely available in London. With up to 30m clear height on offer, the potential productivity of the space is unlimited.

With strong automation potential and a greater pallet capacity, the development will allow businesses to move goods faster than ever, streamlining their supply chain.

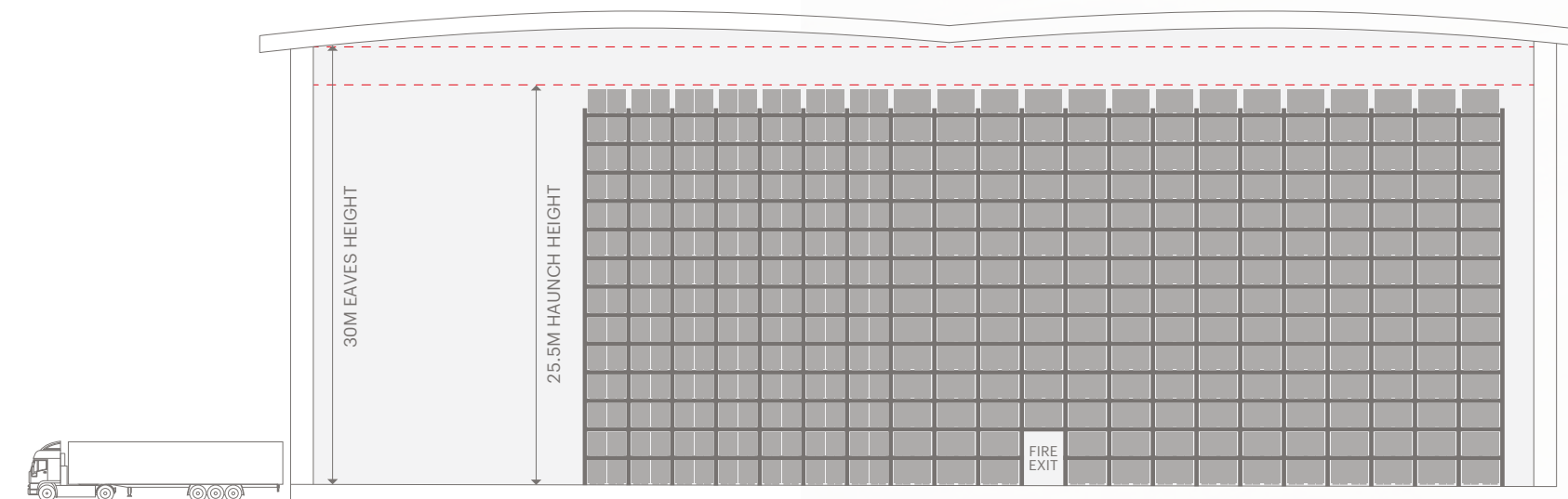
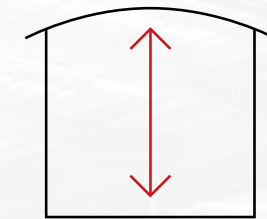
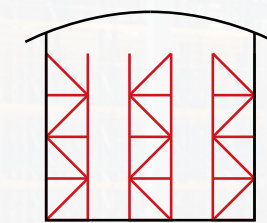


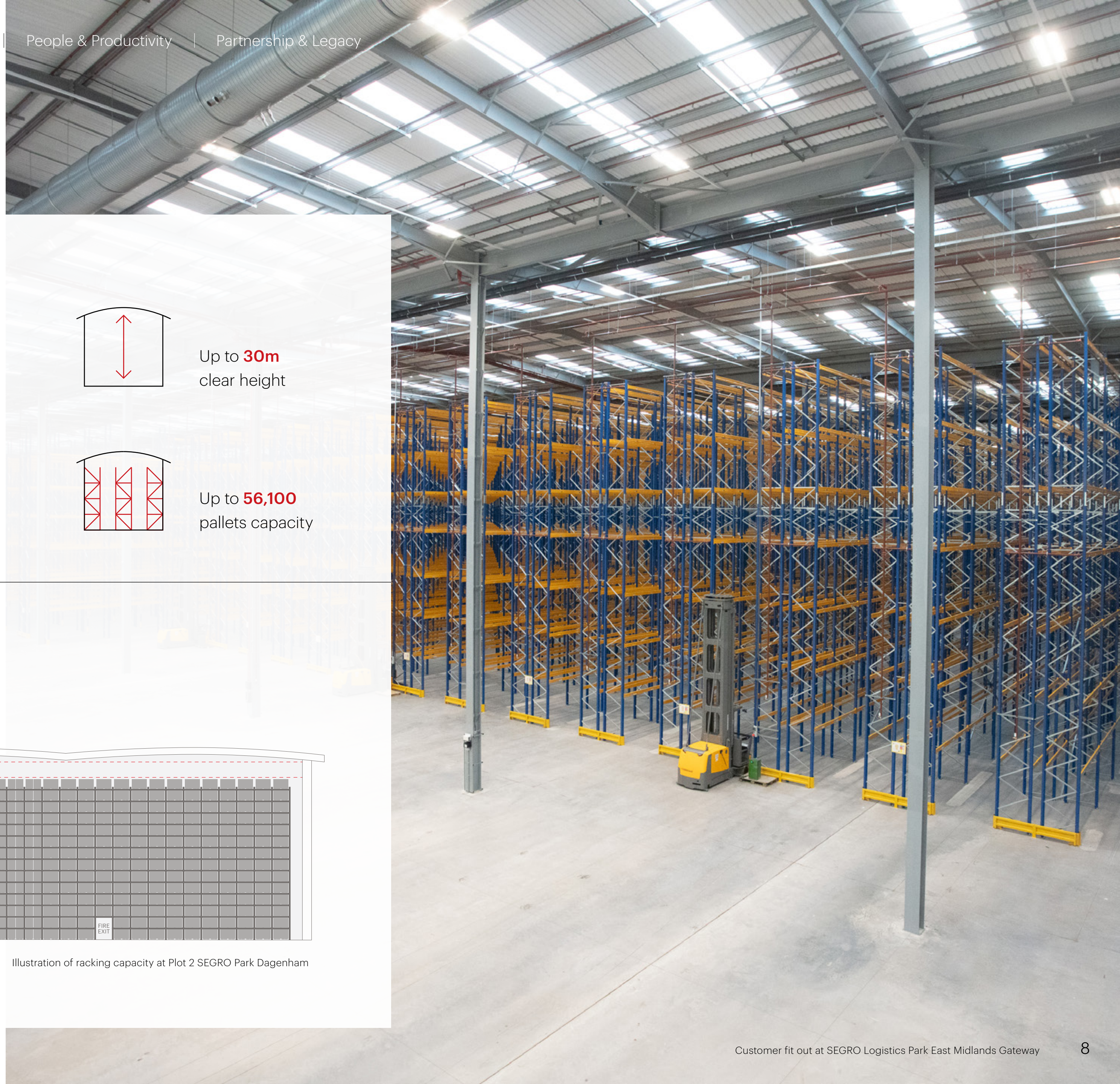
Illustration of racking capacity at Plot 2 SEGRO Park Dagenham



Up to **30m**
clear height



Up to **56,100**
pallets capacity





Computer generated image of the SEGRO Park Dagenham masterplan



LOWERING YOUR CARBON FOOTPRINT

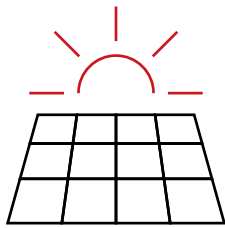


Plot 3 at SEGRO Park Dagenham is designed for tomorrow, with an array of sustainability initiatives built in.

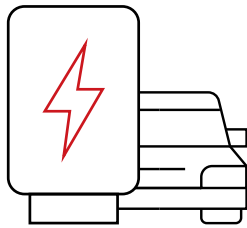
From photovoltaic panels and electric vehicle charging to air source heat pumps and biodiversity enhancements the development will go above and beyond industry expectations.

Lower costs. Lower carbon emissions. Higher performance.

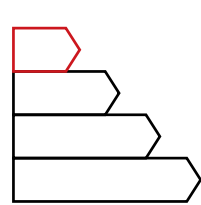
Reduce your operating costs



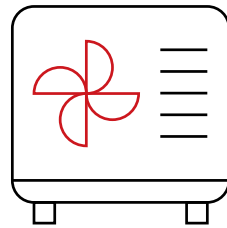
PV power generation



EV readiness

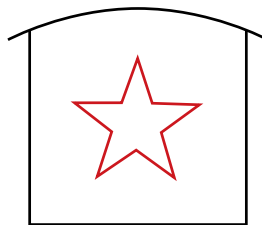


Targeting EPC A+ rating

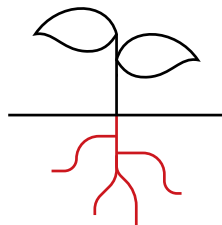


Air source heat pumps

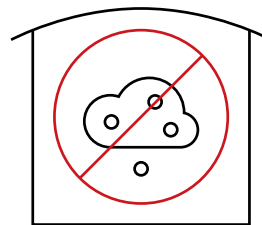
Reach your ESG targets



Targeting BREEAM 'Outstanding'



Biodiversity enhancement



Carbon-neutral development



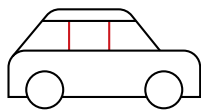
Click on tabs to view more information:

Local area map

Regional map

PRIMED FOR A RAPIDLY GROWING MARKET

Driving Distances



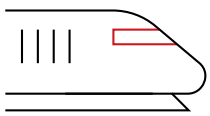
A13	1 mile
Dagenham Dock Station (C2C)	0.7 miles
Barking Riverside Uber Dock	1.4 miles
A406 North Circular Road	3.2 miles
A12	4.9 miles
London City Airport	6.6 miles
M25 (Junction 31)	5.2 miles
Central London	13.3 miles
M11 (Junction 4)	14 miles
Port of Tilbury	15.3 miles

Source: Google Maps

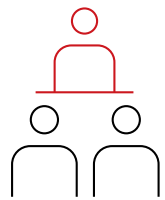
Adjacent to the A13 and just eight minutes from Junction 30 of the M25, SEGRO Park Dagenham has all the right connections.

Here, you can access a higher volume of talent and customers in a prime East London location currently undergoing rapid regeneration.

Perfectly placed for urban logistics, SEGRO Park Dagenham is ideally positioned for fast moving operations, with London Gateway and the Port of Tilbury in close proximity.



8 mins
walking distance to Dagenham Dock Station (C2C)



11.3 million
consumers within a 1 hour radius



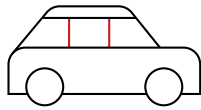
14 minute
drive to London City Airport





PRIMED FOR A RAPIDLY GROWING MARKET

Driving Distances



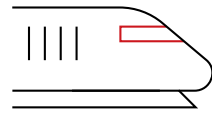
A13	1 mile
Dagenham Dock Station (C2C)	0.7 miles
Barking Riverside Uber Dock	1.4 miles
A406 North Circular Road	3.2 miles
A12	4.9 miles
London City Airport	6.6 miles
M25 (Junction 31)	5.2 miles
Central London	13.3 miles
M11 (Junction 4)	14 miles
Port of Tilbury	15.3 miles

Source: Google Maps

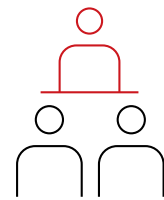
Adjacent to the A13 and just eight minutes from Junction 30 of the M25, SEGRO Park Dagenham has all the right connections.

Here, you can access a higher volume of talent and customers in a prime East London location currently undergoing rapid regeneration.

Perfectly placed for urban logistics, SEGRO Park Dagenham is ideally positioned for fast moving operations, with London Gateway and the Port of Tilbury in close proximity.



8 mins
walking distance to Dagenham Dock Station (C2C)



11.3 million
consumers within a 1 hour radius

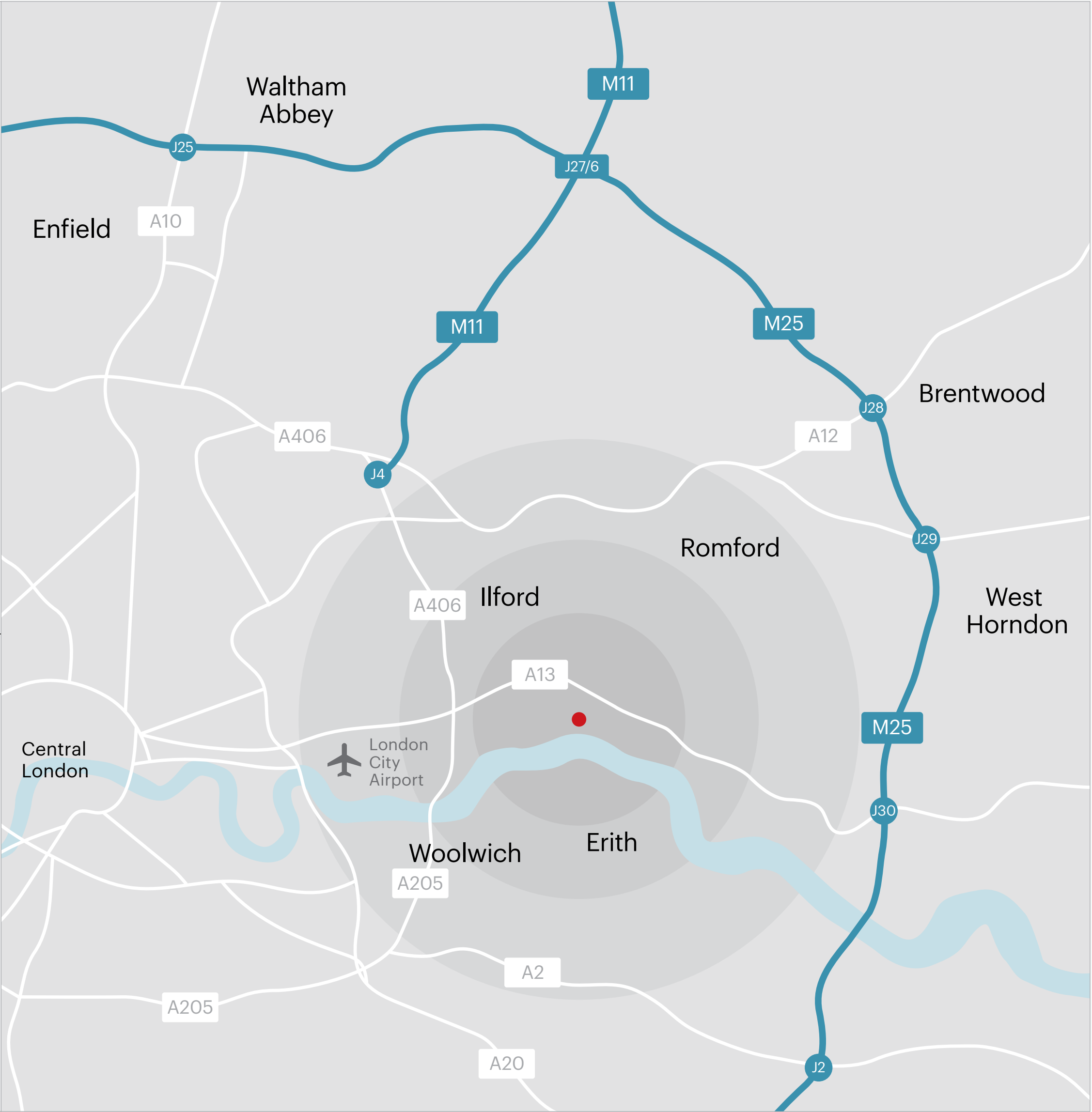


14 minute
drive to London City Airport

Click on tabs to view more information:

Local area map

Regional map



STABILITY AND PRODUCTIVITY

Made possible by a local
and **talented** workforce.

With over 11.3 million people within an hours drive, SEGRO Park Dagenham gives occupiers access to a large labour pool.

What’s more, strong local employment partnerships, sustainable transport links, and onsite wellbeing initiatives help attract and retain your talent.

Outstanding access to talent:

11.3
million

people within an
hours drive

21.2%

of the workforce in
Barking & Dagenham
are already working in
the services sector in
core operational roles

£607.31

Average Weekly Wage
(2025) in Barking
& Dagenham

148,000

Working Population
(Ages 16-65) in
Barking & Dagenham

Finding a property

Customer experience

Business growth

THE SPACE WHERE **EXTRAORDINARY** THINGS HAPPEN

Our purpose is to enable our customers to achieve the extraordinary. To do this, we understand that our buildings are only a small part of your journey to success.

At SEGRO, when you become a customer, you locate to a SEGRO Park but join the SEGRO community.

Benefits you will experience:

Finding the perfect property

100+ years of customer expertise

Planning consultation

Flexible leases

Built-to-suit specialists

Transparent and supported lease process

Finding a property

Customer experience

Business growth

THE SPACE WHERE **EXTRAORDINARY** THINGS HAPPEN

Our purpose is to enable our customers to achieve the extraordinary. To do this, we understand that our buildings are only a small part of your journey to success.

At SEGRO, when you become a customer, you locate to a SEGRO Park but join the SEGRO community.

Benefits you will experience:

Customer benefits

Being in our 'Inner Circle'

Customer Experience Managers
– for all emergency and services needs

Property Managers
– to maintain and keep your park working

Partnerships Managers
– to support your social impact goals

Security – onsite and keeping you safe

Finding a property

Customer experience

Business growth

THE SPACE WHERE **EXTRAORDINARY** THINGS HAPPEN

Our purpose is to enable our customers to achieve the extraordinary. To do this, we understand that our buildings are only a small part of your journey to success.

At SEGRO, when you become a customer, you locate to a SEGRO Park but join the SEGRO community.

Benefits you will experience:

Growing your business?

All customers can trade up their property and lease, giving you ultimate flexibility at any time to grow your business within SEGRO's extensive UK portfolio.

SEGRO PARK DAGENHAM

Dagenham | RM9 6BF

About SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO’s active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe’s largest cities and at key transport and digital infrastructure hubs.

For more information, visit [SEGRO.com](https://www.segro.com)

[SEGRO.com/parkdagenham](https://www.segro.com/parkdagenham)

Contact



020 3151 3865
Victoria Forster
James Maskey
Nick Train



020 3151 3851
Peter Higgins
Ryan Anderson



020 3151 3876
Sam Sandell
Jeffrey Prempeh

The content of this document is believed to be correct at the date of Publication. However, the Company and its retained agents accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@segro.com. August 2026.



MAYOR OF LONDON

