

PROGRESS IN ACTION SEGRO PARK RAINHAM

MODERN INDUSTRIAL / WAREHOUSE
UNITS RANGING FROM 11,497 - 70,558 SQ FT

RM13 8GJ

East 

SUPPORTED BY
MAYOR OF LONDON

SEGRO

[SEGRO.COM/PARKRAINHAM](https://www.segro.com/parkrainham)

FORGED FROM A PASSION FOR PROGRESSION

A PIONEERING DEVELOPMENT THAT PUSHES THE BOUNDARIES OF INDUSTRIAL SPACE IN EAST LONDON

SEGRO Park Rainham pushes boundaries in innovation and sustainability even further, maximising space for occupiers, improving cost efficiencies and promoting employee wellbeing.

SEGRO's passion for progress is driven by a desire to put the modern customer's needs first. The units are built with sustainability, longevity and productivity at the forefront, providing accommodation to satisfy a wide range of occupiers.



FLEXIBLE CHOICE



MODERN INTERIORS



MAXIMISING SPACE



WELLBEING FOCUS



INNOVATION INSIDE AND OUT



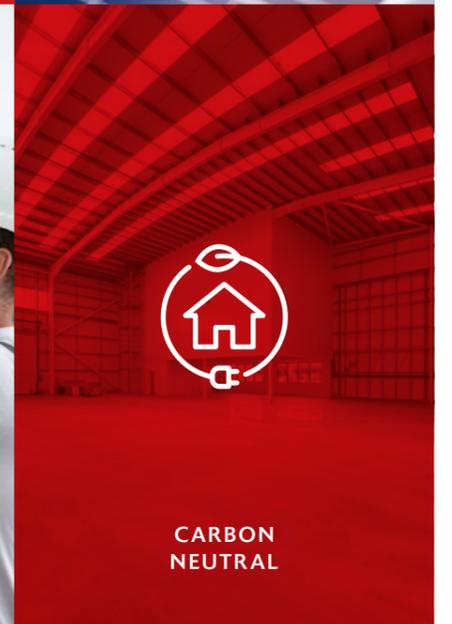
SUSTAINABILITY FEATURES



BIODIVERSE ENVIRONMENT



SMART BUILDINGS



CARBON NEUTRAL

BUILDINGS THAT PUSH BOUNDARIES

03

04



MODERN INTERIORS

Contemporary interior finishes for offices, facilities and entrance foyers



SUSTAINABILITY FEATURES

EPC A+ (Carbon Neutral base build) and BREEM 'Excellent', incorporating photovoltaic & translucent panels and LED lighting



SMART BUILDINGS

Unit 9 features smart sensors to help improve operational efficiency. Unit 8 has a Tesla battery to store generated electricity. All other units are 'plug & play' ready for the technology to be installed



BIODIVERSE ENVIRONMENT

Native flora will enhance the environment, whilst boosting the natural habitat and improving wellbeing for customers



WELLBEING FOCUS

An outside communal seating area and gym, and green/living walls in Units 9 & 10 will help improve wellbeing for employees

Unit 6 is 'WELL' ready, providing customers with the option to pursue 'WELL' certification

05

06

UNIT 2
SIG TRADING

UNIT 1
RIVUS FLEET SOLUTIONS

UNIT 3
MITSUBISHI ELECTRIC EUROPE

UNIT 4
MITSUBISHI ELECTRIC EUROPE

UNIT 5
HIRE STATION

UNIT 6
TO LET

UNIT 7
LONDON AMBULANCE SERVICE

UNIT 10
TRANSPORT FOR LONDON

UNIT 9
WOLSELEY

UNIT 8
WOLSELEY

 COMMUNAL GREEN SPACE
Including an outdoor gym and seating for a place to unwind

 MAXIMISING SPACE
Office space above the loading doors to increase warehouse capacity

 GREEN/LIVING WALL
Improving air quality and energy levels

 TESLA BATTERIES
Storing generated electricity for use during off-peak hours

 MAXIMISING SPACE
6m under-croft heights to increase warehouse capacity without increasing floor space

DELIVERING OVER AND ABOVE

First floor offices feature exposed servicing and full height glazing (Unit 9 only) ▼



BOLD, BEAUTIFUL AND BESPOKE

Reception areas feature adaptable wall panelling for bespoke environments ▲

Contemporary finishes distinguish the facilities areas from the functional warehouse space ▼

FIRST CLASS FORM AND FUNCTION



Capacity is maximised by substantial eaves heights and 6m under-croft heights in Units 6 and 7 ▲

CUSTOMER FOCUSED DESIGN

INNOVATION INSPIRED BY AND DESIGNED TO BENEFIT OUR CUSTOMERS

SEGRO Park Rainham is built to the highest standards, designed to maximise space and natural light, whilst smart sensors in Unit 9 will monitor electricity usage, heating and airflow, reducing costs for the customer.

Flexibility is another key feature. For instance Unit 6 benefits from 6m under-croft height to increase warehouse capacity without increasing floor space.



Indicative image



NEXT LEVEL SUSTAINABILITY

DESIGNED TO DELIVER SUPERIOR COST EFFICIENCY AND BENEFIT THE ENVIRONMENT

Each unit has an EPC A+ rating, is Carbon Neutral and BREEAM 'Excellent', incorporating highly efficient sustainability measures built for the long term. These include photovoltaic panels, LED lighting and electric car charging points as standard. Further enhancements include the use of translucent wall panelling to increase internal natural daylight and pre-installed 'plug & play' connections for batteries that store generated electricity.*

*Unit 8 incorporates battery storage, 'plug & play' available on other units

Indicative image

ENVIRONMENTALLY FOCUSED

AN INDUSTRIAL PARK WITH BIODIVERSITY BUILT IN

We're committed to respecting the existing local habitats and have introduced native trees and wildflowers within the landscaping plans.

To help support and protect this environment, management will be as low-maintenance as possible, whilst hedging and undisturbed wood piles will provide shelter for native animal, bird and amphibious species.



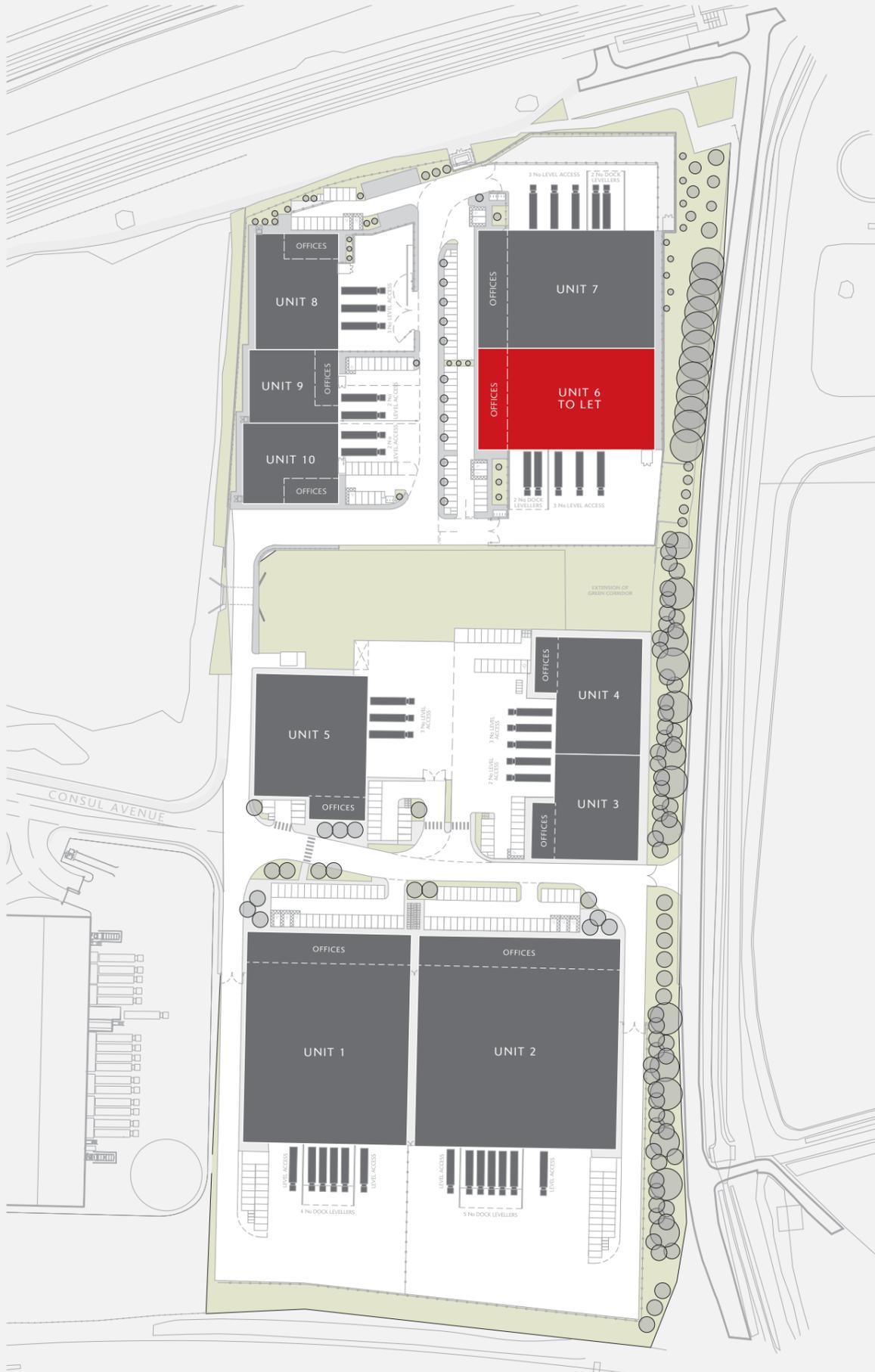
DRIVING EMPLOYEE WELLBEING

AN ENHANCED ENVIRONMENT THAT PROMOTES A HEALTHY AND PRODUCTIVE WORKFORCE

As members of the International WELL Building Institute, SEGRO has put the health and wellness of employees at the heart of the buildings' design and construction.

SEGRO Park Rainham provides enhanced office interiors, an outside communal gym and seating area and plenty of natural light throughout the buildings, as well as internal green/living walls in Units 9 and 10. These features contribute to employees' sense of wellbeing and cement SEGRO Park Rainham's status as a progressive, employee-focused place to work.





ACCOMMODATION

UNIT	Warehouse	First Floor Office	Second Floor Plant	TOTAL
Unit 1	49,432	7,226	862	57,520 sq ft
Rivus Fleet Solutions	4,592	671	80	5,344 sq m
Unit 2	60,819	8,853	886	70,558 sq ft
SIG Trading	5,650	823	82	6,555 sq m
Unit 3	14,748	1,939	629	17,316 sq ft
Mitsubishi Electric Europe	1,370	180	58	1,609 sq m
Unit 4	16,165	1,918	640	18,723 sq ft
Mitsubishi Electric Europe	1,502	178	60	1,740 sq m
Unit 5	21,520	1,928	623	24,071 sq ft
Hire Station	1,999	179	57	2,236 sq m
Unit 6 - TO LET	26,400	4,372	886	31,658 sq ft
Available Q2 2025	2,453	406	82	2,941 sq m
Unit 7	30,571	5,069	888	36,528 sq ft
London Ambulance Service	2,840	471	83	3,394 sq m
Unit 8	14,256	2,030	-	16,286 sq ft
Wolseley	1,324	189	-	1,513 sq m
Unit 9	9,611	1,886	-	11,497 sq ft
Wolseley	893	175	-	1,068 sq m
Unit 10	11,291	2,030	-	13,321 sq ft
Transport for London	1,049	189	-	1,238 sq m

All areas are approximate and measured on a Gross External basis.

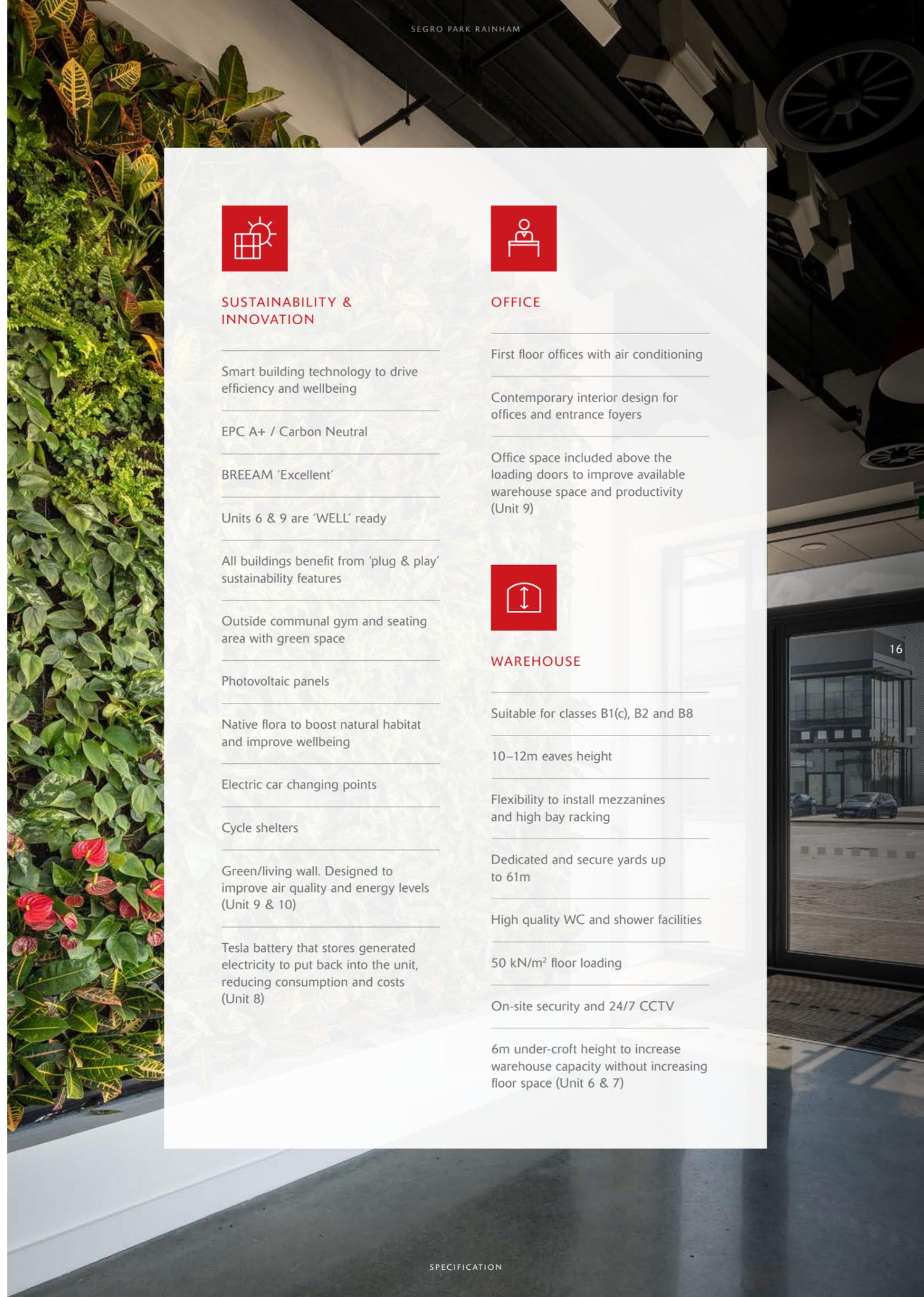
KEY FEATURES

UNIT	1	2	3	4	5	6	7	8	9	10
Dock leveller doors	4	5	-	-	-	2	2	-	-	-
Level access doors	2	2	2	3	3	3	3	3	2	2
Yard depth	50m	61m	37m	37m	30m	35m	35m	28m	28m	30m
Car parking spaces	53	65	14	16	19	28	32	15	15	12
Cycling spaces	16	20	4	6	6	10	12	6	6	6

*The units have been designed in line with the principles of the IWBI (International WELL Building Institute), to allow customers to pursue full 'WELL' Certification. For more information, visit wellcertified.com



**UNRIVALLED
QUALITY AND
INNOVATION**



**SUSTAINABILITY &
INNOVATION**

Smart building technology to drive efficiency and wellbeing

EPC A+ / Carbon Neutral

BREEAM 'Excellent'

Units 6 & 9 are 'WELL' ready

All buildings benefit from 'plug & play' sustainability features

Outside communal gym and seating area with green space

Photovoltaic panels

Native flora to boost natural habitat and improve wellbeing

Electric car charging points

Cycle shelters

Green/living wall. Designed to improve air quality and energy levels (Unit 9 & 10)

Tesla battery that stores generated electricity to put back into the unit, reducing consumption and costs (Unit 8)



OFFICE

First floor offices with air conditioning

Contemporary interior design for offices and entrance foyers

Office space included above the loading doors to improve available warehouse space and productivity (Unit 9)



WAREHOUSE

Suitable for classes B1(c), B2 and B8

10-12m eaves height

Flexibility to install mezzanines and high bay racking

Dedicated and secure yards up to 61m

High quality WC and shower facilities

50 kN/m² floor loading

On-site security and 24/7 CCTV

6m under-croft height to increase warehouse capacity without increasing floor space (Unit 6 & 7)



POSITIONED FOR SUCCESS

LOCATED ADJACENT TO THE A13, WITH FAST ACCESS TO CENTRAL LONDON AND THE M25

In the heart of a regeneration zone set to benefit from an influx of investment, SEGRO Park Rainham is perfectly positioned on the perimeter of the UK's largest market – with 46% of the UK's population within a 90 minute drive. With the Port of Tilbury and London Gateway only a short distance away, SEGRO Park Rainham is best placed to meet the demands of today's logistics businesses.

LOCAL OCCUPIERS

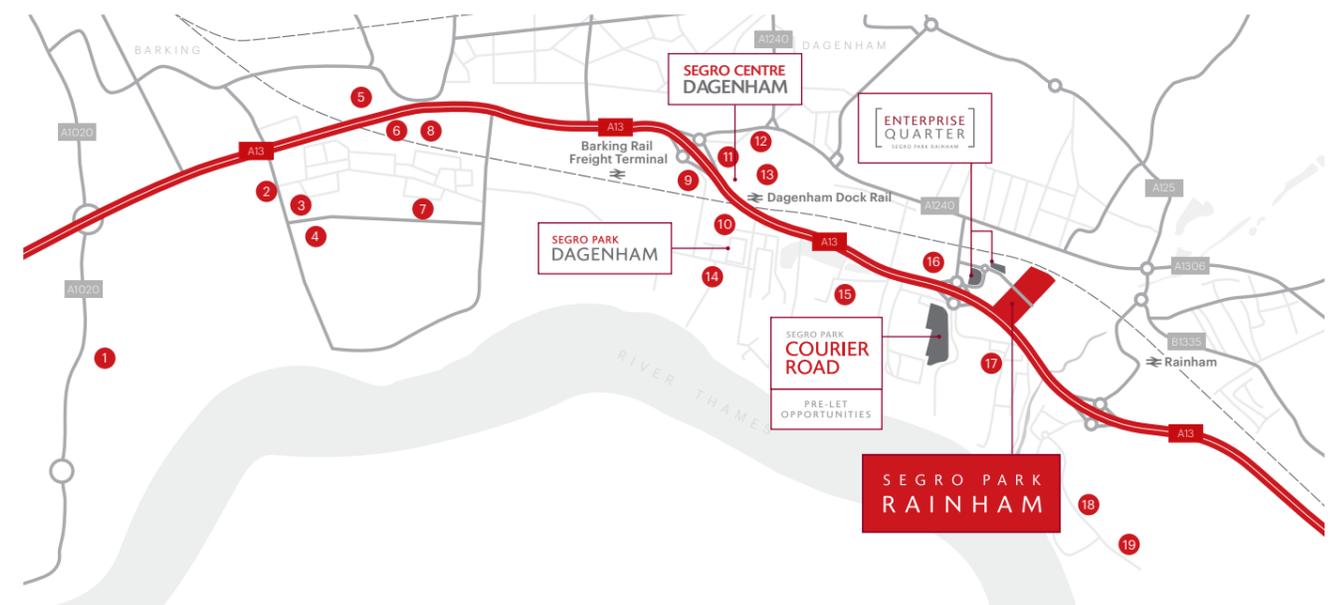
- 1 Gallions Reach Retail Park
- 2 The Wharf Studios
- 3 UPS
- 4 FedEx
- 5 Barking Industrial Park
- 6 Eastern Approach (Big Yellow/Plumb Centre)
- 7 Amazon
- 8 Barking Rail Freight Terminal (DB Schenker)
- 9 Goresbrook Park (Great Bear)
- 10 Thames Gateway Park (British Bakeries/Fresh Direct)
- 11 Asda Supermarket
- 12 Merrilands Retail Park
- 13 Orion Park (DPD/JJ Food)
- 14 Logic 233 (Great Bear)
- 15 Ford
- 16 Tesco RDC
- 17 Fairview Industrial Estate
- 18 Easter Park (Restore)
- 19 Tilda Rice

SAT NAV REFERENCE
RM13 8GJ

DRIVE TIMES

	MILES	MINS
A13	0.5	2
Rainham Station (C2C)	1.3	5
A406 North Circular	5.2	10
M25 (Junction 31)	5.7	9
A12	5.9	17
London City Airport	8.5	22
M11 (Junction 4)	10.7	23
Port of Tilbury	12.9	18
Central London	15.5	35

Source: Google Maps



HELPING DRIVE THE EVOLUTION OF EAST LONDON

SEGRO Park Rainham is the genesis of a partnership between SEGRO and the GLA to regenerate industrial land in East London (East Plus). This development and future schemes will maximise training and employment opportunities, and will create a new vibrant destination for business.

86 ACRES

APPOINTED BY THE GLA FOR REGENERATION BY SEGRO IN EAST LONDON

EMPLOYMENT

All customers will benefit from the support of Havering Council's job brokerage service, Havering Works. This bespoke and free service is designed to help new occupiers to recruit and train a dedicated local workforce, free of charge. A dedicated Account Manager will work with customers to understand their recruitment needs and help to design and deliver a business-led training and recruitment package.

GET CONNECTED

SEGRO has established a range of relationships with local organisations that can provide customers with a range of business support, advice and guidance. These organisations include London Riverside Business Improvement District (BID), Havering Council and the Centre for Engineering and Manufacturing Excellence (CEME).

SEGRO is a member of the International WELL Building Institute and a founding member of the UK Green Building Council.



PLACING CUSTOMERS AT THE FOREFRONT

SEGRO is synonymous with quality and we pride ourselves on delivering high specification products that are built for the long term. Above all, we enable our customers to stay ahead of the curve and future-proof their businesses.

14.2M

SQ FT OF SUPERIOR INDUSTRIAL SPACE WITHIN LONDON

400 CUSTOMERS
IN LONDON



KUEHNE+NAGEL

NETFLIX



ocado



Royal Mail



amazon

Working in close collaboration with our occupiers for over 100 years, SEGRO has developed a customer-centric philosophy providing solutions for global brands such as Kuehne + Nagel, Netflix, Ocado, Royal Mail, DHL and Amazon. For further information visit SEGRO.com

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 for further information.

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SEGRO.COM/PARKRAINHAM

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