



PADROCK **DAGENHAM**.CO.UK

DAGENHAM LOGISTICS HUB

14 NEW INDUSTRIAL / WAREHOUSE UNITS
TO LET FROM 6,546 - 34,826 SQ FT

DAGENHAM LOGISTICS HUB | RAINHAM ROAD SOUTH | RM10 8SX

DAGENHAM LOGISTICS HUB

DAGENHAM LOGISTICS HUB **EAST** / UNITS 12-14

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.



RAINHAM ROAD SOUTH | **DAGENHAM** | RM10 8SX



DAGENHAM
EAST

A13

RAINHAM
ROAD (A1112)

THAMES
GATEWAY

WOLSELEY

A P P

TOOLSTATION



DAGENHAM
HEATHWAY



HOWDENS
JOINERY CO.

A13



LONDON CITY
AIRPORT

CANARY
WHARF



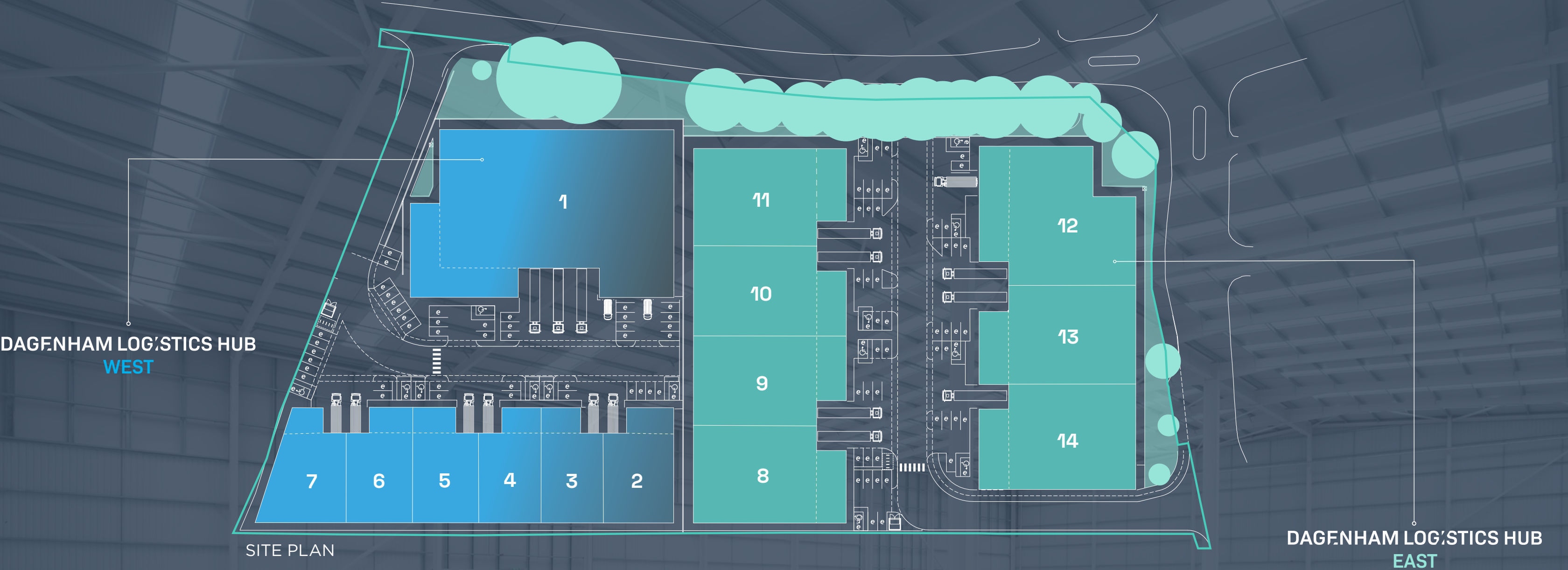
DAGENHAM LOGISTICS HUB



EASTBROOK
FILM STUDIOS
(UNDER CONSTRUCTION)



ACCOMMODATION



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

PLANNING USE

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

TERMS

Available on a leasehold basis.

[PADROCKDAGENHAM.CO.UK](https://www.padrockdagenham.co.uk)

DAGENHAM LOGISTICS HUB WEST

Unit	Ground Floor	First Floor	Total
4	5,143	1,419	6,562
5	5,460	1,483	6,943
6	5,451	1,499	6,950
7	6,234	1,408	7,642

DAGENHAM LOGISTICS HUB EAST

Unit	Ground Floor	First Floor	Total
8	10,869	2,301	13,170
9	9,906	2,104	12,010
10	9,914	2,104	12,018

11	11,055	2,345	13,400
12	14,474	3,277	17,751
13	11,124	2,342	13,466
14	12,156	2,457	14,613

UNIT 1 34,826 SQ FT

SPECIFICATION:

 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	

DAGENHAM LOGISTICS HUB
WEST

UNIT 2-7 6,546 - 7,642 SQ FT

SPECIFICATION:

 8.4m clear internal height	 37.5kN sq m floor loading minimum	 Electric loading doors
 Covered loading bays	 Ability to combine units	 12 year collateral warranty available
 Fitted first floor offices	 Comfort cooling/heating	 Shower facilities
 WCs		



DAGENHAM LOGISTICS HUB
EAST

UNIT 8-11 12,010 - 13,400 SQ FT

SPECIFICATION:

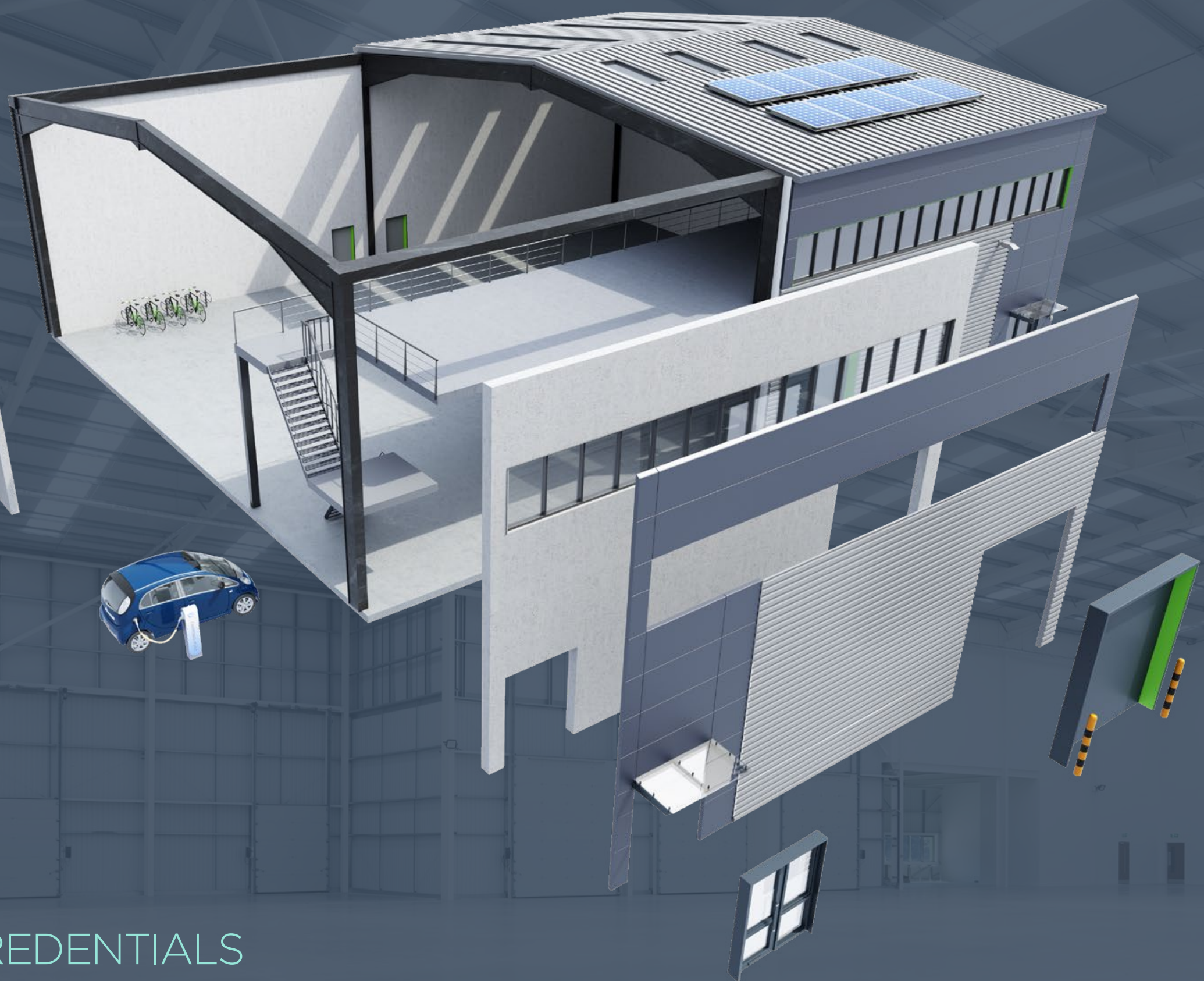
 8.4m clear internal height	 37.5kN sq m floor loading minimum	 Electric loading doors
 Covered loading bays	 Ability to combine units	 12 year collateral warranty available
 Fitted first floor offices	 Comfort cooling/heating	 Shower facilities
 WCs		

DAGENHAM LOGISTICS HUB EAST / UNITS 8-11



SPECIFICATION:

 8.4m clear internal height	 37.5kN sq m floor loading minimum	 Electric loading doors
 Covered loading bays	 Ability to combine units	 12 year collateral warranty available
 Fitted first floor offices	 Comfort cooling/ heating	 Shower facilities
 WCs		



Low air permeability design



Electric vehicle charging points

BREEAM®

BREEAM
'Excellent' Rating



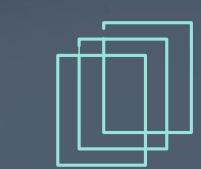
Secure cycle parking



Photovoltaic panels



15% warehouse roof lights increasing natural lighting



High performance insulated cladding and roof materials



Air source heat pumps



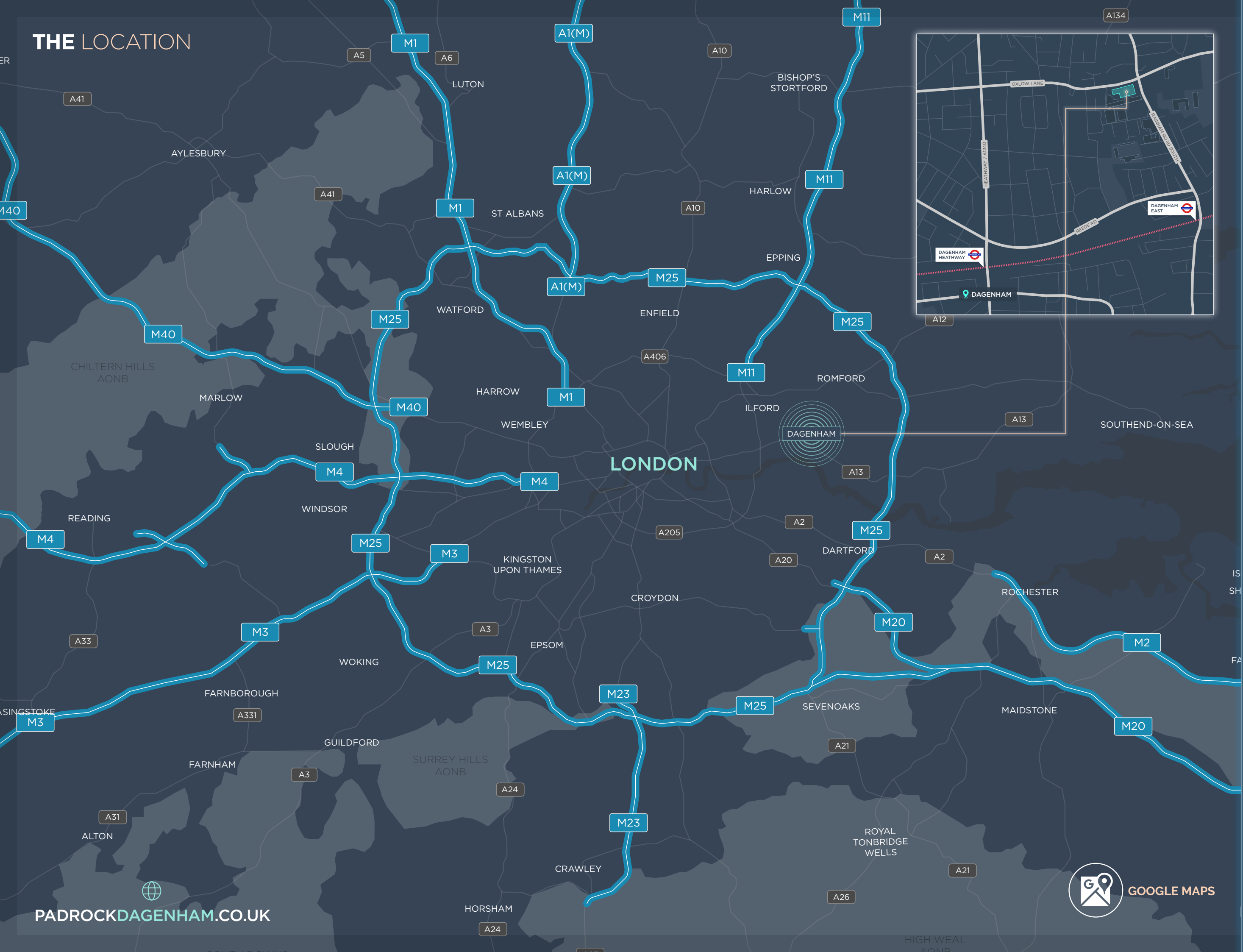
EPC 'A +' Ratings

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.



THE LOCATION



DAGENHAM LOGISTICS HUB



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



GOOGLE MAPS



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Investment Manager

PAD ROCK

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