

DAGENHAM | RM9 6RH







SPECIFICATIONS

CHEQUERS LANES

HOVIS

THAMES

GATEWAY UNIT 2

Monolith UK LE

LOOMIS

CHOATS MANOR WAY

SPXFLOW

E City Hire

TGPARK.CO.UK





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



500 KVA



Strong ESG Measures

UNIT	SQ FT (GEA)	SQ M (GEA)
Warehouse	59,473	5,525
Office	7,444	692
TOTAL	66.917	6.217





EPC A+ RATING



214 KWP CAPACITY PV SYSTEM



AIR SOURCE HEAT PUMPS



12 EV CHARGING POINTS



10% WAREHOUSE ROOF LIGHTS



BREEAM 'EXCELLENT'

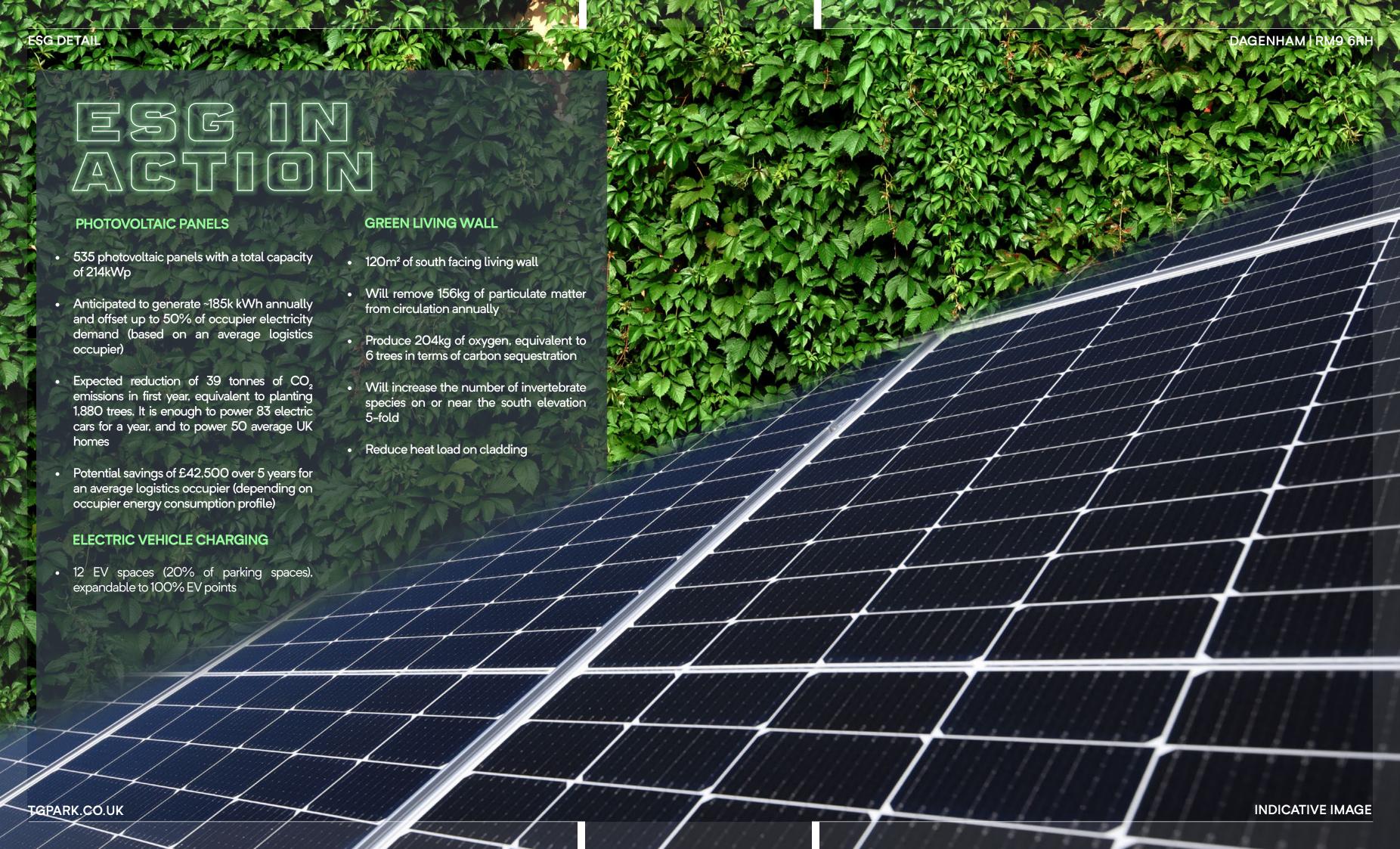


SECURE CYCLE PARKING

GREEN CREDENTIALS

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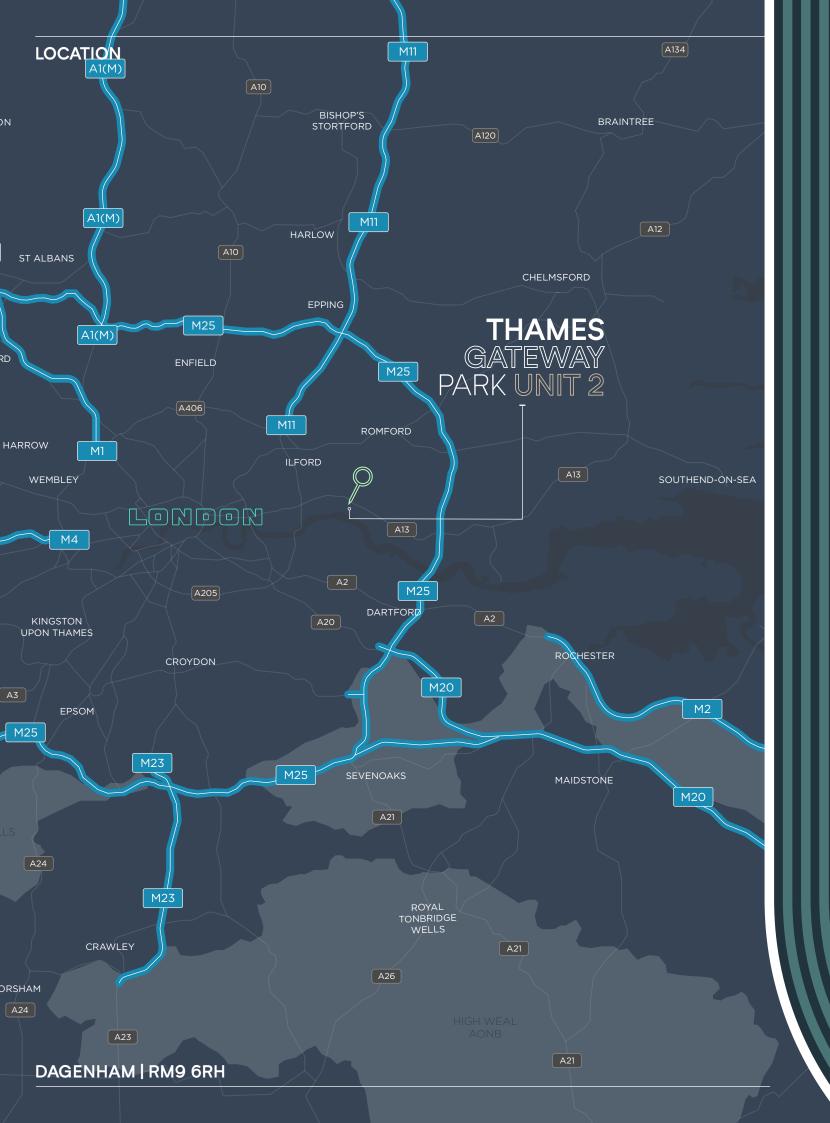
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LOCATION

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







DTRE

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BOREAL