

SEGRO PARK  
**COURIER  
ROAD**

RAINHAM RM13 8EU

# EXTRAORDINARY BY NATURE

ULTRA MODERN INDUSTRIAL & LOGISTICS SPACE  
PRE-LET OPPORTUNITIES AVAILABLE FROM  
95,000 SQ FT TO 260,970 SQ FT



East 

MAYOR OF LONDON

**SEGRO**



## PRE-LET OPPORTUNITIES

A range of pre-let options for high-quality industrial/logistics units ranging from 95,000 sq ft to 260,970 sq ft



Computer generated image: SEGRO Park Courier Road

## VERSATILE SPACE

A variety of mid to large box warehouse facilities, each catering to a range of sectors



Computer generated image: SEGRO Park Courier Road

## WELCOME TO THE NATURAL EVOLUTION OF INDUSTRIAL & LOGISTICS SPACE



Computer generated image: SEGRO Park Courier Road

## BIODIVERSE ENVIRONMENT

A development at one with its surroundings with a focus on landscaping and habitation



Computer generated image: SEGRO Park Courier Road

## CUTTING-EDGE SUSTAINABILITY

Embodies the latest sustainable measures, offering unrivaled cost efficiencies





# EXPECT CHOICE, NATURALLY.

The most sustainable industrial & logistics development in London with size ranges to suit everyone. That's why SEGRO Park Courier Road will enable all types of businesses to achieve their extraordinary.

Flexible pre-let opportunities are available ranging from 95,000 sq ft to 260,970 sq ft, making the development one of the largest opportunities in London designed to power your natural growth.

Detailed planning consent granted on option 1 only.

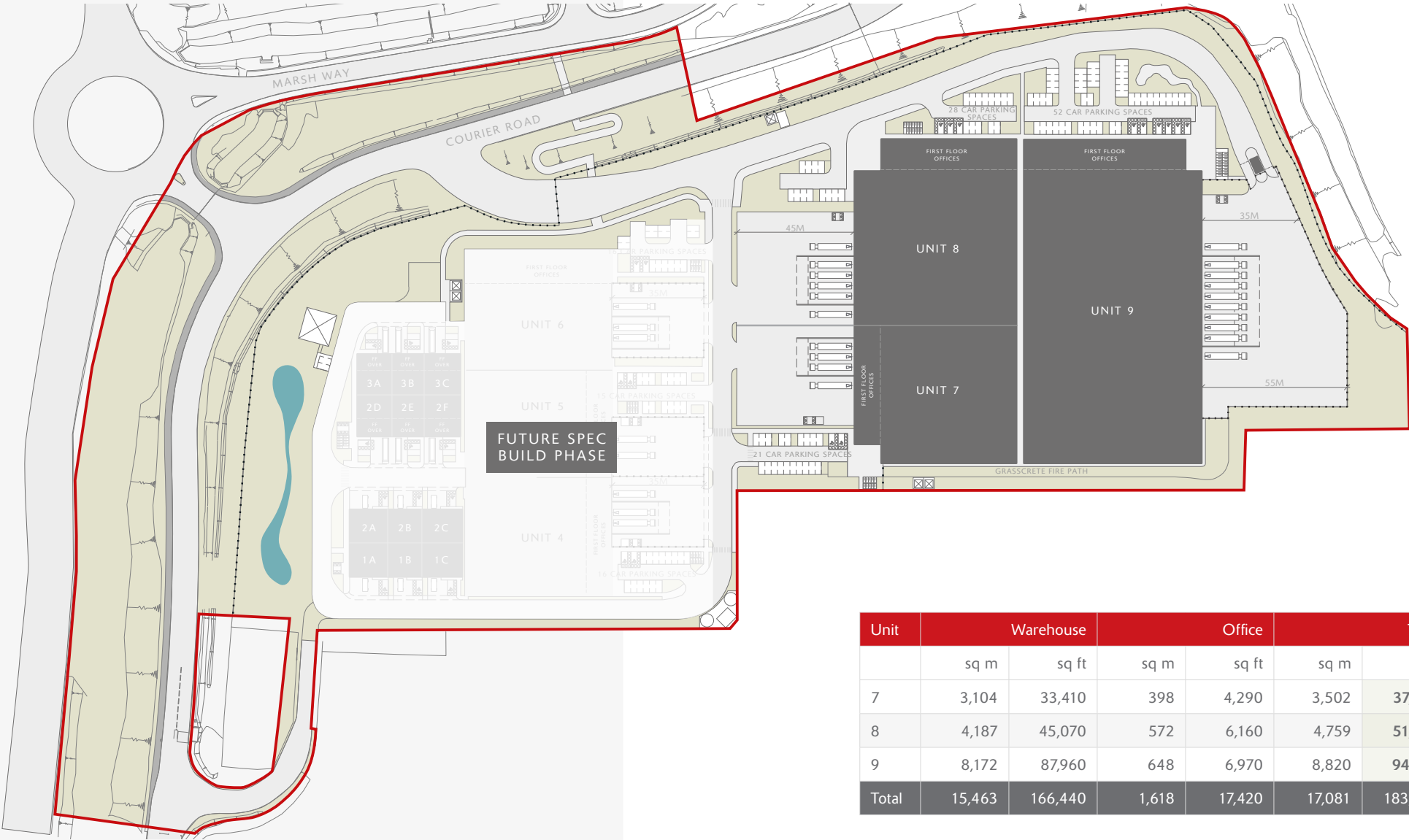
Delivery programme for all options is 12-18 months, subject to planning requirements.

PRE-LET OPTIONS AVAILABLE FROM  
95,000 sq ft to 260,970 sq ft



From 94,930 sq ft to 183,860 sq ft, with ability to combine units (subject to planning). 12-18 months delivery programme.

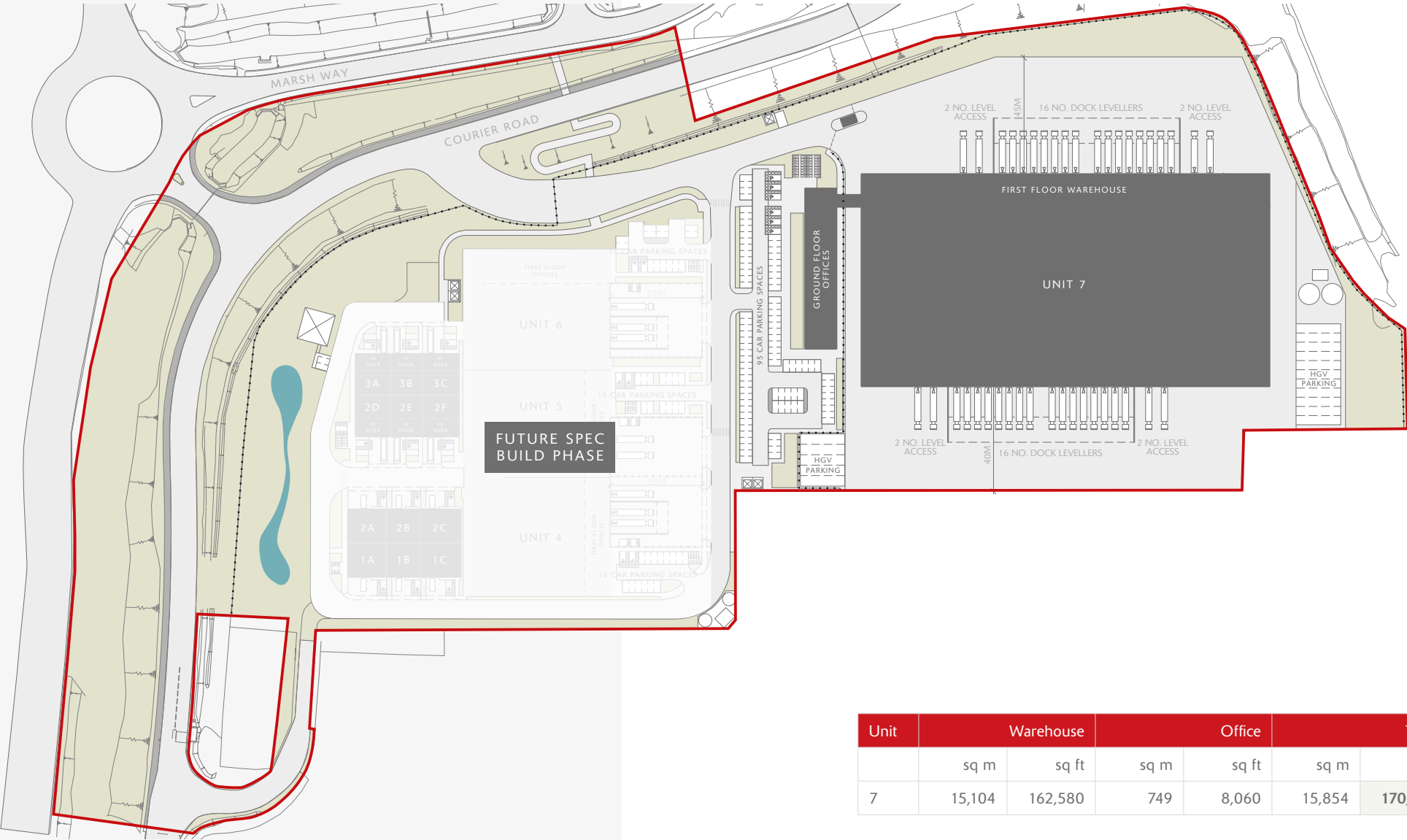
✓ Detail planning consent granted.



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

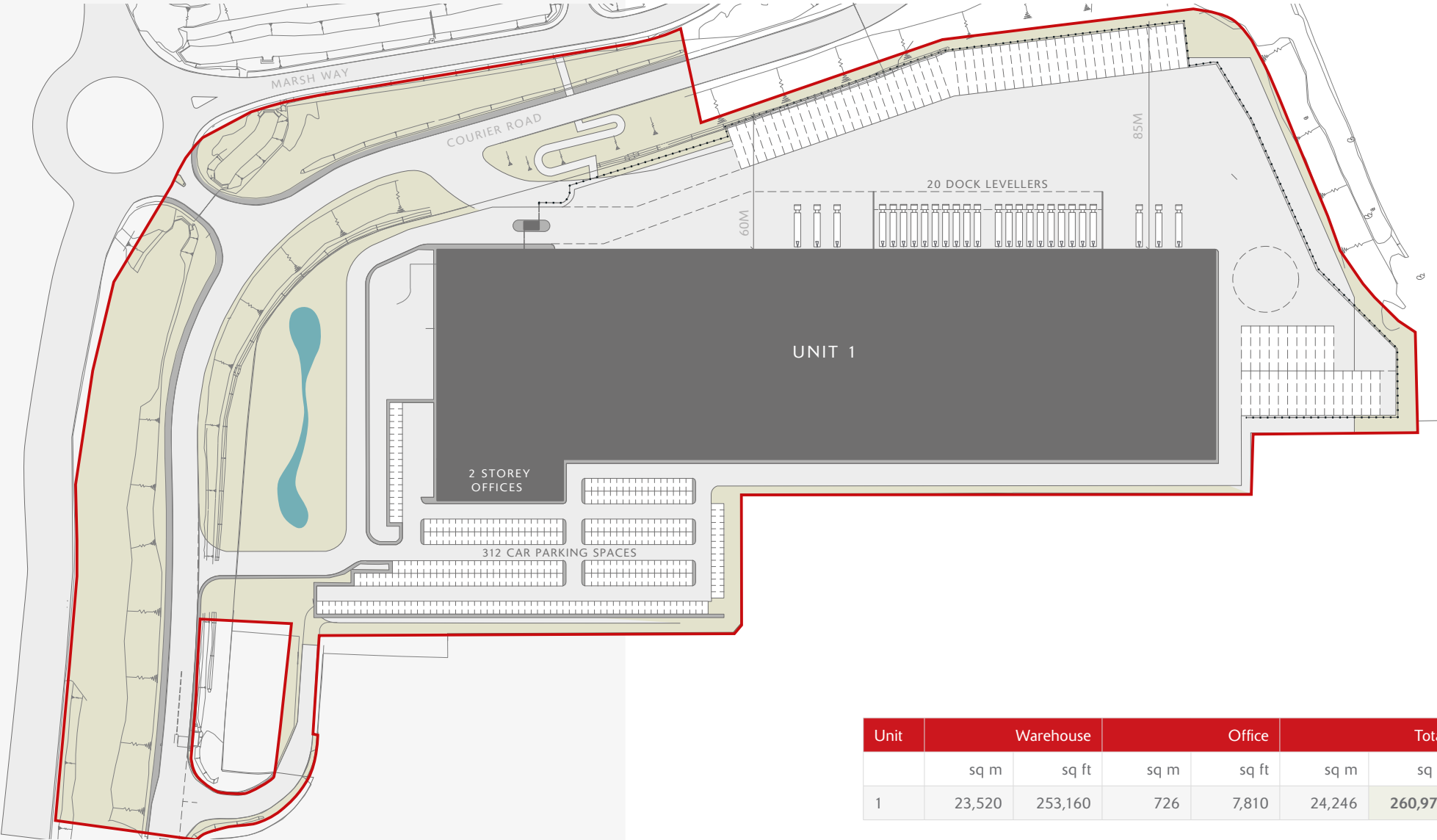


A cross-docked facility of 170,640 sq ft.  
12-18 months delivery programme.



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

A single, self-contained warehouse facility of 260,970 sq ft.  
12-18 months delivery programme.



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

# SUSTAINABLE BY NATURE

SEGRO Park Courier Road will deliver superior cost efficiency for customers while also benefiting the environment.

All fully carbon neutral, each unit is targeting an EPC A+ and BREEAM 'Excellent' rating by incorporating highly efficient sustainability measures designed 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, plus pre-installed 'plug & play' connections for batteries that store generated electricity.

## EV CHARGING

- Powered by energy generated on site
- Car parking 50% EV ready



## IMPROVED U-VALUES

- Triple-glazed windows for improved energy efficiency



## INTERNAL AIR QUALITY

- Natural ventilation via stack effect in office and core areas



## PHOTOVOLTAIC PANELS

- PV panels to generate renewable energy savings for our customers



## ENERGY CONSUMPTION

- Reducing warehouse overheating through north-facing roof lights
- Utilising brise soleil within offices alongside natural daylight



## SUSTAINABLE CONSTRUCTION

- Timber structural frames in smaller units to decarbonise construction



## NATURAL WELLBEING

- Spacious balconies
- External roof gardens
- Green infrastructure
- Uplifting biodiversity



## CEMENT REPLACEMENT

- Used in concrete to minimise CO<sub>2</sub> emissions



## EMPLOYEE WELLBEING

- Cycle storage areas
- Showers
- Changing facilities for all offices



## REDUCING EMISSIONS

- Air quality neutral scheme
- Utilising air source heat pumps to reduce building emissions



## SUSTAINABLE INTERIOR

- Led by circular economy principles
- Internal finishes minimise single-use materials
- Maximise use of recycled materials



## MAXIMISING BIODIVERSITY

- 4.5 acres of landscaping (c.25% of site) for the consented option
- Protecting natural habitats
- Introducing species to the site with new habitats



## FUTURE PROOFING

- Versatile internal spaces
- Adaptable to current and future occupier requirements



## SOIL ROOTING ZONES

- Across the site and all different landscape types
- Utilising sandy soils to maintain uncompacted structure





# IT'S IN OUR NATURE TO ONLY WANT THE BEST

An innovative, multi-unit development, SEGRO Park Courier Road will embody a progressive high quality specification that will exceed the levels of expectation rightfully demanded by businesses, their employees and customers.



MINIMUM 50KN/M<sup>2</sup>  
WAREHOUSE  
LOADING



DOCK  
LEVELLER  
DOORS



MINIMUM 12-22M  
CLEAR HEIGHT



AMPLE NATURAL  
LIGHT



4 MVA  
ELECTRICITY



LED  
LIGHTING



AMPLE CAR  
PARKING



24/7 ON-SITE  
SECURITY



TARGETING  
BREEAM  
'EXCELLENT'



TARGETING  
EPC A+  
RATING

Indicative image: Unit 1 SEGRO Park Rainham



## A MORE NATURAL WAY OF WORKING

SEGRO puts the health and wellness of employees at the heart of our buildings' design and construction.

This development provides enhanced office interiors, with a double height entrance, internal water feature and living walls. Outside, abundant green space has been retained to provide a footpath around the site, plus a new pond to help create a thriving natural habitat.

These features, combined with an outdoor communal gym and seating area, contribute to employees' sense of wellbeing and cement SEGRO Park Courier Road's status as a progressive, employee-focused place to work.



Computer generated image: SEGRO Park Courier Road



OPEN PLAN TO  
CAT A FINISH



AIR  
CONDITIONING



BREAK-OUT  
AREAS



DEDICATED  
CYCLING  
FACILITIES



OUTDOOR  
COMMUNAL  
GYM



LANDSCAPED  
TRAILS AND  
RUNNING PATHS



AMPLE CAR  
PARKING SPACES

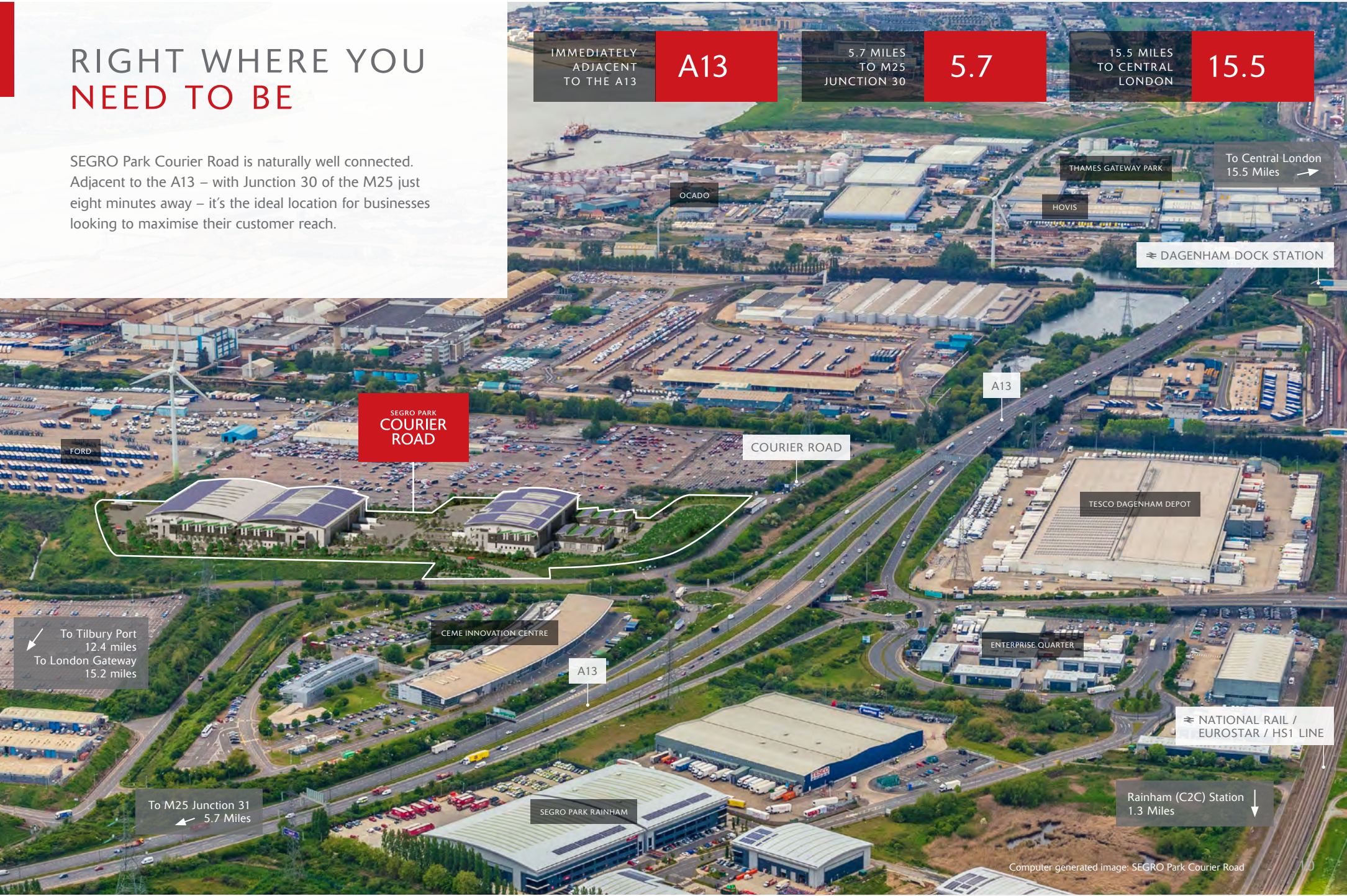


24/7 ON SITE  
SECURITY



# RIGHT WHERE YOU NEED TO BE

SEGR0 Park Courier Road is naturally well connected. Adjacent to the A13 – with Junction 30 of the M25 just eight minutes away – it's the ideal location for businesses looking to maximise their customer reach.





LOCAL  
REGIONAL  
GLOBAL  
WHEREVER

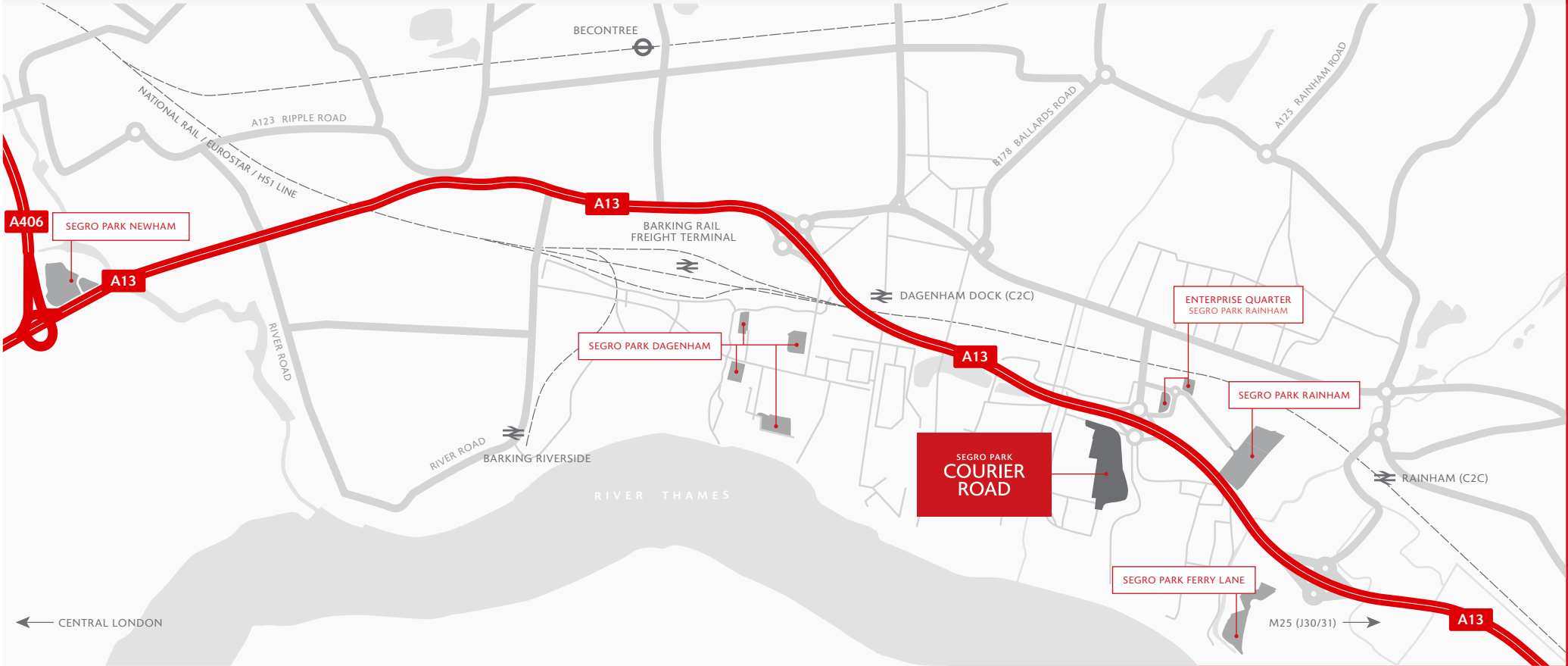
With access to Junction 30 of the M25 in eight minutes and the A13 in one minute, SEGRO Park Courier Road offers unrivalled transport connections.

Additionally, the Port of Tilbury and London Gateway Docks are a short distance away, as is Barking Intermodal Terminal – linking the country’s intercity rail network and HS1 to Europe. There’s also fast access to central London and London City Airport via Rainham C2C.

DRIVE TIMES	MILES	MINS
A13	0.3	1
Dagenham Dock Station (C2C)	1.9	7
Rainham Station (C2C)	2	7
A406 North Circular	4.7	9
M25 (Junction 31)	5.5	8
A12	5.9	1
Barking Rail Freight Terminal	5.3	14
Barking Riverside	3.6	12

DRIVE TIMES	MILES	MINS
London City Airport	8.7	16
M11 (Junction 4)	10.7	23
Port of Tilbury	13.2	19
London Gateway	15	21
Becontree Station	3	8
Central London	14.4	35

Source: Google Maps



# A PROVEN PARTNERSHIP DELIVERING PROGRESS

## CUSTOMER SERVICE

All SEGRO customers benefit from a dedicated Asset Management and Property Management team, a relationship that adds real value to your business.

We are committed to providing on-going support for customers through high quality service standards, flexibility and fast, innovative property solutions.

## PLANNING SUPPORT

SEGRO has developed a close relationship with the local authority and is well placed to support you with introductions to key Council Officers and Councillors to support any planning or other requirements.



## EMPLOYMENT & TRAINING

Our Partnership Development Team will work with you to understand your recruitment needs and, through a network of partners, will help you to access a local talented workforce as well as training providers.

- Access to free recruitment support via Havering Works and Maximus
- Access to training and add space
- Access to Future Cube, which helps SMEs address practical, technical and strategic challenges using the expertise of the Manufacturing Technology Centre
- Opportunity to take part in education and mentoring initiatives with local schools



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## ABOUT SEGRO

# SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT) listed on the London Stock Exchange and Euronext Paris. A leading owner, manager and developer of modern warehouses and industrial property, it owns or manages 10.3 million square metres of space (110 million square feet) valued at £21.0 billion and 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

For more information:  
[SEGRO.com/parkcourierroad](http://SEGRO.com/parkcourierroad)



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East

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