

///SILENT.SAYING.METALS

AVAILABLE NOW

**THAMES**  
GATEWAY  
PARK  
UNIT 2

DAGENHAM | RM9 6RH

66,917 SQ FT **FULLY REFURBISHED**

# THAMES GATEWAY PARK UNIT 2



*Eddie Stobart*

PARAGON



CITY OF LONDON  
30 MINS - 11.6 MILES

BARKING  
13 MINS - 3.9 MILES

*Eddie Stobart*

**UNIT 2**  
66,917 SQ FT



A13

**THAMES GATEWAY PARK**

Worldwide Logistics Ltd

**BUNZL**

**ASDA**

MERRIELANDS RETAIL PARK

**freshdirect**

A13

**C2C**  
DAGENHAM DOCK STATION



# AVAILABLE NOW

## THAMES GATEWAY PARK UNIT 2

Unit 2 comprises a detached, self-contained prime urban logistics opportunity within the established Thames Gateway Park. The property benefits from immediate access to the A13, the principal East London arterial highway providing convenient access to Central London.

The property has been refurbished to a Grade A specification and includes the installation of various ESG measures such as an air source heat pump, a photovoltaic system and EV chargers for significant energy cost savings, making it a net-zero rated asset with negative energy use and carbon emissions.

The property sits adjacent to the City of London Wholesale Markets relocation which provides further regeneration to a core industrial area of London, 13.5 miles from the nation's capital.



# ACCOMMODATION



10.15m  
Eaves Height



x3 Level Access  
Loading Doors



x4 Dock Access  
Loading Doors



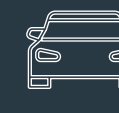
Two Storey  
Office



35m  
Yard Depth



14 HGV  
Parking Spaces



61 Car Parking  
Spaces



Central London  
12.5 Miles



Full Perimeter Fencing  
to Loading Yard



50 kN/m  
Floor Loading



1 MVA



Strong  
ESG Measures

UNIT	SQ FT (GEA)	SQ M (GEA)
Warehouse	59,473	5,525
Office	7,444	692
<b>TOTAL</b>	<b>66,917</b>	<b>6,217</b>



EPC  
A+ RATING



214 KWP CAPACITY  
PV SYSTEM



AIR SOURCE  
HEAT PUMPS



12 EV CHARGING  
POINTS



10% WAREHOUSE  
ROOF LIGHTS

BREEAM®

BREEAM  
'EXCELLENT'



SECURE CYCLE  
PARKING

**GREEN**  
CREDENTIALS

# ESG IN ACTION

## PHOTOVOLTAIC PANELS

- 535 photovoltaic panels with a total capacity of 214kWp
- Anticipated to generate ~185k kWh annually and offset up to 50% of occupier electricity demand (based on an average logistics occupier)
- Expected reduction of 39 tonnes of CO<sub>2</sub> emissions in first year, equivalent to planting 1,880 trees. It is enough to power 83 electric cars for a year, and to power 50 average UK homes
- Potential savings of £42,500 over 5 years for an average logistics occupier (depending on occupier energy consumption profile)

## ELECTRIC VEHICLE CHARGING

- 12 EV spaces (20% of parking spaces), expandable to 100% EV points

## GREEN LIVING WALL

- 120m<sup>2</sup> of south facing living wall
- Will remove 156kg of particulate matter from circulation annually
- Produce 204kg of oxygen, equivalent to 6 trees in terms of carbon sequestration
- Will increase the number of invertebrate species on or near the south elevation 5-fold
- Reduce heat load on cladding

# LOCATION

## UNDERGROUND/RAIL DISTANCE

Dagenham East	0.6 miles
Dagenham Heathway	1.3 miles
Travel Times via District line or Hammersmith and City	33 minutes

## PORT DISTANCE

Port of Tilbury	14.5 miles
London Gateway	17.0 miles
Folkestone Eurotunnel	64.0 miles
Port of Dover	70.0 miles

## ROAD DISTANCE

A12	2.6 miles
A13	2.8 miles
A406	4.6 miles
M25 (J29)	7.5 miles
M25 (J30)	8.0 miles
Dartford Crossing	9.0 miles
Central London	14.5 miles

## AIRPORT DISTANCE

City Airport	8.4 miles
Stansted Airport	32.0 miles
Heathrow Airport	36.2 miles
Gatwick Airport	43.7 miles



# UNIT 2 THAMES GATEWAY PARK



# DTRE

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# BOREAL

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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