PADROCKDAGENHAM.CO.UK

DAGENHAM LOGISTICS HUB

UNIT 1



INDUSTRIAL / WAREHOUSE UNIT

TO LET 34,826 SQ FT

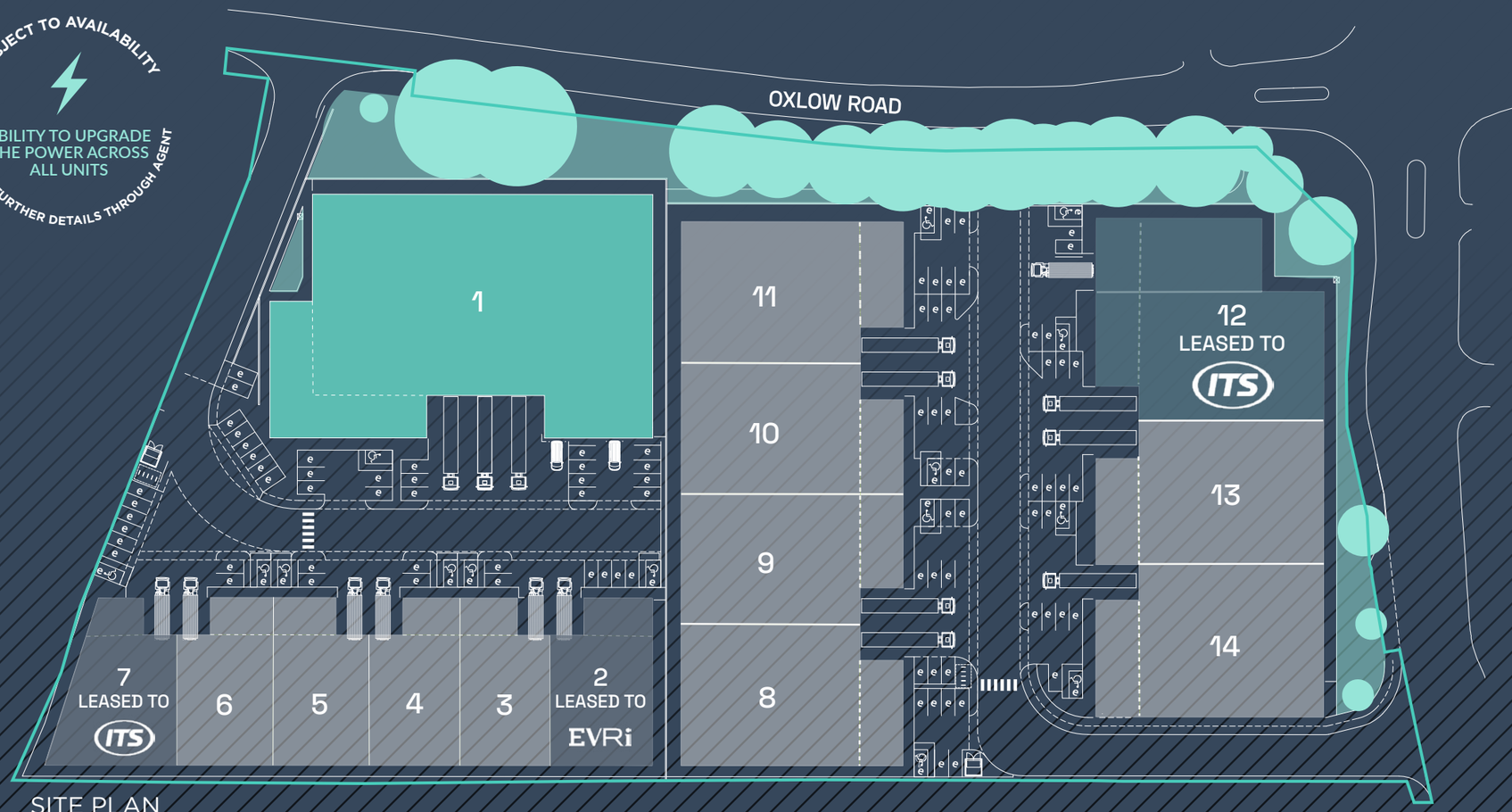
DAGENHAM LOGISTICS HUB | RAINHAM ROAD SOUTH | RM10 8SX

DAGENHAM LOGISTICS HUB

Dagenham Logistics Hub benefits from excellent connections being situated between the A12 and A13, the two principal arterial roads east of Central London.

Situated on Rainham Road South at the former Rexel site, Dagenham Logistics Hub will offer new high quality industrial/warehouse units.

Dagenham East London Tube station is located less than 1km away, along with extensive amenities including a Tesco Express, Costa and a public house.



SITE PLAN

- 10M CLEAR INTERNAL HEIGHT
- 50kN SQ M FLOOR LOADING MINIMUM
- 5 ELECTRIC LOADING DOORS
- 12 YEAR COLLATERAL WARRANTY AVAILABLE
- SECURE BUSINESS PARK
- LANDSCAPED ENVIRONMENT
- FITTED FIRST FLOOR OFFICES
- COMFORT COOLING/ HEATING
- SHOWER FACILITIES
- WCs
- PASSENGER LIFT

All areas are approximate on a GEA (Gross External Area) sq ft basis.

DAGENHAM LOGISTICS HUB UNIT 1

GROUND FLOOR
30,813 SQ FT

FIRST FLOOR
4,013 SQ FT

TOTAL
34,826 SQ FT

PLANNING USE

Class E (formally B1c) B2 and B8 industrial and warehouse uses.

TERMS

Available on a leasehold basis.

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DAGENHAM LOGISTICS HUB

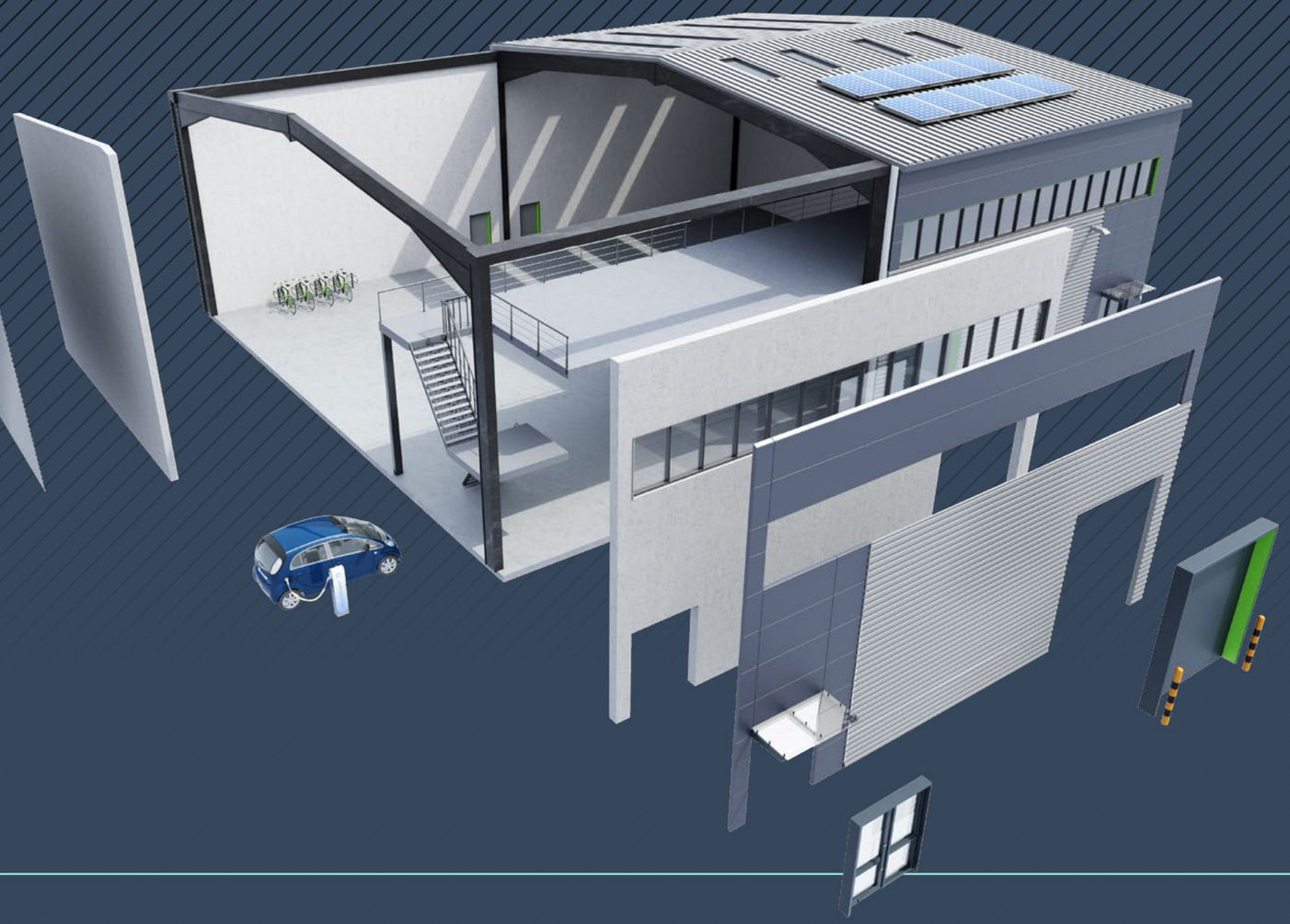
BUILT TO PERFORM

Unit 1 offers 34,826 sq ft of high-quality industrial and warehouse accommodation, designed to meet the demands of modern businesses. With a 10m clear internal height, fitted first-floor offices and excellent transport connections, the unit provides a flexible, efficient space for a range of occupiers.



GREEN CREDENTIALS

Padrock employ the latest environmentally friendly technologies to reduce the costs of occupation and achieve EPC rating of A+ for their units. As a result, occupational costs to the end user will be reduced.



LOW AIR PERMEABILITY DESIGN

ELECTRIC VEHICLE CHARGING POINTS

BREEAM 'EXCELLENT' RATING

SECURE CYCLE PARKING

PHOTOVOLTAIC PANELS

15% WAREHOUSE ROOF LIGHTS INCREASING NATURAL LIGHTING

HIGH PERFORMANCE INSULATED CLADDING AND ROOF MATERIALS

AIR SOURCE HEAT PUMPS

EPC 'A +' RATINGS

DAGENHAM LOGISTICS HUB

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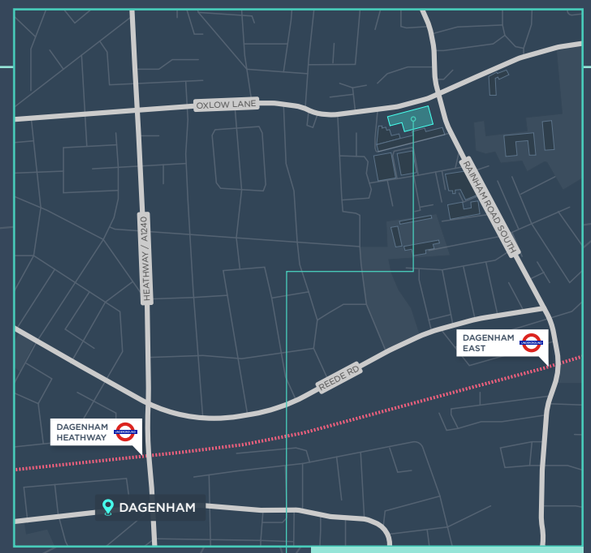

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ROAD	DISTANCE
A12	2.6 miles
A13	2.8 miles
A406	4.6 miles
M25 (J29)	7.5 miles
M25 (J30)	8.0 miles
Dartford Crossing	9.0 miles
Central London	14.5 miles

UNDERGROUND/RAIL	DISTANCE
Dagenham East	0.6 miles
Dagenham Heathway	1.3 miles
Travel Times via District line or Hammersmith and City	33 minutes

AIRPORT	DISTANCE
City Airport	8.4 miles
Stansted Airport	32.0 miles
Heathrow Airport	36.2 miles
Gatwick Airport	43.7 miles

PORT	DISTANCE
Port of Tilbury	14.5 miles
London Gateway	17.0 miles
Folkestone Eurotunnel	64.0 miles
Port of Dover	70.0 miles

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Investment Manager

PADROCK

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