

# SEGRO PARK RAINHAM UNIT 6

Modern industrial / warehouse unit  
31,658 sq ft (2,941 sq m)

Available Q2 2025

RM13 8GJ

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

East 

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SEGRO



General View



Indicative image

# PIONEERING INDUSTRIAL SPACE

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.

**As the only unit available at SEGRO Park Rainham, Unit 6 is a rare opportunity.**

## INNOVATION INSIDE AND OUT



Smart building



Sustainability features



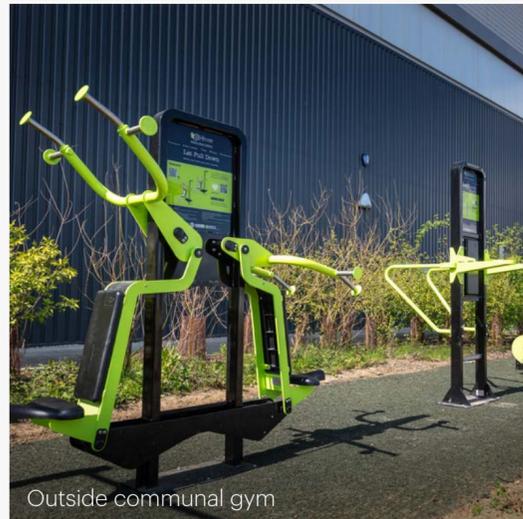
Carbon neutral



Wellbeing focus

# UNRIVALLED QUALITY AND INNOVATION

Unit 6 is designed to deliver superior cost efficiency while minimising environmental impact.



## SUSTAINABILITY & INNOVATION

Smart building technology to drive efficiency and wellbeing

EPC A+ / Carbon Neutral

BREEAM 'Excellent'

'WELL' ready

'Plug & play' sustainability features

Outside communal gym and seating area with green space

Photovoltaic panels

Native flora to boost the natural habitat and improve wellbeing

Electric car charging points

10 cycle spaces



## OFFICE

First floor offices with air conditioning

Contemporary interior design for offices and entrance foyers



## WAREHOUSE

Suitable for classes B1(c), B2 and B8

12m eaves height

Flexibility to install mezzanines and high bay racking

Dedicated secure yard with 35m depth

High quality WC and shower facilities

50 kN/m<sup>2</sup> floor loading

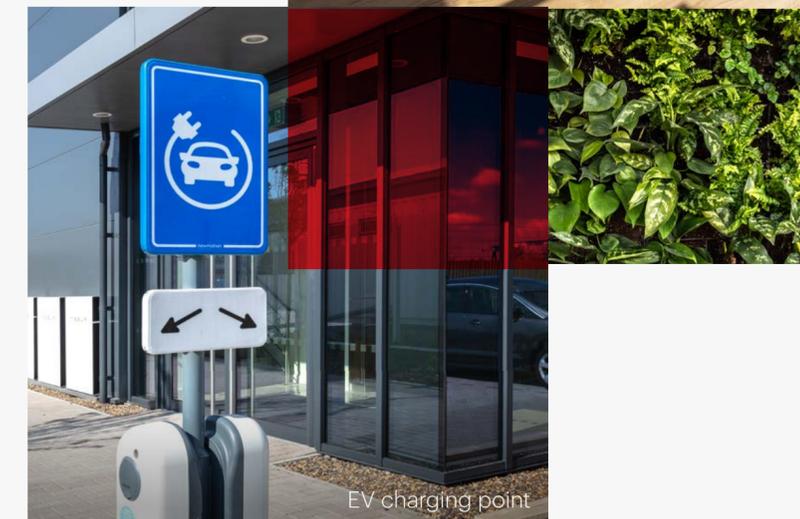
On site security and 24/7 CCTV

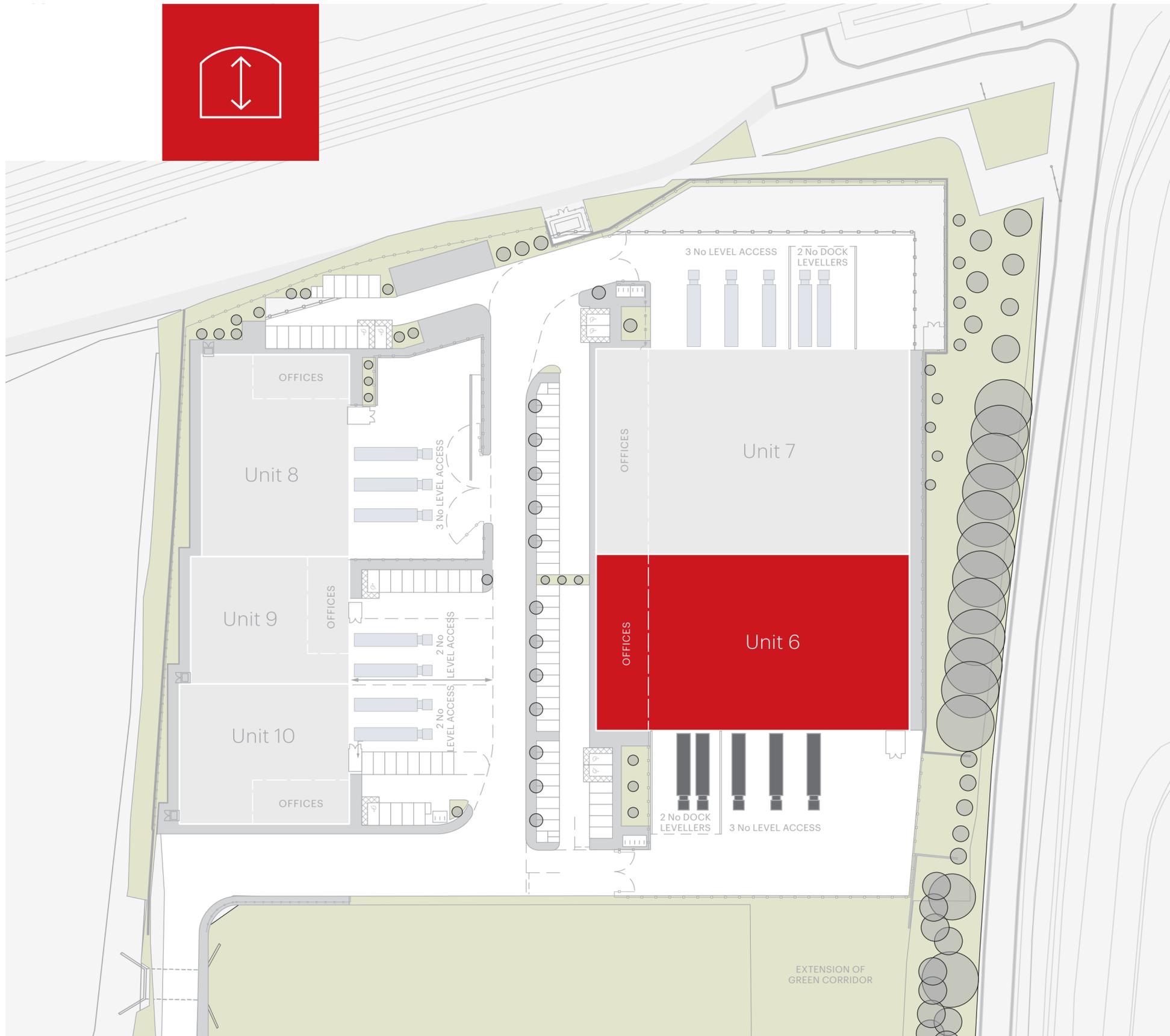
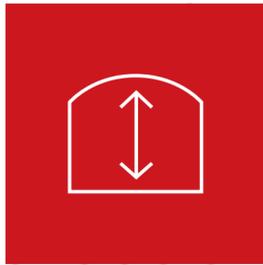
6m under-croft height to increase warehouse capacity without increasing floor space

2 dock leveller doors

3 level access doors

28 car parking spaces





# A UNIT THAT PUSHES BOUNDARIES

## ACCOMMODATION

	SQ FT	SQ M
Warehouse	26,400	2,453
First Floor Office	4,372	406
Second Floor Plant	886	82
<b>Total</b>	<b>31,658</b>	<b>2,941</b>

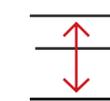
## KEY SPECIFICATION



2 dock leveller doors



3 level access doors



35m yard depth



28 car parking spaces



10 cycling spaces

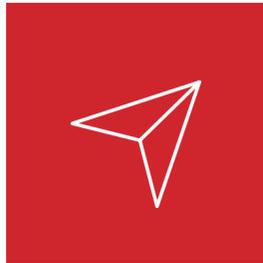
# POSITIONED FOR SUCCESS

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.





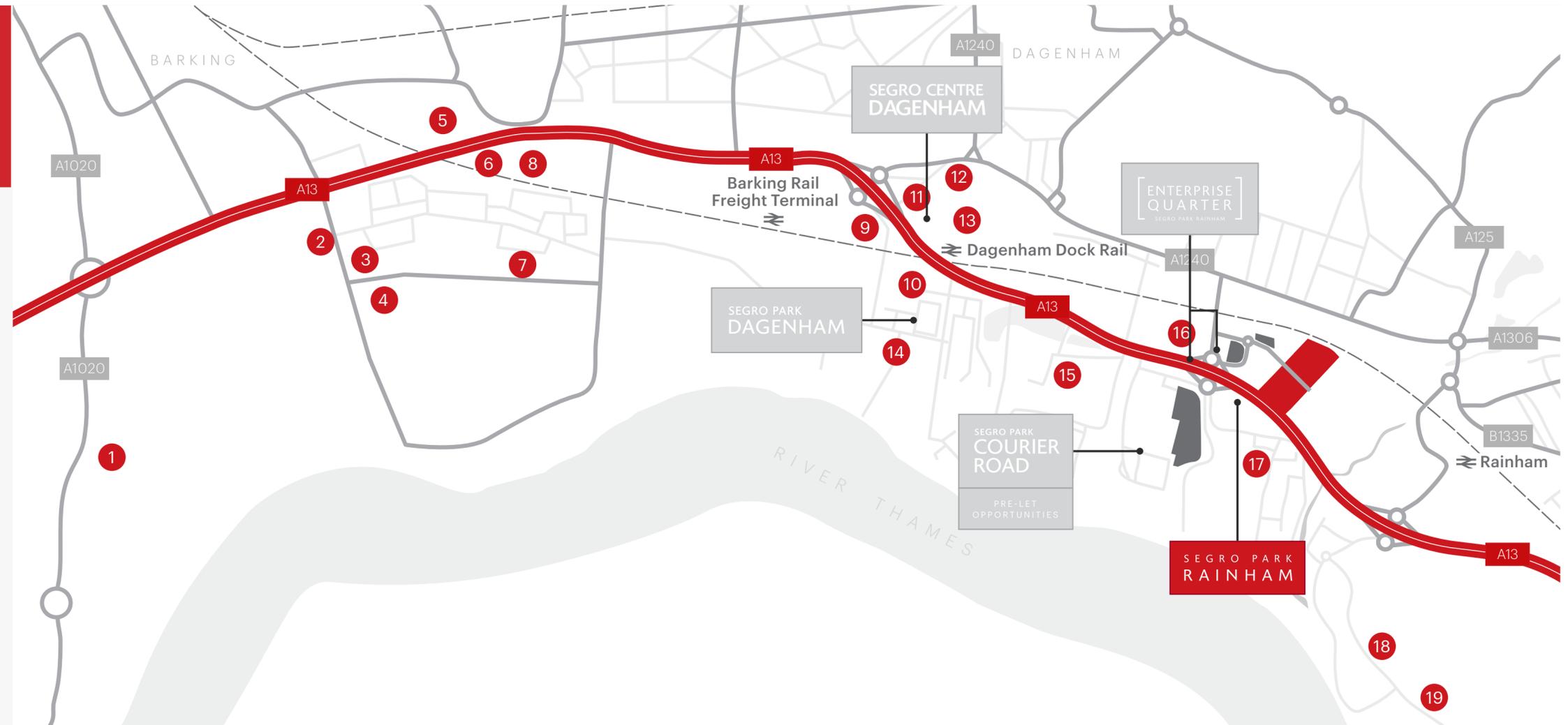
# WELL-PLACED FOR PROGRESS

## DRIVE TIMES

Sat nav reference:  
RM13 8GJ

	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



## LOCAL OCCUPIERS

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

## ABOUT SEGRO

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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.

For further information, please contact:



020 3151 2508  
Tori Forster  
Abigail Cunningham



020 3151 2490  
Peter Higgins  
Ryan Anderson

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

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