INDURENT

REEF STREET DAGENHAM

RM9 6GQ
///LESS.PANEL.HOLDS



TO LET UNITS 1, 2 & 3

6,290 SQ FT - 19,670 SQ FT
(584 SQ M - 1,826 SQ M)

Available now

EPC A+ rating

Rated EPC A+.

Ev charging points.

Warehousing that Works.

High performance space for your business.

Reef Street, Dagenham delivers high-quality, modern industrial / warehouse space in a prime East London location. Occupiers benefit from excellent road connections and close proximity to Central London, with easy access to Junction 31 of the M25 in just 11 minutes and the A13 in 3 minutes.

Located within Segro Park Reef Street, the three warehouse units are currently available for immediate occupation and can be taken individually or in combination.

These brand new, sustainable buildings have achieved EPC A+, BREEAM ‘Very Good’ and Carbon Neutral status due to the inclusion of various environmental initiatives including rooftop solar PV panels and EV charging points.



Warehousing that Works.

You’re well-connected.

MAJOR ROADS

A13	1 mile
A406 North Circular	3.2 miles
A12	4.9 miles
M25 (Junction 31)	7.8 miles
M11 (Junction 4)	14 miles

CITIES/MAJOR TOWNS

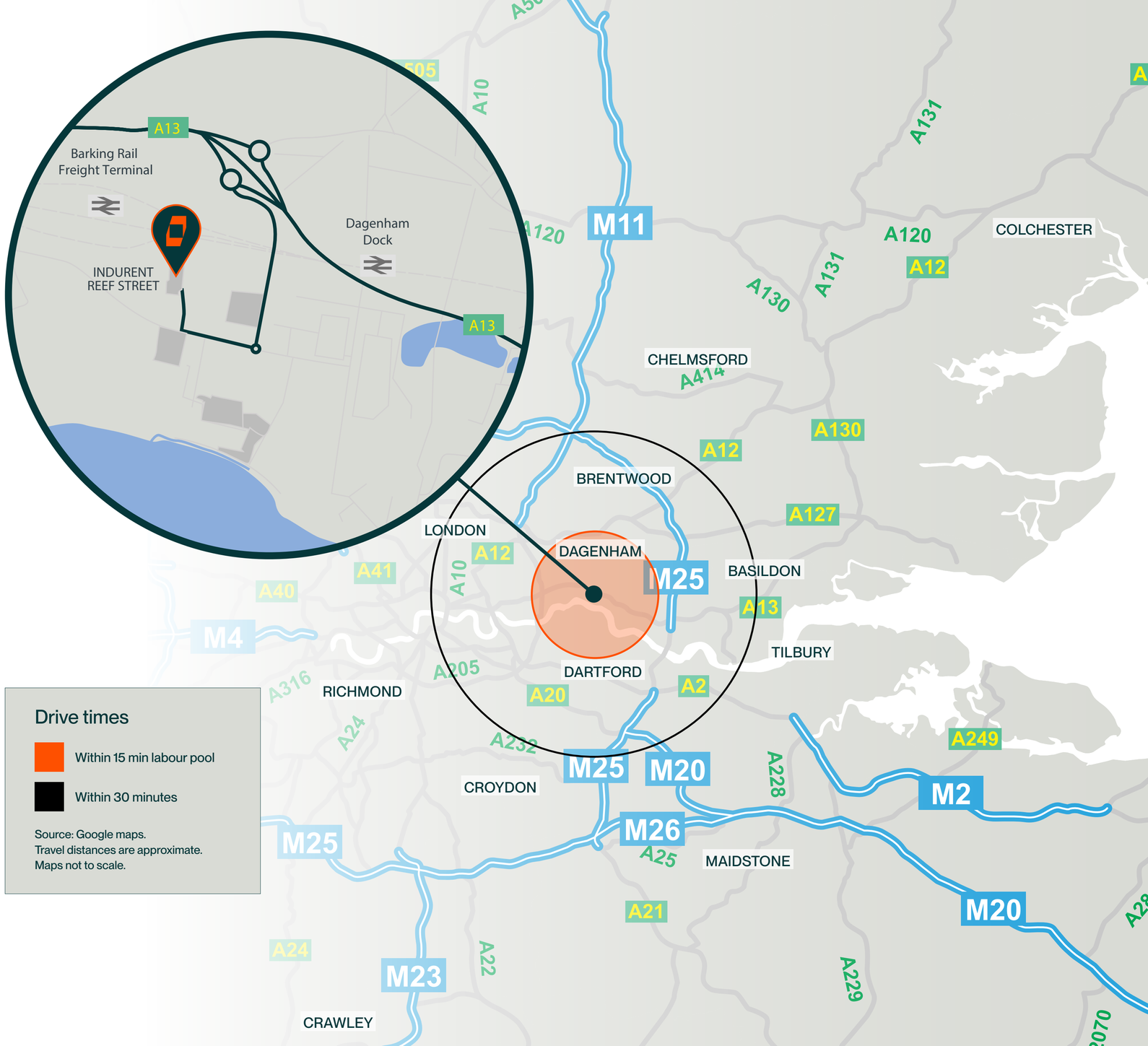
Barking	3.9 miles
Rainham	4.6 miles
Stratford	10 miles
City of London	12.2 miles
London city centre	13.4 miles
Enfield	17.5 miles

AIRPORTS

London City	6.6 miles
London Gatwick	44.6 miles
London Heathrow	54 miles

PUBLIC TRANSPORT

Dagenham Dock Station (C2C)	1 mile



Warehousing that Works.

Schedule of accommodation

	UNIT 1	UNIT 2	UNIT 3	COMBINED UNITS
UNIT/WAREHOUSE	5,314 SQ FT (496 SQ M)	4,885 SQ FT (454 SQ M)	5,043 SQ FT (468 SQ M)	15,242 SQ FT (1,418 SQ M)
FIRST FLOOR	1,536 SQ FT (143 SQ M)	1,405 SQ FT (30 SQ M)	1,450 SQ FT (135 SQ M)	4,391 SQ FT (408 SQ M)
TOTAL	**6,887 SQ FT (639 SQ M)**	**6,290 SQ FT (584 SQ M)**	**6,493 SQ FT (603 SQ M)**	**19,670 SQ FT (1,826 SQ M)**
CLEAR INTERNAL HEIGHT	7 M	7 M	7 M	7 M
LEVEL ACCESS DOORS	1	1	1	1
FLOOR LOADING	25KN SQ/M	25KN SQ/M	25KN SQ/M	25KN SQ/M
CAR PARKING	YES	YES	YES	YES
EV CHARGING	YES	YES	YES	YES

Dedicated yards to all units

Allocated cycle racks to each unit

Shower facilities

Estate CCTV

Use classes: B2, B8 and E(g)iii

Secure site

Kitchenette

LED lighting

24/7 access

*All floor areas are approximate gross internal areas.

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Units 1-3



Site plan is indicative.

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CONNIE SNOWIE

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INDURENT

REEF STREET DAGENHAM

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Warehousing that Works.