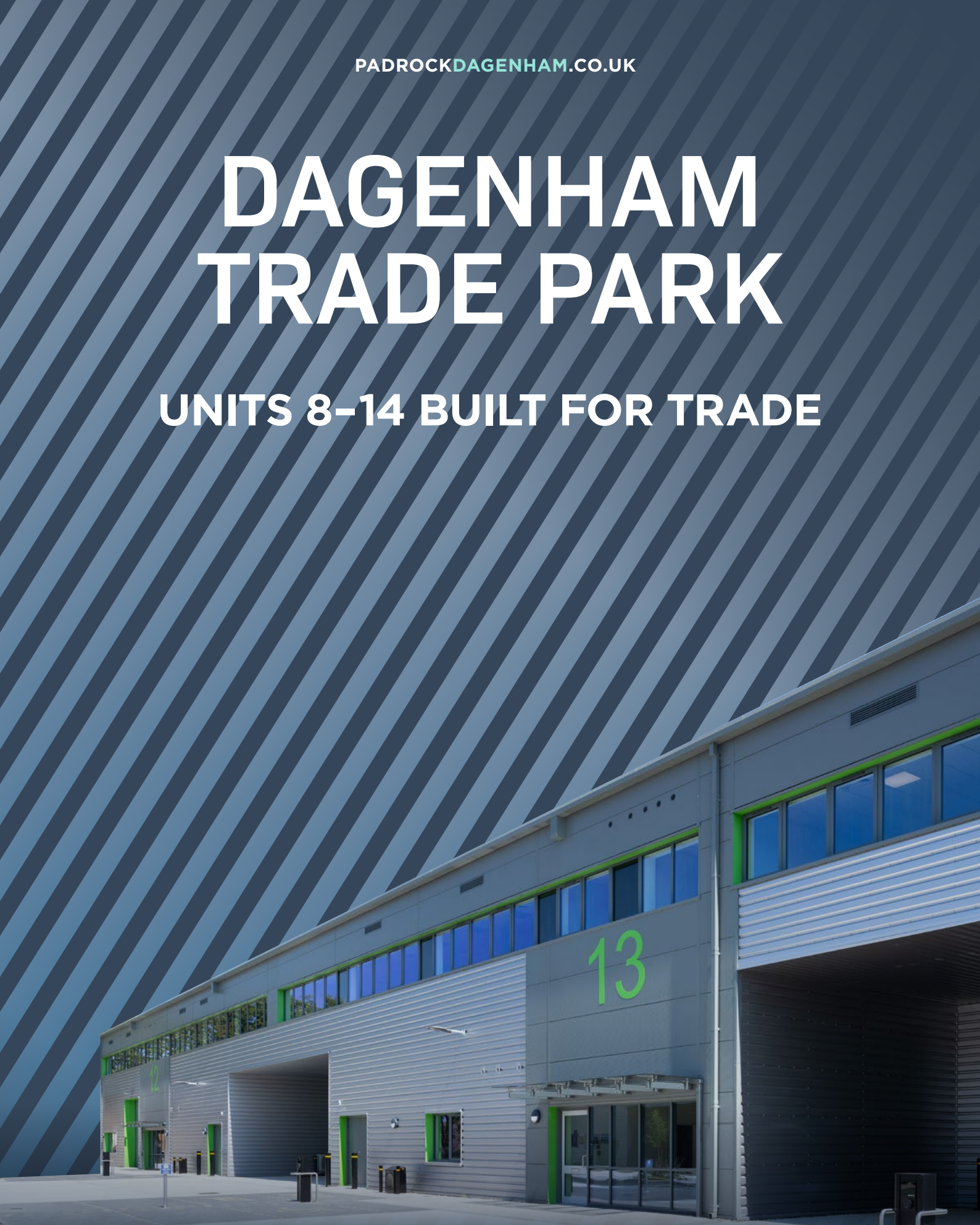
PADROCKDAGENHAM.CO.UK

DAGENHAM TRADE PARK

UNITS 8–14 BUILT FOR TRADE



INDUSTRIAL / WAREHOUSE UNIT

TO LET 12,010 - 17,751 SQ FT

DAGENHAM TRADE PARK | RAINHAM ROAD SOUTH | RM10 8SX

DAGENHAM TRADE PARK

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

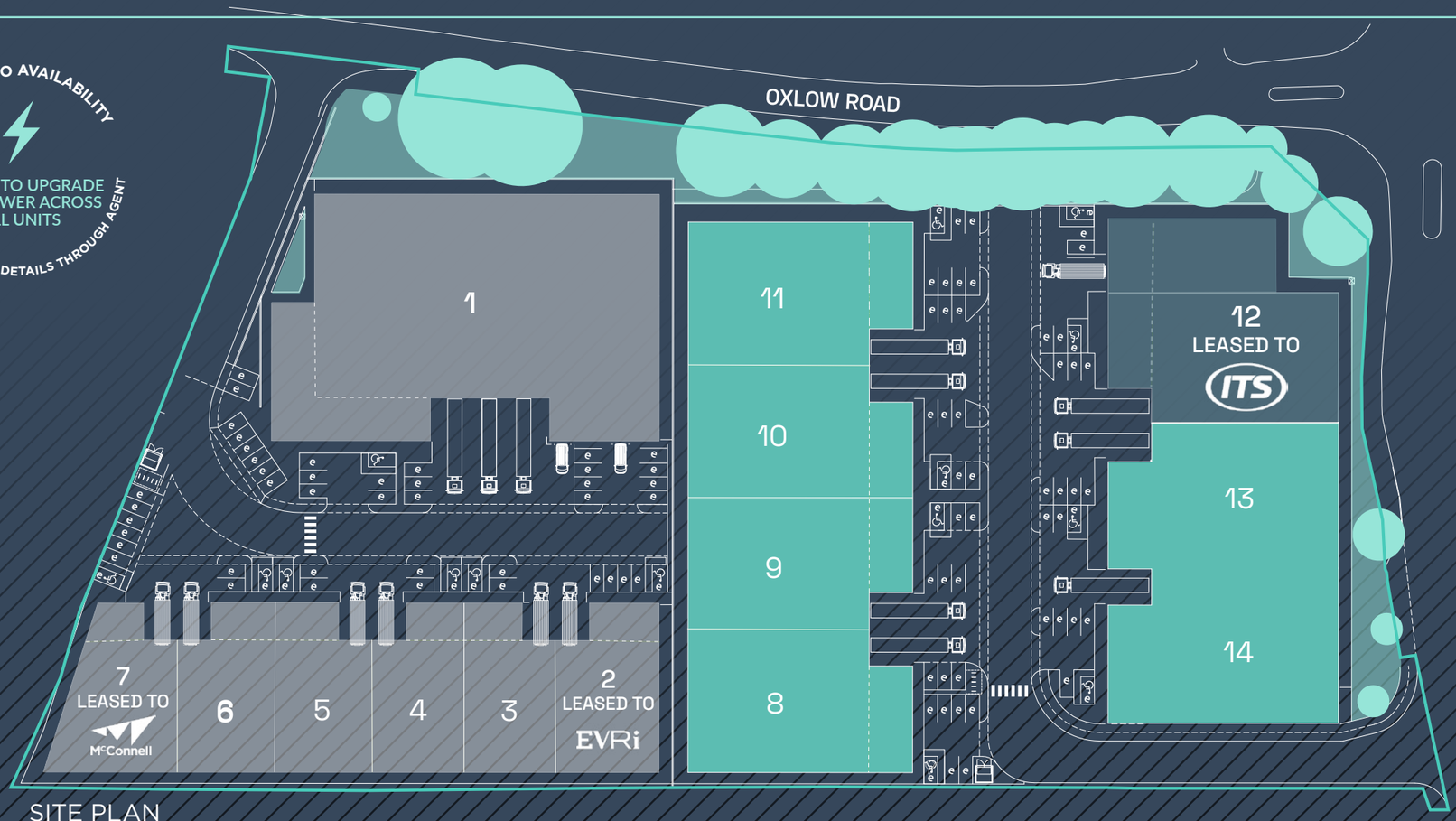
Situated on Rainham Road South at the former Rexel site, Dagenham Logistics Hub will offer new high quality industrial/warehouse units.

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

SUBJECT TO AVAILABILITY

ABILITY TO UPGRADE THE POWER ACROSS ALL UNITS

REQUEST FURTHER DETAILS THROUGH AGENT



SITE PLAN

- 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 TRADE PARK — UNITS 8–14

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**

Unit	Ground Floor	First Floor	Total
12		Leased To	ITS
13	11,124	2,342	**13,466**
14	12,156	2,457	**14,613**

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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UNITS 8-14

DAGENHAM TRADE PARK



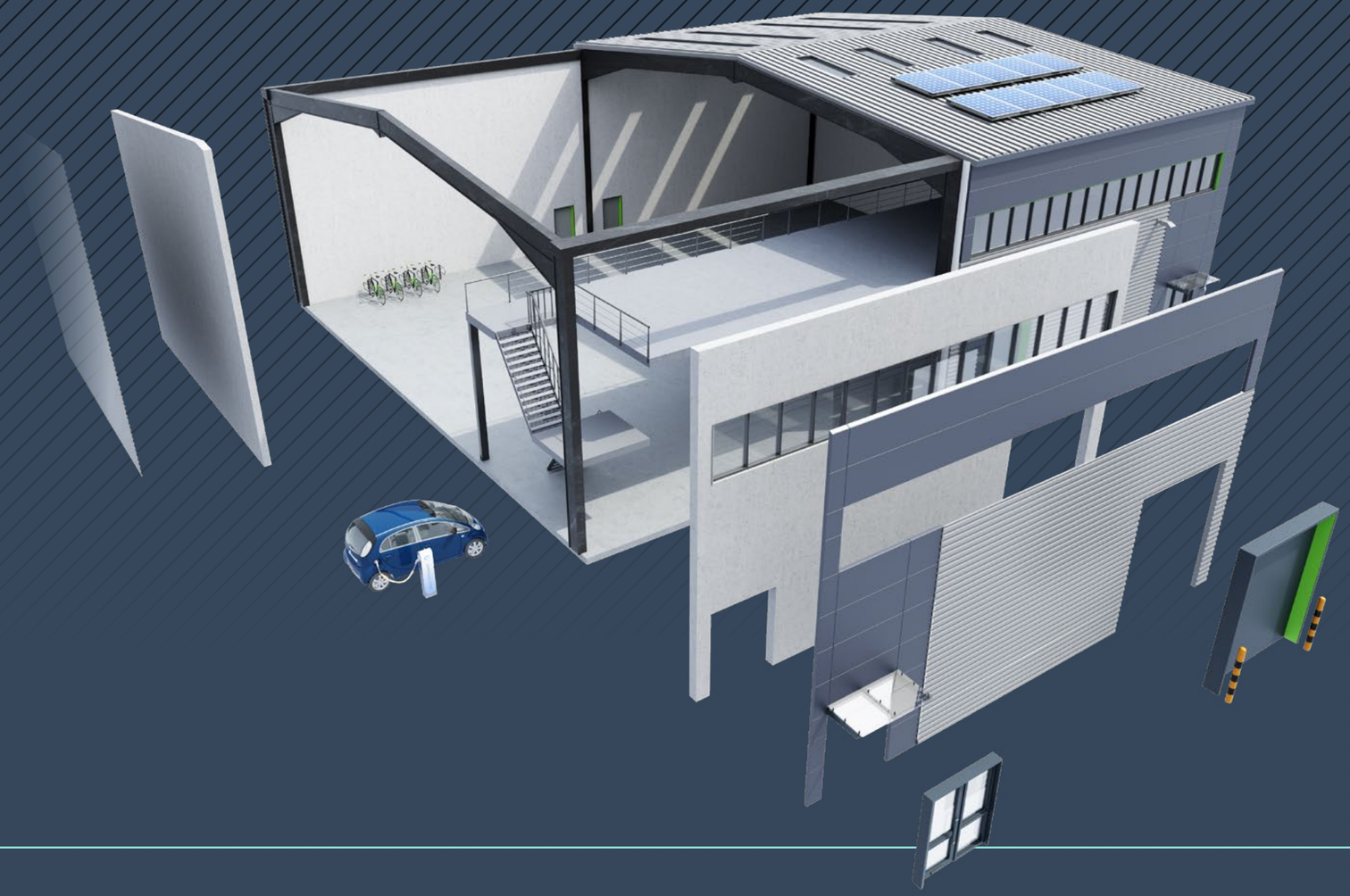


BUILT FOR TRADE

Units 8–14 provide flexible, high-quality space for trade suppliers and merchants, with practical facilities for stockholding, trade counters and customer collections. Excellent transport connections ensure convenient access for customers and deliveries across East London.

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 TRADE PARK

UNITS 8–14



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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

www.m1agency.co.uk
0203 889 1010

ED MORRISON
+44 (0)7527 887 530
ed.morrison@m1agency.co.uk

JOE SALISBURY
+44 (0)7809 399 946
joe.salisbury@m1agency.co.uk

JONJO LYLES
+44 (0)7388 488 252
jonjo.lyles@m1agency.co.uk

SHW

STEVE RICHMOND
+44 (0)7771 900 682
srichmond@shw.co.uk

TOBY COLDBREATH
+44 (0)7947 373 875
tcoldbreath@shw.co.uk

TOM BOOKER
+44 (0)7584 237 141
tbooker@shw.co.uk

GLENNY

RYAN ANDERSON
+44 (0)7468 186 415
r.anderson@glenny.co.uk

SAM SANDELL
+44 (0)7965 151 545
s.sandell@glenny.co.uk

GUY SEYMOUR
+44 (0)7442 649 123
g.seymour@glenny.co.uk

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Investment Manager

PADROCK

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