AVAILABLE NOW

THAMES GATEWAY PARK UNIT 2

DAGENHAM | RM9 6RH

66,917 SQ FT FULLY REFURBISHED

///SILENT.SAYING.METALS

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Unit 2 comprises a detached, self-contained prime urban logistics opportunity within the established Thames Gateway Park. The property benefits from immediate access to the A13, the principal East London arterial highway providing convenient access to Central London.

The property has been refurbished to a Grade A specification and includes the installation of various ESG measures such as an air source heat pump, a photovoltaic system and EV chargers for significant energy cost savings, making it a net-zero rated asset with negative energy use and carbon emissions.

The property sits adjacent to the City of London Wholesale Markets relocation which provides further regeneration to a core industrial area of London, 13.5 miles from the nation's capital.

ACCOMMODATION

10.15m Eaves Height

x3 Level Access Loading Doors

x4 Dock Access Loading Doors

Two Storey Office

35m Yard Depth

14 HGV Parking Spaces

61 Car Parking Spaces

Central London 12.5 Miles

Full Perimeter Fencing to Loading Yard

50 kN/m Floor Loading

1 MVA Power Supply

Strong ESG Measures

UNIT	SQ FT (GEA)	SQ M (GEA)
Warehouse	59,473	5,525
Office	7,444	692
TOTAL	66,917	6,217

EPC
A+ RATING

214 KWP CAPACITY
PV SYSTEM

AIR SOURCE
HEAT PUMPS

12 EV CHARGING
POINTS

10% WAREHOUSE
ROOF LIGHTS

BREEAM
'EXCELLENT'

SECURE CYCLE
PARKING

GREEN CREDENTIALS

ESG IN ACTION

PHOTOVOLTAIC PANELS

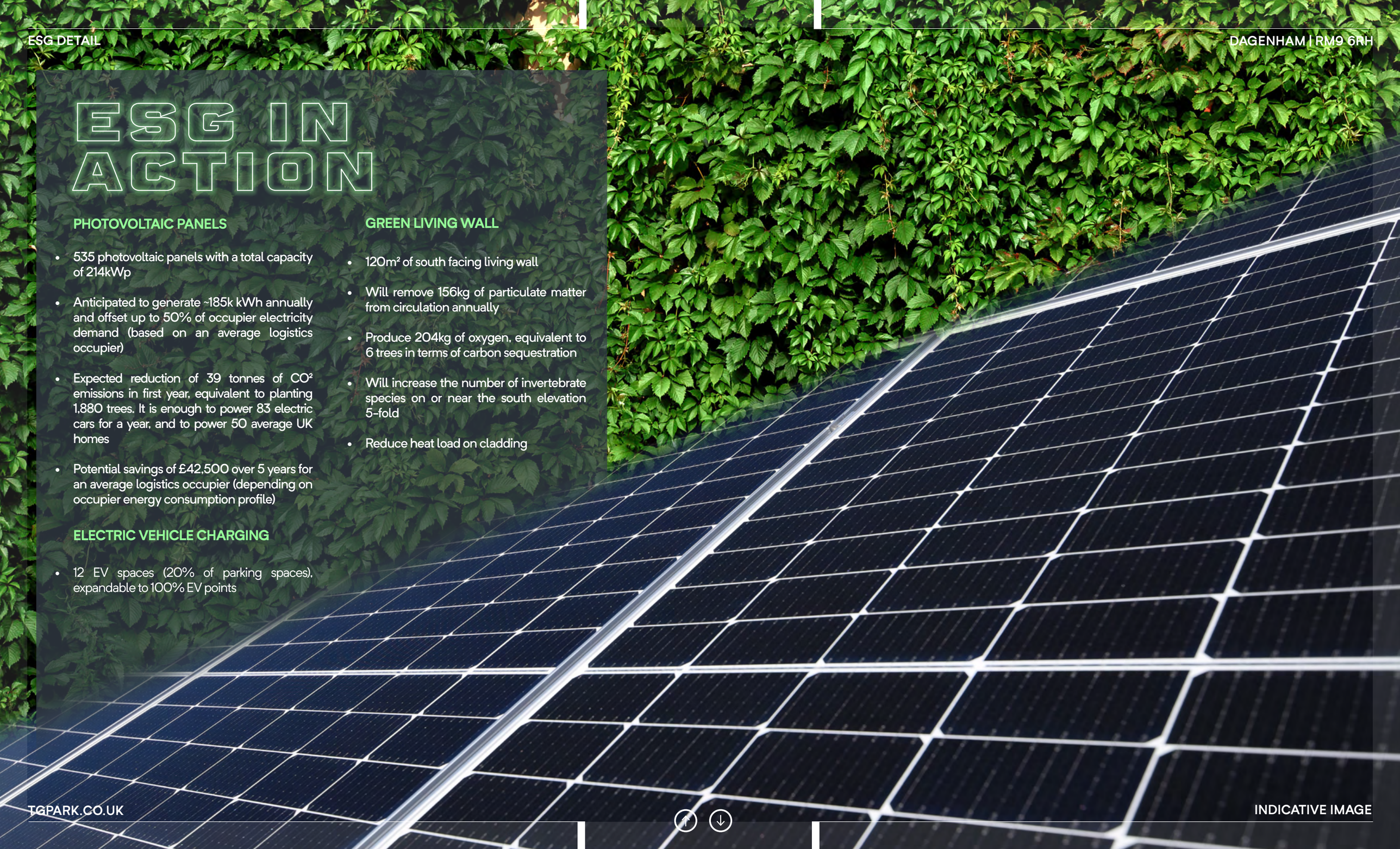
- 535 photovoltaic panels with a total capacity of 214kWp
- Anticipated to generate ~185k kWh annually and offset up to 50% of occupier electricity demand (based on an average logistics occupier)
- Expected reduction of 39 tonnes of CO^2 emissions in first year, equivalent to planting 1,880 trees. It is enough to power 83 electric cars for a year, and to power 50 average UK homes
- Potential savings of £42,500 over 5 years for an average logistics occupier (depending on occupier energy consumption profile)

ELECTRIC VEHICLE CHARGING

- 12 EV spaces (20% of parking spaces), expandable to 100% EV points

GREEN LIVING WALL

- 120m² of south facing living wall
- Will remove 156kg of particulate matter from circulation annually
- Produce 204kg of oxygen, equivalent to 6 trees in terms of carbon sequestration
- Will increase the number of invertebrate species on or near the south elevation 5-fold
- Reduce heat load on cladding



LOCATION

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

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

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

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

UNIT 2 THAMES GATEWAY PARK

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BOREAL

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