

SEGRO PARK DAGENHAM

PLOT 4 : PRE-LET OPPORTUNITY AVAILABLE
UP TO 81,010 SQ FT

Flexible options available on freehold
or leasehold terms

Outline planning permission granted
for 30m clear height

81,010

East 

MAYOR OF LONDON

SEGRO 

TAKE CHARGE OF **YOUR** OPERATIONS

A rare opportunity at the centre of one of London's most significant regeneration and growth corridors, East London. Plot 4 at SEGRO Park Dagenham offers you the scale you need to maximise your operations.

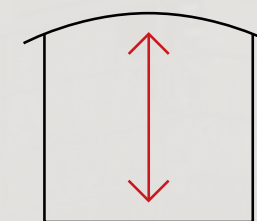
Strategically located just eight minutes from Junction 30 of the M25, SEGRO Park Dagenham provides the space, infrastructure, and flexibility needed to move goods faster and smarter.

Where supply meets the demand:



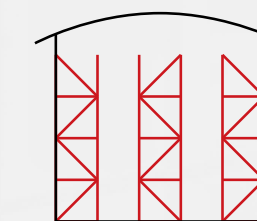
Freehold potential

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



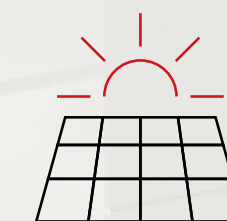
Expansive space

for your operations with up to 81,010 sq ft of ultra-modern industrial and logistics space.



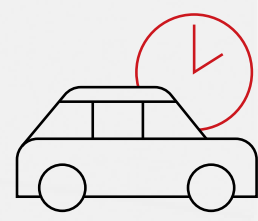
Heightened capacity

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.



Fast connections

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

Click on tabs to view more information:

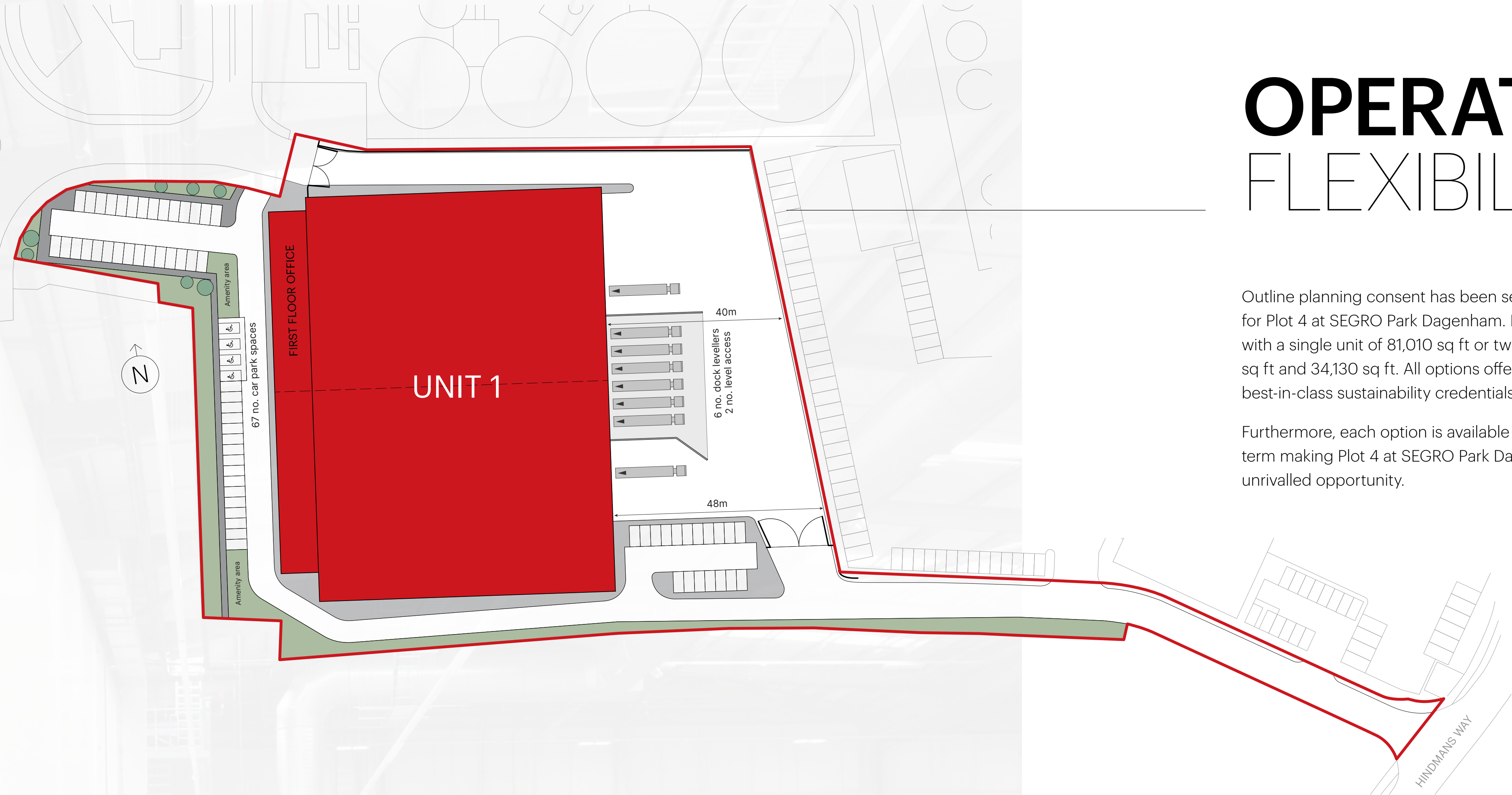
Option A: Single unit

Option B: Two units

OPERATIONAL FLEXIBILITY

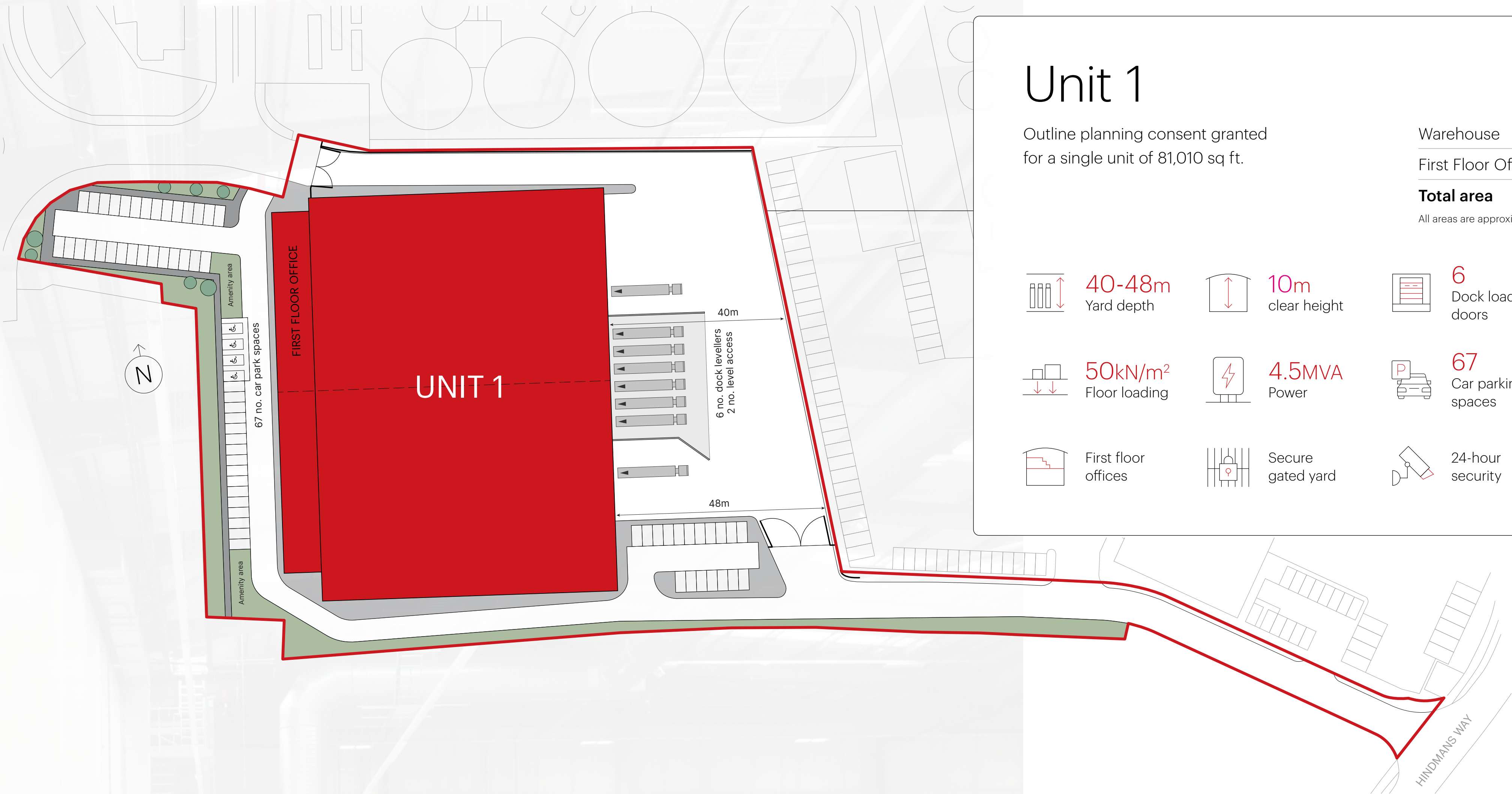
Outline planning consent has been secured for up to 81,010 sq ft for Plot 4 at SEGRO Park Dagenham. Flexible options are available with a single unit of 81,010 sq ft or two units consisting of 37,715 sq ft and 34,130 sq ft. All options offer generous yard depth and best-in-class sustainability credentials.

Furthermore, each option is available on a freehold or leasehold term making Plot 4 at SEGRO Park Dagenham a rare and unrivalled opportunity.



Click on tabs to view more information:

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



Unit 1

Outline planning consent granted for a single unit of 81,010 sq ft.

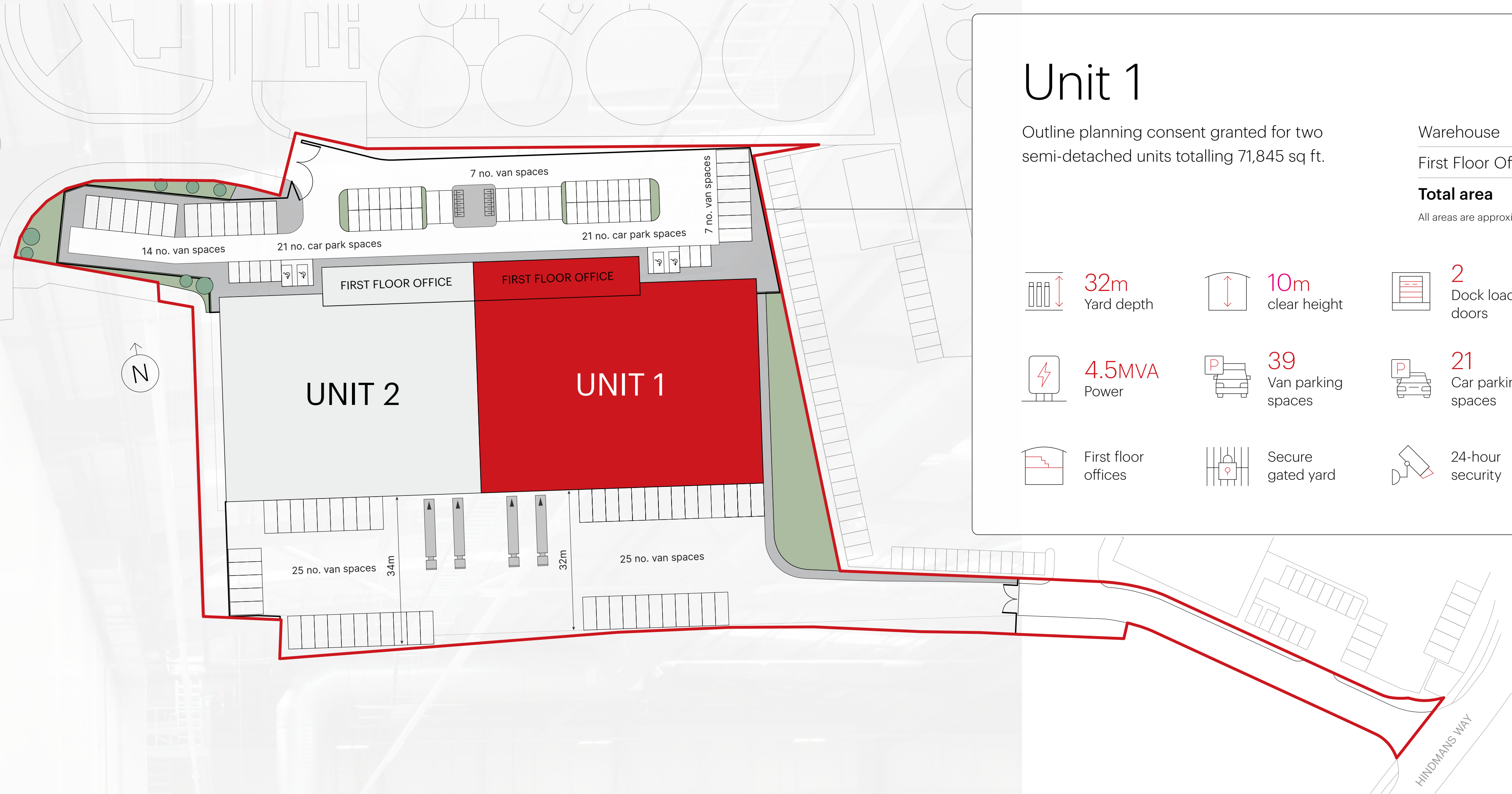
	sq m	sq ft
Warehouse	6,837	73,595
First Floor Office	689	7,415
Total area	7,526	81,010

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

- 40-48m**
Yard depth
- 10m**
clear height
- 6**
Dock loading doors
- 2**
Level access loading doors
- 50kN/m²**
Floor loading
- 4.5MVA**
Power
- 67**
Car parking spaces
- Cycle parking**
- First floor offices**
- Secure gated yard**
- 24-hour security**

Click on tabs to view more information:

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



Unit 1

Outline planning consent granted for two semi-detached units totalling 71,845 sq ft.

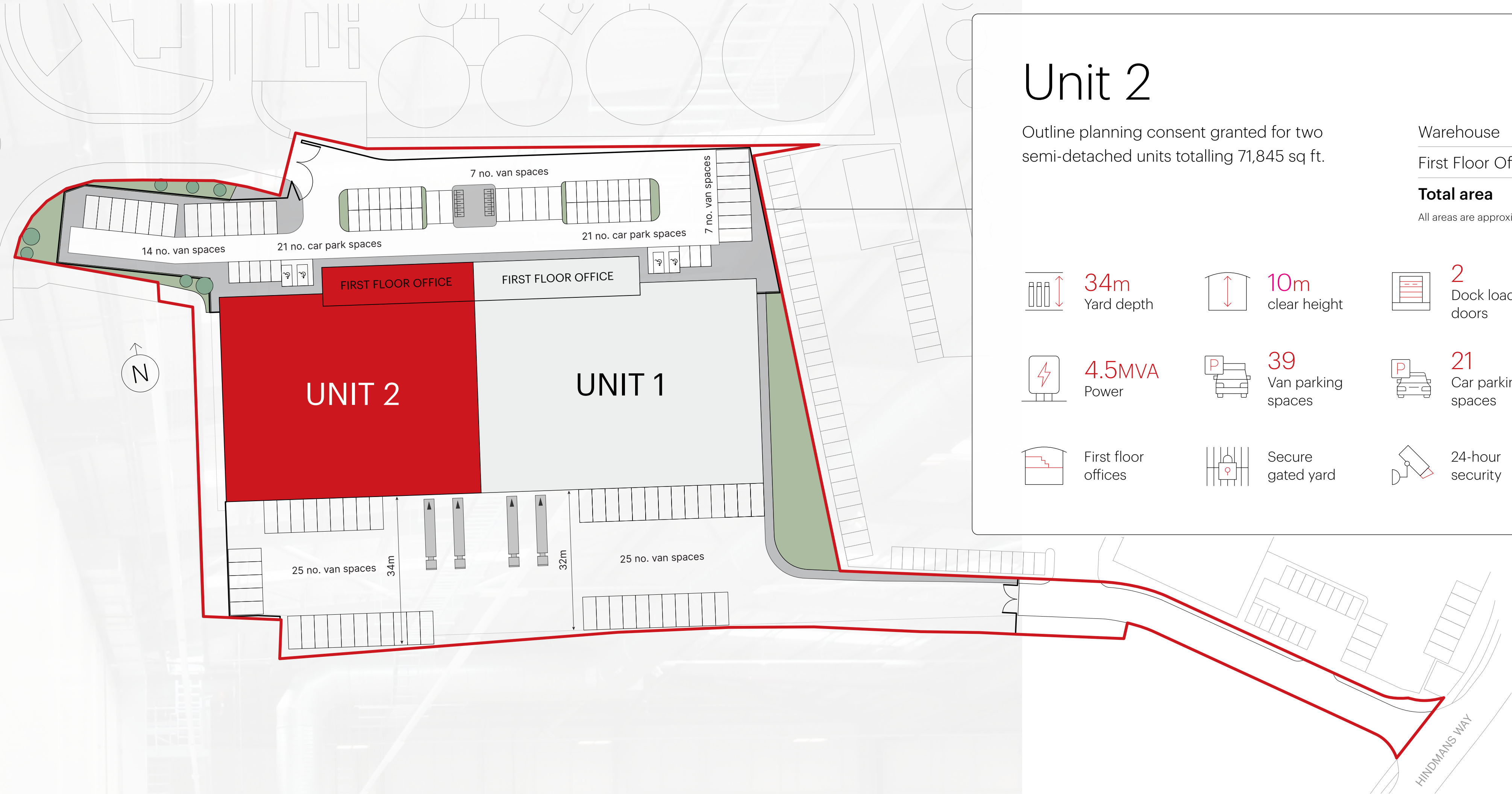
	sq m	sq ft
Warehouse	3,182	34,250
First Floor Office	322	3,465
Total area	3,504	37,715

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

- 32m**
Yard depth
- 10m**
clear height
- 2**
Dock loading doors
- 50kN/m²**
Floor loading
- 4.5MVA**
Power
- 39**
Van parking spaces
- 21**
Car parking spaces
- Cycle parking
- First floor offices
- Secure gated yard
- 24-hour security

Click on tabs to view more information:

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



Unit 2

Outline planning consent granted for two semi-detached units totalling 71,845 sq ft.

	sq m	sq ft
Warehouse	2,876	30,955
First Floor Office	295	3,175
Total area	3,171	34,130

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

- 34m**
Yard depth
- 10m**
clear height
- 2**
Dock loading doors
- 50kN/m²**
Floor loading
- 4.5MVA**
Power
- 39**
Van parking spaces
- 21**
Car parking spaces
- Cycle parking
- First floor offices
- Secure gated yard
- 24-hour security



Computer generated image of the SEGRO Park Dagenham masterplan



LOWERING YOUR CARBON FOOTPRINT

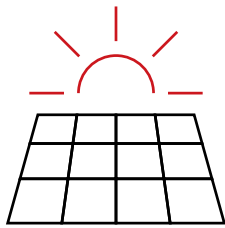


Plot 3 at SEGRO Park Dagenham is designed for tomorrow, with an array of sustainability initiatives built in.

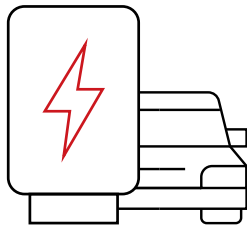
From photovoltaic panels and electric vehicle charging to air source heat pumps and biodiversity enhancements the development will go above and beyond industry expectations.

Lower costs. Lower carbon emissions. Higher performance.

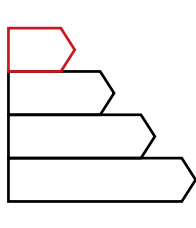
Reduce your operating costs



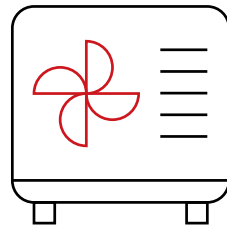
PV power generation



EV readiness

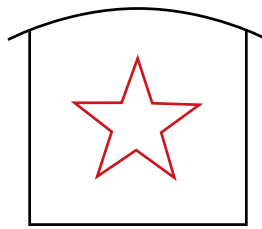


Targeting EPC A+ rating

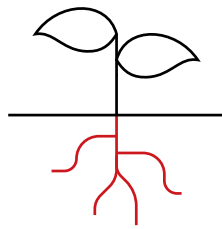


Air source heat pumps

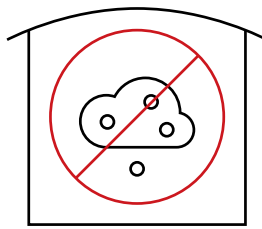
Reach your ESG targets



Targeting BREEAM 'Outstanding'



Biodiversity enhancement



Carbon-neutral development



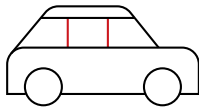
PRIMED FOR A RAPIDLY GROWING MARKET

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.

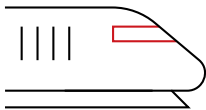
Perfectly placed for urban logistics, SEGRO Park Dagenham is ideally positioned for fast-moving operations, with London Gateway and the Port of Tilbury in close proximity.

Driving Distances

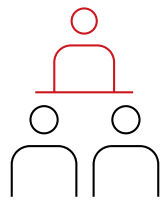


A13	1 mile
Dagenham Dock Station (C2C)	0.7 miles
Barking Riverside Uber Dock	1.4 miles
A406 North Circular Road	3.2 miles
A12	4.9 miles
London City Airport	6.6 miles
M25 (Junction 31)	7.8 miles
Central London	13.3 miles
M11 (Junction 4)	14 miles
Port of Tilbury	15.3 miles

Source: Google Maps



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





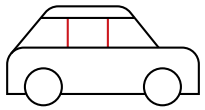
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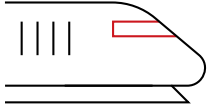
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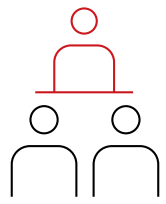


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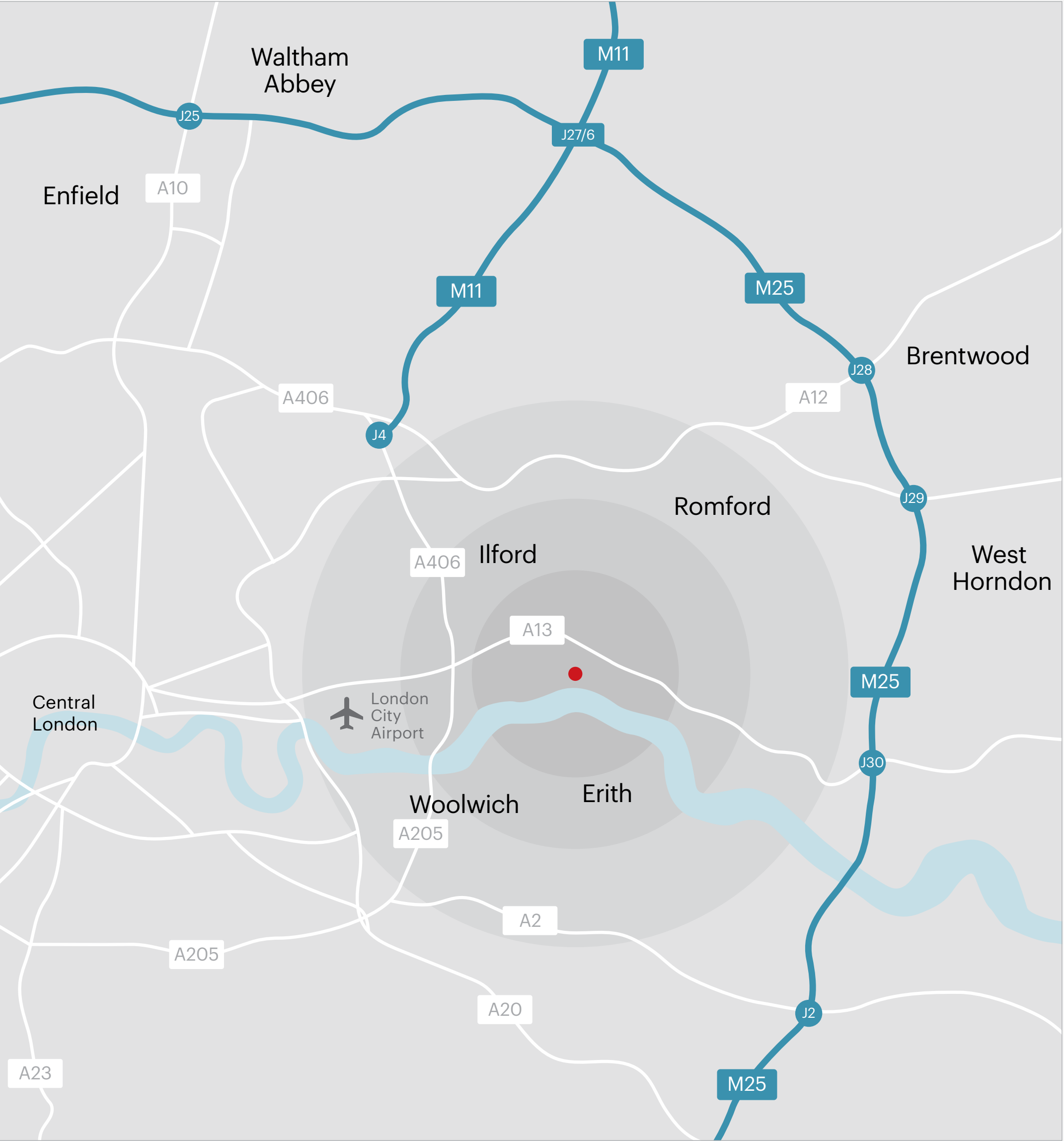


14 minute
drive to London City Airport

Click on tabs to view more information:

Local area map

Regional map



STABILITY AND PRODUCTIVITY

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

Outstanding access to talent:

11.3 million	21.2%	£607.31	148,000
people within an hours drive	of the workforce in Barking & Dagenham are already working in the services sector in core operational roles	Average Weekly Wage (2025) in Barking & Dagenham	Working Population (Ages 16-65) in Barking & Dagenham

With over 11.3 million people within an hour's 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.

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

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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

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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)

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MAYOR OF LONDON

