

# SEGRO CENTRE DAGENHAM

ORION PARK, MESSINA WAY, RM9 6FF  
📍 ///IMAGE.SHOVELS.STACK

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TO LET  
AVAILABLE Q2 2025  
REFURBISHED CROSS-DOCKED  
INDUSTRIAL & LOGISTICS UNIT

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65,234 SQ FT (6,060 SQ M)  
6.5 ACREAGE



[SEGRO.COM/CENTREDAGENHAM](https://www.segro.com/centredagenham)

**SEGRO**

# OVERVIEW

SEGRO Centre Dagenham offers the optimum logistics and distribution solution providing 65,234 sq ft (6,060 sq m) of detached cross-dock warehouse space on a c.6.55-acre site.

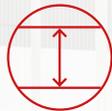
Undergoing extensive refurbishment, the unit is equipped with 36 dock-level loading doors and a generous spacious yard, specifically designed to support high-volume logistics operations efficiently.

**The newly installed PV panels at SEGRO Centre Dagenham have the potential to generate 152,000 kWh of electricity annually, offering potential savings of up to £36,480 per year on energy costs.\***

# SPECIFICATION



36 DOCK LEVEL  
LOADING DOORS



UP TO 122M  
YARD DEPTH



61 HGV  
PARKING SPACES



3 LEVEL ACCESS  
LOADING DOORS



13.3M EAVES  
HEIGHT



152,000 KWH  
PV PROVISION



TARGETING  
EPC A+



56 PARKING SPACES  
WITH 16 EV CHARGING  
POINTS



LED  
LIGHTING



60 KN/M<sup>2</sup>  
FLOOR LOADING



GATEHOUSE  
SECURITY

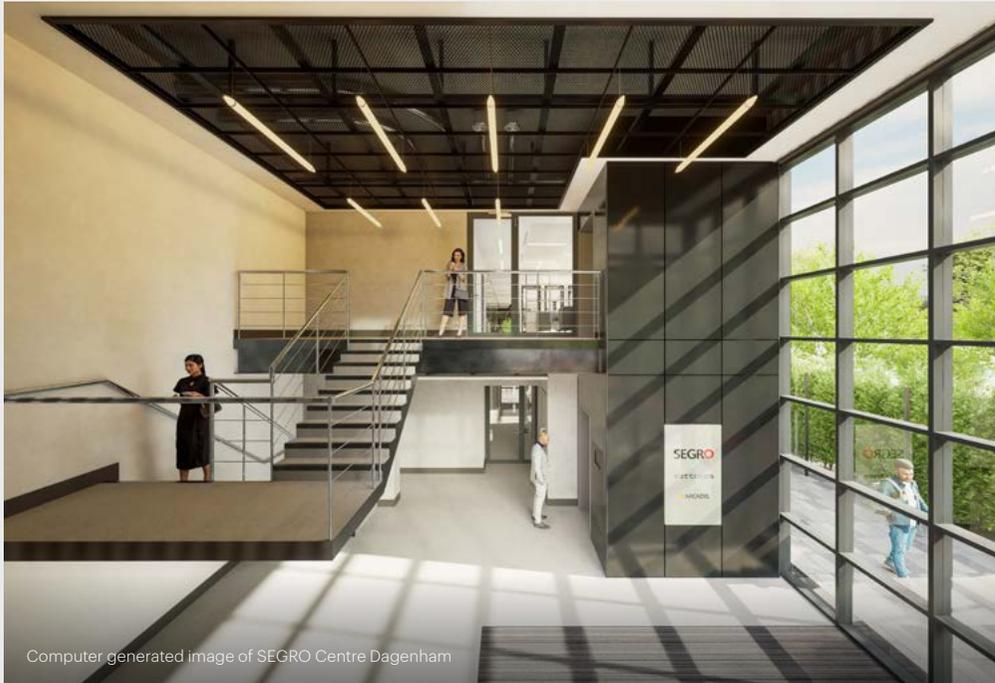


FULLY FITTED  
OFFICES

\*This estimate is based on a fully delivered electricity cost of 24p per kWh and the PV manufacturer's projected maximum energy generation per annum. Actual savings may vary depending on facility usage and system performance.



Computer generated image of SEGRO Centre Dagenham



Computer generated image of SEGRO Centre Dagenham

Aerial showing cross dock and yard at SEGRO Centre Dagenham



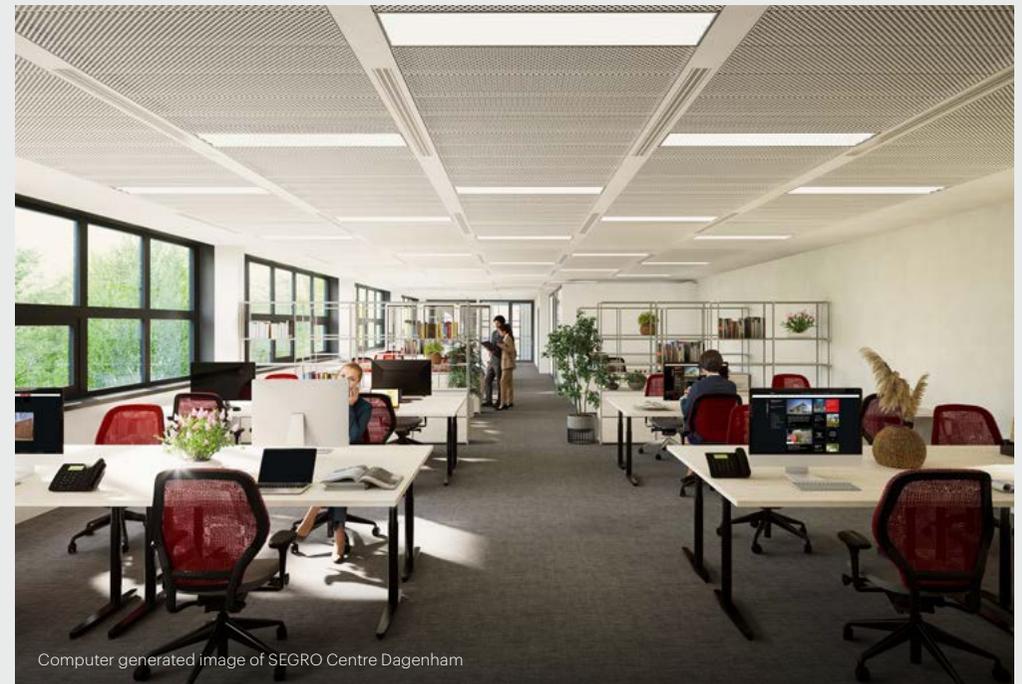
Situated adjacent to the A13 dual carriageway and accessed via the A1306.



Excellent road link with the A13 dual carriageway offering swift access to the A406 (North Circular road), Docklands and the City to the west. Junction 31 of the M25 motorway to the east.



Dagenham Dock railway station (C2C) is within walking distance and provides a regular service into London Fenchurch street.



Computer generated image of SEGRO Centre Dagenham

# ACCOMMODATION

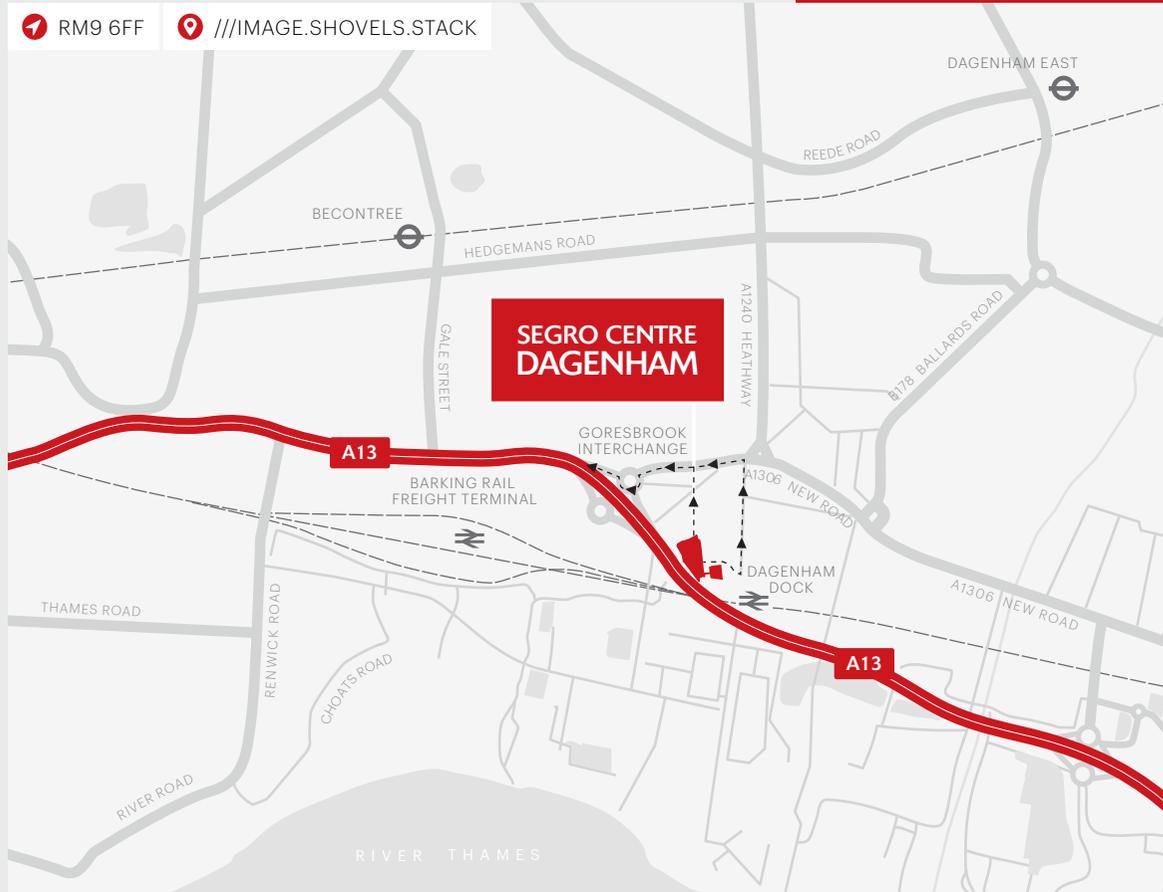
## SCHEDULE OF AREAS

	SQ M	SQ FT
Warehouse	5,685	61,201
First Floor Office	355	3,822
Gatehouse	19	211
<b>TOTAL</b>	<b>6,060</b>	<b>65,234</b>

6.5 ACRE SITE



# SEGRO CENTRE DAGENHAM



[SEGRO.COM/CENTREDAGENHAM](http://SEGRO.COM/CENTREDAGENHAM)

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## DISTANCES

A13	0.1 miles
A1306	0.1 miles
DAGENHAM DOCK	0.2 miles
LONDON CITY AIRPORT	7.1 miles
M25 (J31)	7.6 miles
A406	9.5 miles
CENTRAL LONDON	13.2 miles

Source: Google maps

## ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 10.4 million square metres of space (112 million square feet) valued at £20.7 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See [SEGRO.com](http://SEGRO.com) for further information.

## CONTACT

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