PADROCKDAGENHAM.CO.UK

DAGENHAM LOGISTICS HUB

UNITS 2–7



INDUSTRIAL / WAREHOUSE UNIT

TO LET 6,546 - 7,642 SQ FT

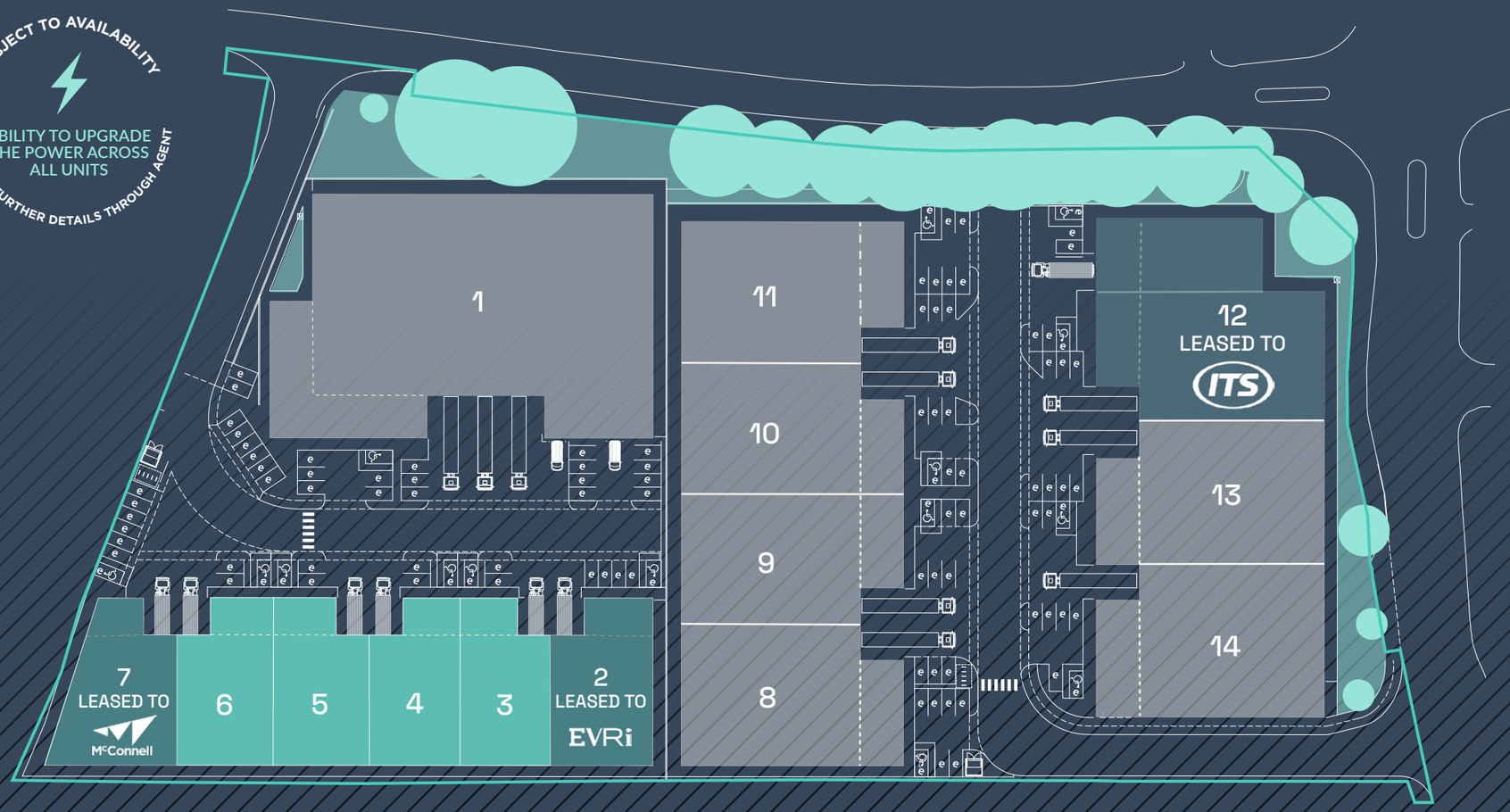
DAGENHAM LOGISTICS HUB | RAINHAM ROAD SOUTH | RM10 8SX

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.



- 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 UNITS 2–7

Unit	Ground Floor	First Floor	Total
2		Leased To	EVRi
3	5,137	1,409	**6,546**
4	5,143	1,419	**6,562**
5	5,460	1,483	**6,943**
6	5,451	1,499	**6,950**
7		Leased To	McConnell

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

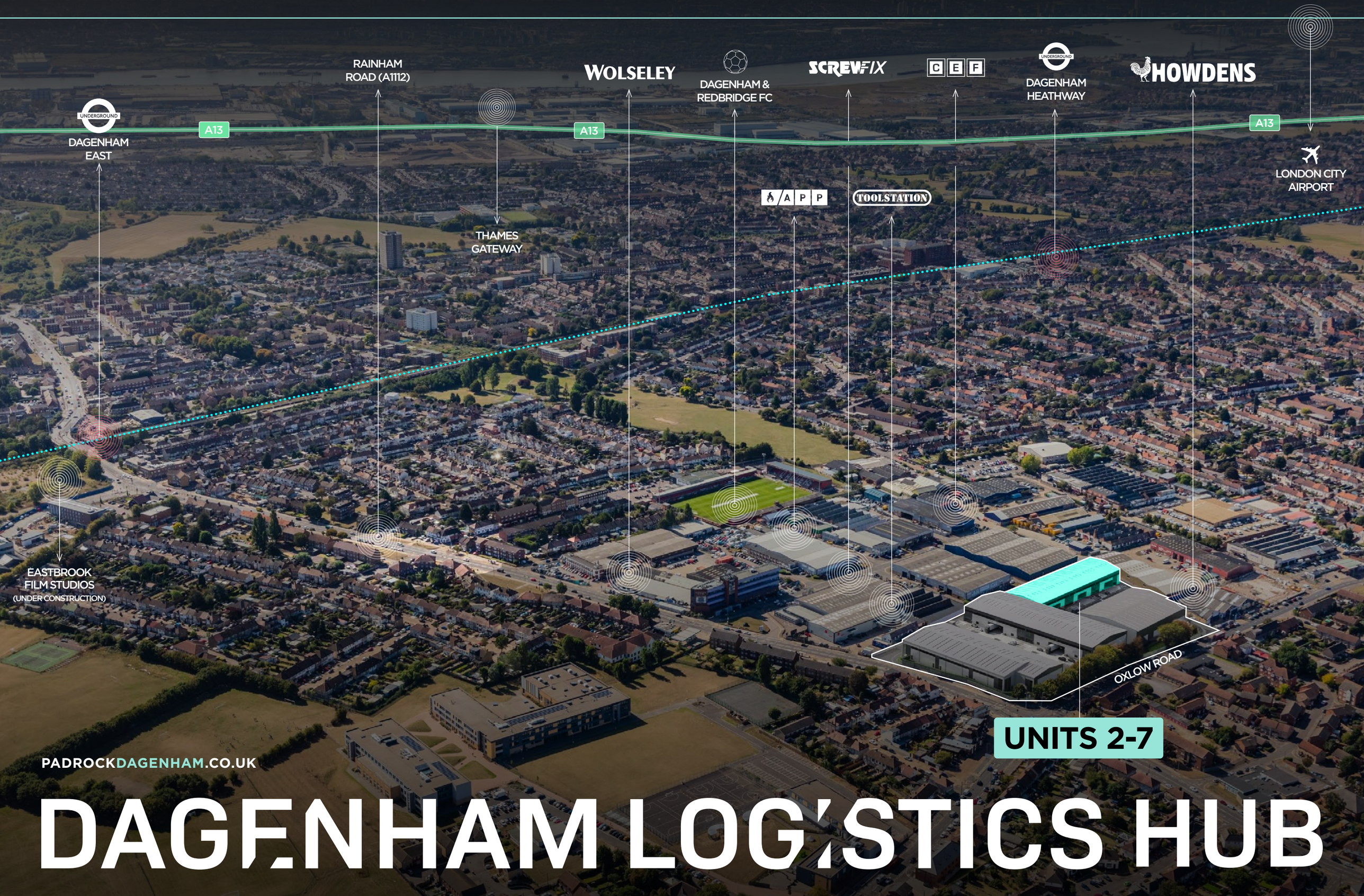
PLANNING USE

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

TERMS

Available on a leasehold basis.

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DAGENHAM LOGISTICS HUB

BUILT FOR INDUSTRY

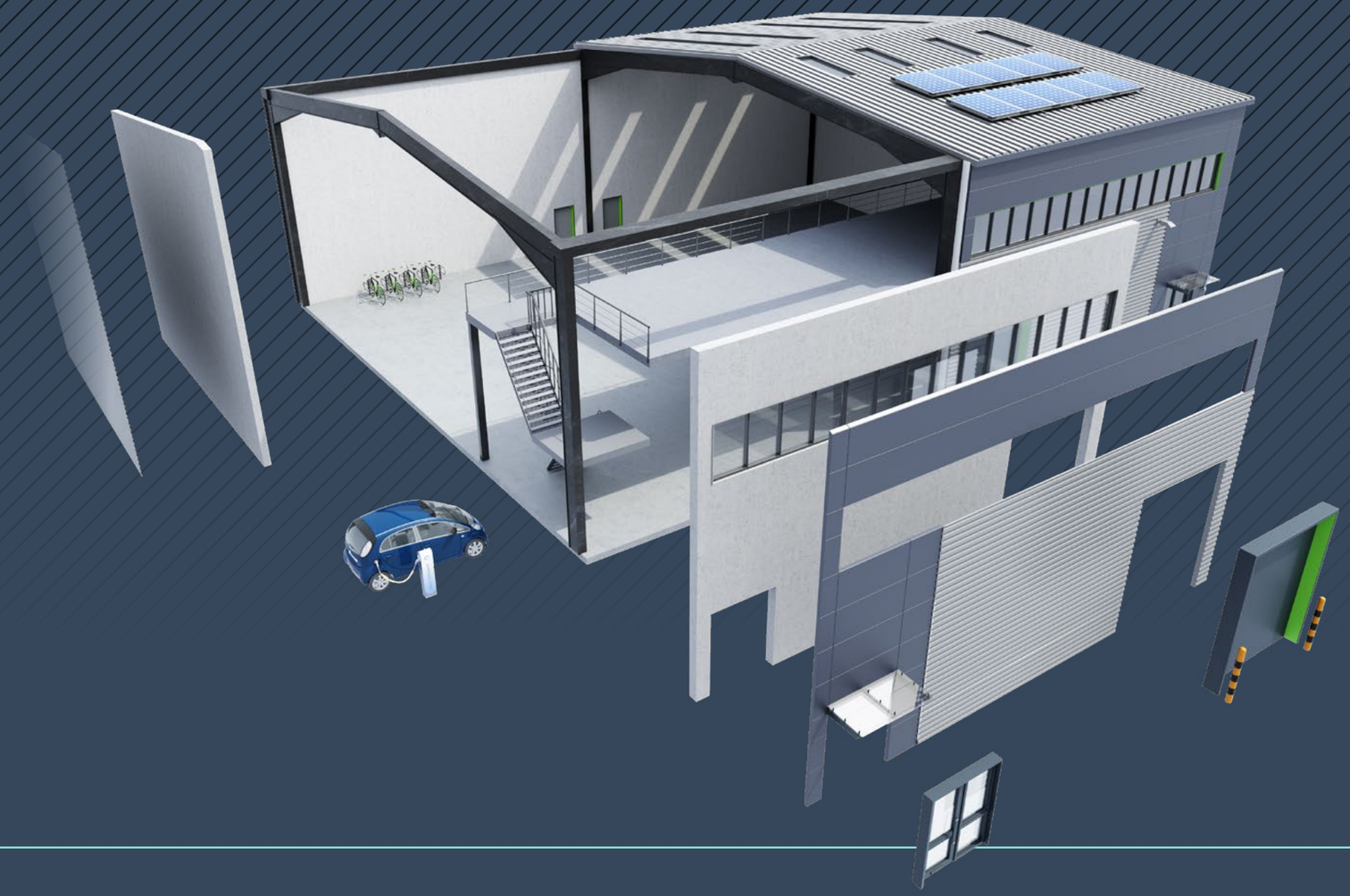




Units 2–7 provide flexible, high-quality industrial space designed to support manufacturing, assembly and distribution operations. With 8.4m clear internal heights, covered loading bays and the ability to combine units, the development offers practical accommodation for efficient day-to-day operations.

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

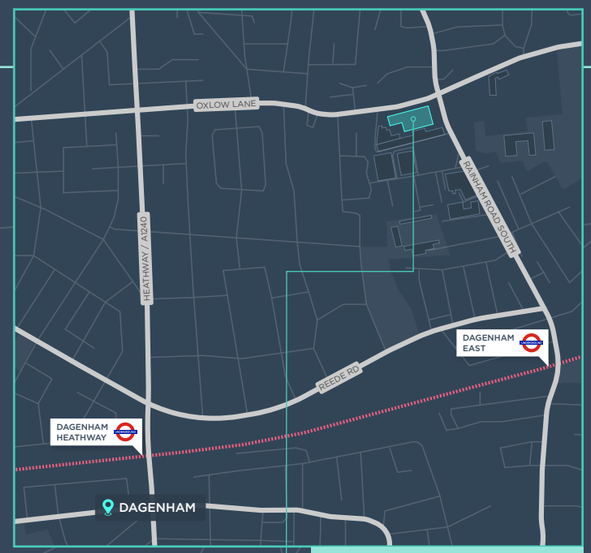
HIGH PERFORMANCE INSULATED CLADDING AND ROOF MATERIALS

AIR SOURCE HEAT PUMPS

EPC 'A +' RATINGS

DAGENHAM LOGISTICS HUB

UNITS 2–7



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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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