

PHASE
TWO
PROGRESS
IN ACTION
SEGRO
PARK
RAINHAM

TO LET: NEW INDUSTRIAL / WAREHOUSE
UNITS FROM 11,497 – 36,528 SQ FT
AVAILABLE NOW

FORGED FROM A PASSION FOR PROGRESSION

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

Following on from the success of Phase One, Phase Two – 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



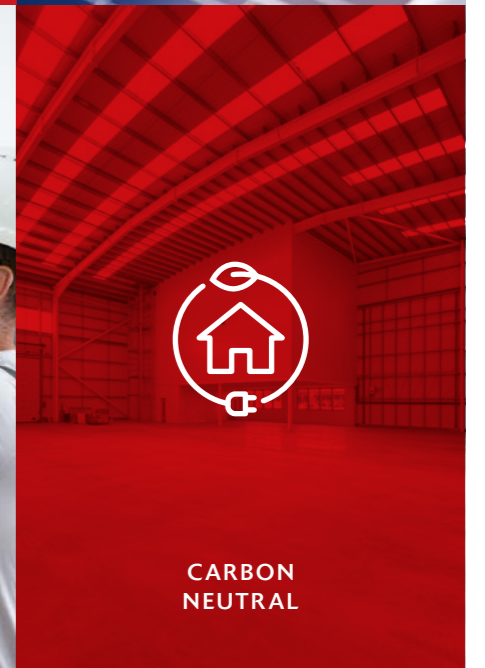
SUSTAINABILITY FEATURES



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 targeting BREEAM '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 and the introduction of four beehives 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 wellness for employees

Unit 9 is 'WELL' ready, providing customers with the option to pursue 'WELL' certification

PHASE TWO
SEGRO PARK RAINHAM
AVAILABLE NOW

SEGRO PARK
RAINHAM
PHASE 1
FULLY LET

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

BEEHIVES
To enhance local biodiversity*

UNIT 10
13,321 SQ FT

UNIT 9
11,497 SQ FT

UNIT 8
UNDER OFFER

UNIT 6
LET TO
Focus Logistics

UNIT 7
LET

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

DELIVERING OVER AND ABOVE

* Targeting installation in 2021

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

Phase Two 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, the office space in Unit 9 has been placed above the loading doors to maximise warehouse 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 targeting 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. We are also aiming to install bee hives in 2021.

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

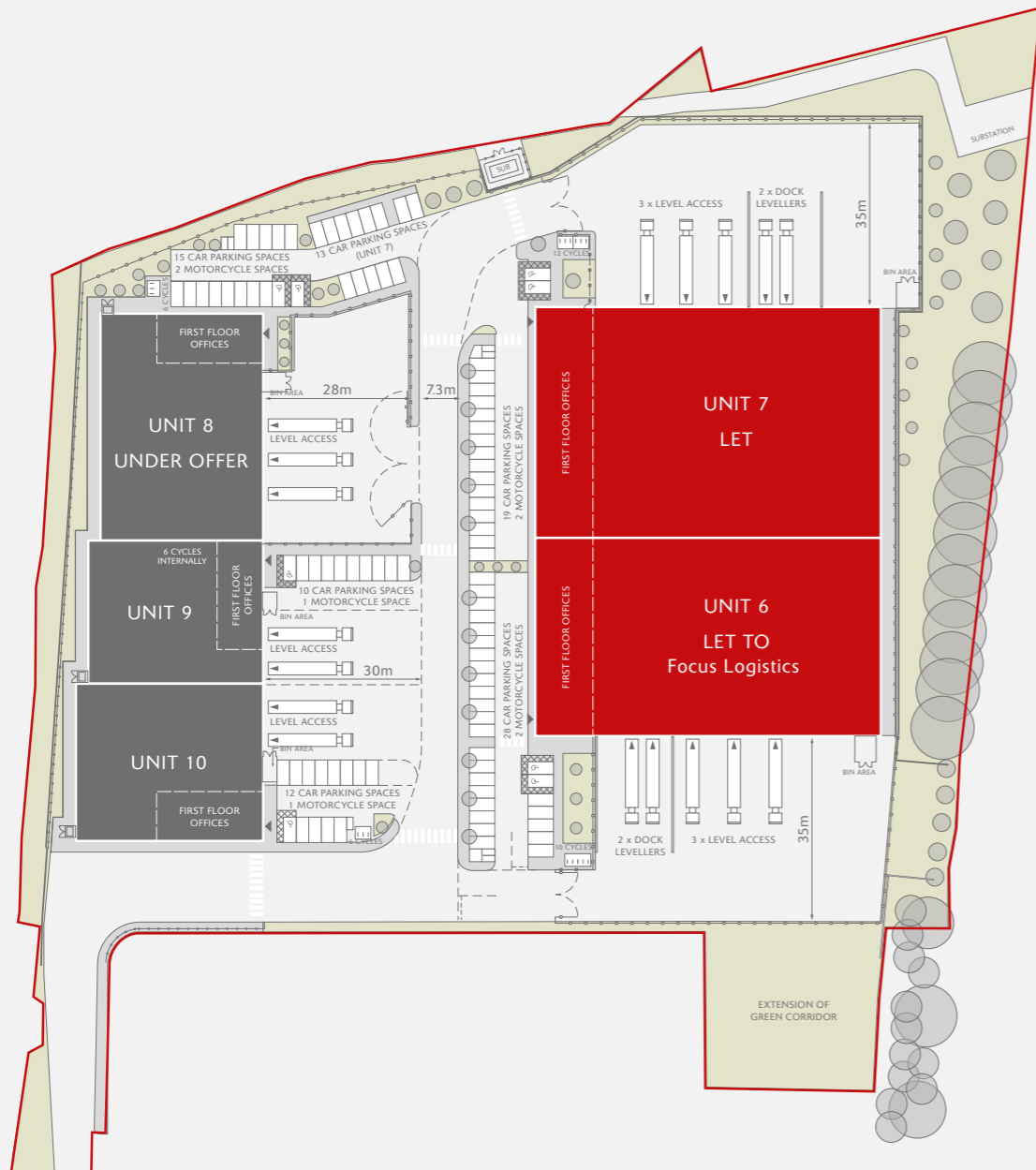
AN ENHANCED ENVIRONMENT THAT PROMOTES A HEALTHY AND PRODUCTIVE WORKFORCE

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.

Phase Two 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 Phase Two – SEGRO Park Rainham's status as a progressive, employee-focused place to work.



UNRIVALLED QUALITY AND INNOVATION



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 35m

High quality WC and shower facilities

50 kN/m² floor loading

On site security and 24/7 CCTV

OFFICE

First floor offices with air conditioning

Contemporary interior design for offices and entrance foyers

SUSTAINABILITY & INNOVATION

Smart building technology to drive efficiency and wellbeing

EPC A+ / Carbon Neutral

Targeting BREEAM 'Excellent'

Units 6 & 9 will be 'WELL' ready*

All buildings will benefit from 'plug & play' sustainability features

Outside communal gym and seating area with green space

PV Panels

Native flora and the introduction of four beehives on site (targeting installation in 2021) to boost natural habitat and improve wellbeing

Electric car changing points

Cycle shelters

*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

UNIT 6	sq ft	sq m
Warehouse	26,400	2,453
First floor office	4,372	406
Second floor plant	886	82
TOTAL	31,658	2,941

Dock leveller doors	2
Level access doors	3
Yard depth	35m
Car parking spaces	28
Cycling spaces	10

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

UNIT 7	sq ft	sq m
Warehouse	30,571	2,840
First floor office	5,069	471
Second floor plant	888	83
TOTAL	36,528	3,394

Dock leveller doors	2
Level access doors	3
Yard depth	35m
Car parking spaces	32
Cycling spaces	12

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

UNIT 8	sq ft	sq m
Warehouse	14,256	1,324
Office	2,030	189
TOTAL	16,286	1,513

Level access doors	3
Yard depth	28m
Car parking spaces	15
Cycling spaces	6

Tesla battery will store generated electricity to put back into the unit, reducing consumption and costs.

UNIT 9	sq ft	sq m
Warehouse	9,611	893
Office	1,886	175
TOTAL	11,497	1,068

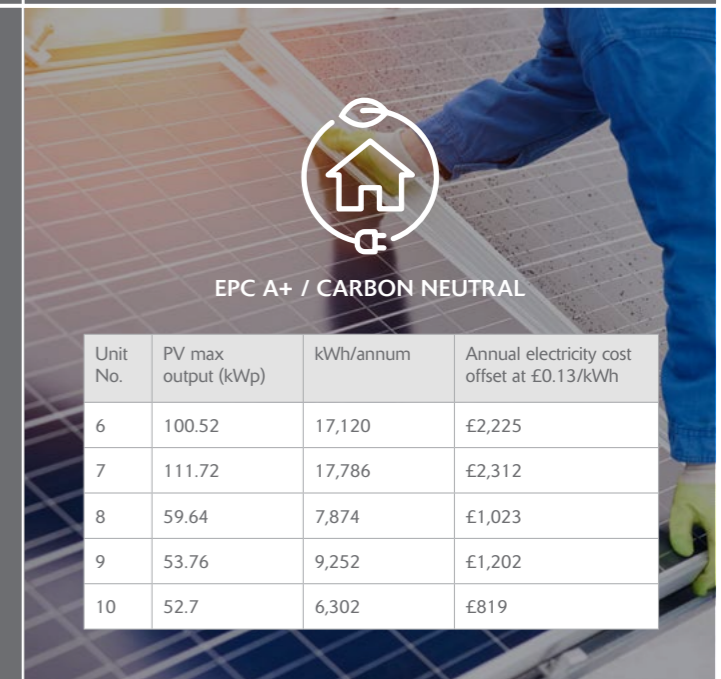
Level access doors	2
Yard depth	30m
Car parking spaces	10
Cycling spaces (internally)	6

Office space included above the loading doors to improve available warehouse space and productivity.
Green/living wall. Designed to improve air quality and energy levels.

UNIT 10	sq ft	sq m
Warehouse	11,291	1,049
Offices	2,030	189
TOTAL	13,321	1,238

Level access doors	2
Yard depth	30m
Car parking spaces	12
Cycling spaces	6

Green/living wall. Designed to improve air quality and energy levels.



EPC A+ / CARBON NEUTRAL

Unit No.	PV max output (kWp)	kWh/annum	Annual electricity cost offset at £0.13/kWh
6	100.52	17,120	£2,225
7	111.72	17,786	£2,312
8	59.64	7,874	£1,023
9	53.76	9,252	£1,202
10	52.7	6,302	£819



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.

PHASE 1 OCCUPIERS

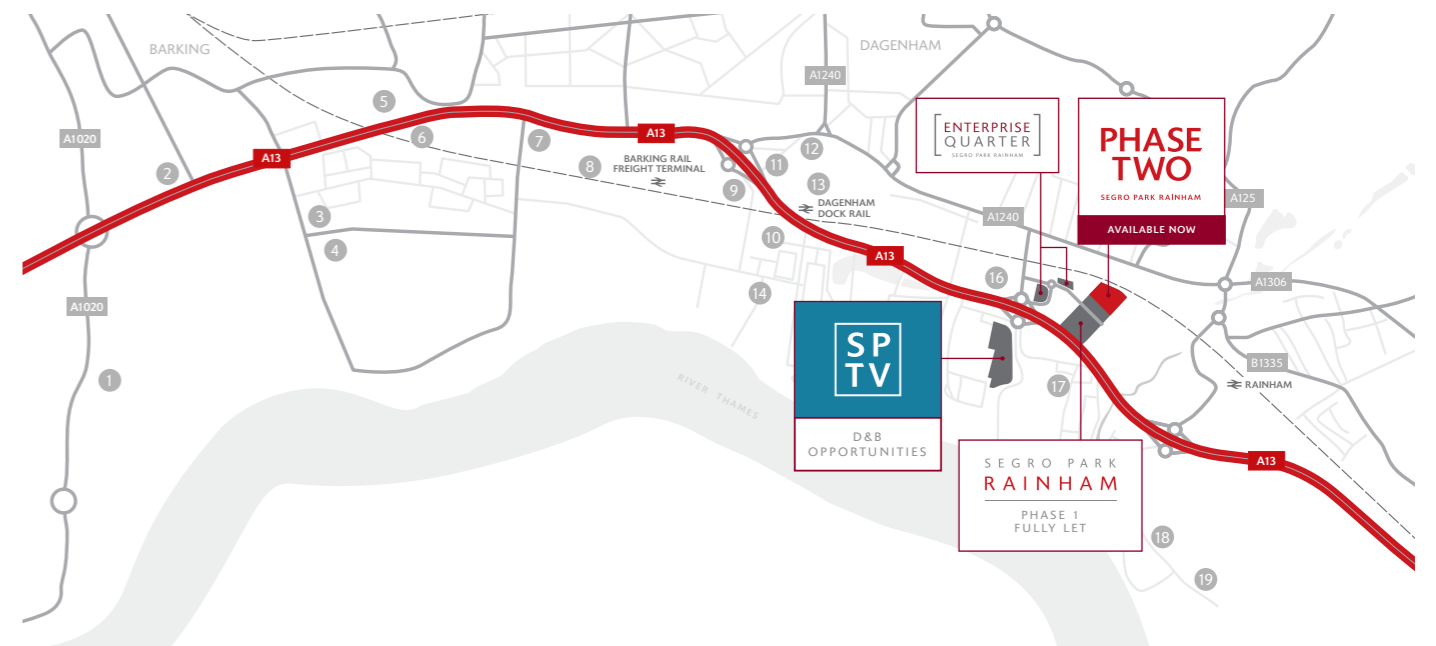
- ① Let to Babcock International
- ② Let to SIG Trading Ltd
- ③ Let to Mitsubishi Electric
- ④ Let to Mitsubishi Electric
- ⑤ Let to MEP Hire (Hire Station)

PHASE 2 OCCUPIERS

- ⑥ Let to Focus Logistics
- ⑦ Let

LOCAL OCCUPIERS

- | | |
|---|---|
| ① Gallions Reach Retail Park | ⑪ Asda Supermarket |
| ② Circular 13 (Moss Bros/Plumb Base) | ⑫ Merrilands Retail Park |
| ③ UPS | ⑬ Orion Park (Kuehne + Nagel/DPD/JJ Food) |
| ④ TNT | ⑭ Eddie Stobart (Logic 233) |
| ⑤ Barking Industrial Park | ⑮ Ford |
| ⑥ Eastern Approach (Big Yellow/Plumb Centre) | ⑯ Tesco RDC |
| ⑦ Capital Karts, Karting Centre | ⑰ Fairview Industrial Estate |
| ⑧ Barking Rail Freight Terminal (DB Schenker) | ⑱ Easter Park (Restore) |
| ⑨ Goresbrook Park (Eddie Stobart) | ⑲ Tilda Rice |
| ⑩ Thames Gateway Park (British Bakeries/Fresh Direct) | |



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 with up to 4,000 jobs, and will create a new vibrant destination for business.

86 ACRES

APPOINTED BY THE GLA FOR REGENERATION BY SEGRO IN EAST LONDON

UP TO 4,000
EMPLOYMENT OPPORTUNITIES

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).

600,000 SQ FT
OF THE 1,400,000 SQ FT TARGET ALREADY COMPLETE

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.

22m+

SQ FT OF SUPERIOR INDUSTRIAL / WAREHOUSE SPACE IN THE UK

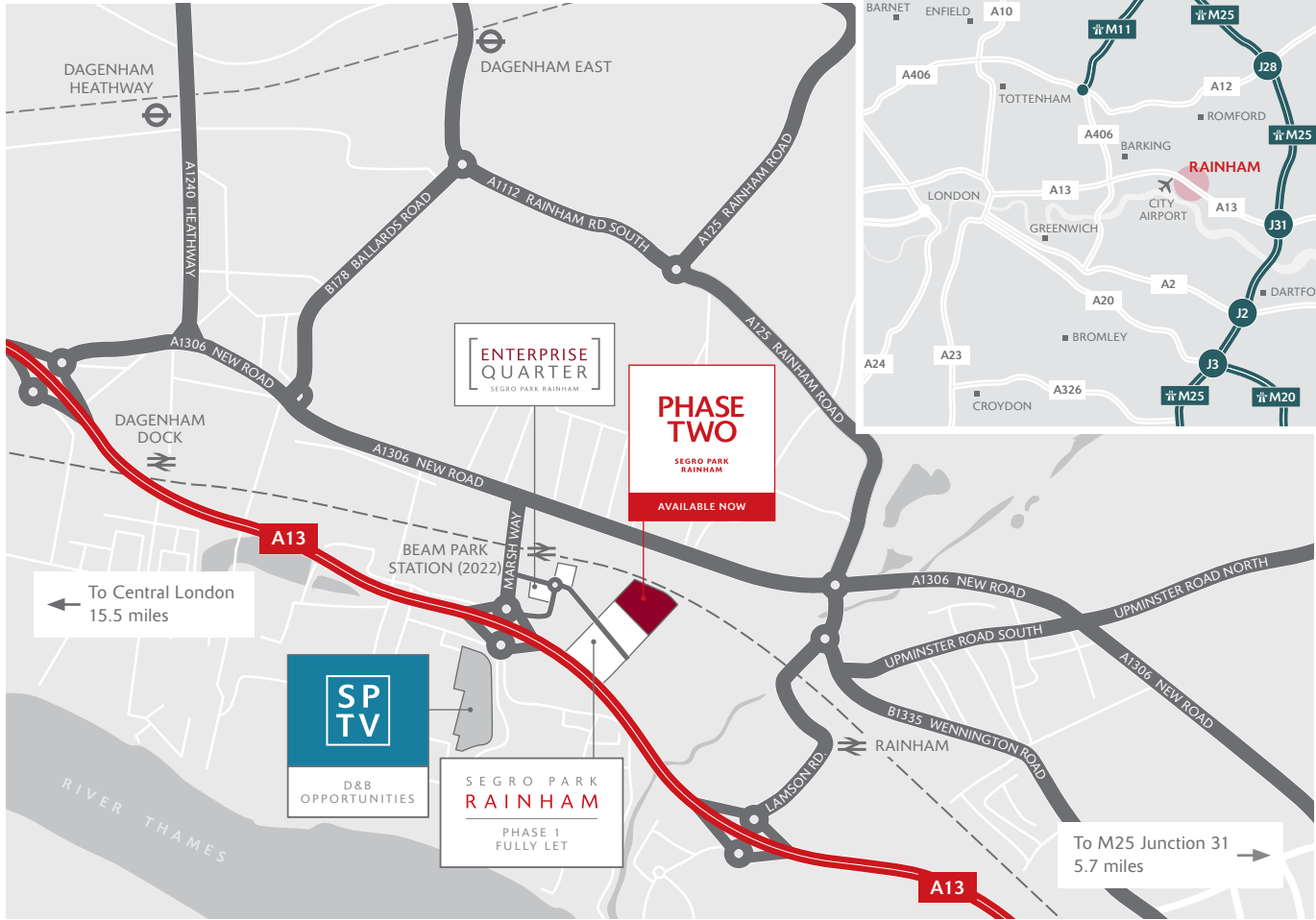
1,400 CUSTOMERS
A VAST SPECTRUM OF LOCAL & GLOBAL CUSTOMERS



John Lewis



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 John Lewis, DB Schenker and DHL Express. For further information visit SEGRO.com



DRIVE TIMES

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

Source: Google Maps

For further information, please contact:

Knight Frank
020 7629 8171
KnightFrank.co.uk

Paul Mussi
paul.mussi@knightfrank.com
Alex Schofield
alex.schofield@knightfrank.com

GLENNY
020 8591 6671
GLENNY.CO.UK

Peter Higgins
p.higgins@glenny.co.uk
Jeffrey Prempeh
j.prempeh@glenny.co.uk

Lambert Smith Hampton
020 7198 2000
01245 215 521
www.lsh.co.uk

James Sanders
jsanders@lsh.co.uk
Joe Skinner
jskinner@lsh.co.uk
Joe Reubin
jreubin@lsh.co.uk

SEGRO.COM/PARKRAINHAM

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 8.8 million square metres of space (95 million square feet) valued at £15.3 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.

