



ZEPHYR PARK

14 NEW INDUSTRIAL / WAREHOUSE UNITS **TO LET**
FROM 6,513 – 34,670 SQ FT | AVAILABLE **Q3 2023**

RAINHAM ROAD SOUTH | **DAGENHAM** | RM10 8SX



Zephyr Park Dagenham benefits from excellent connections being situated between the A12 and A13, the two principal arterial roads east of Central London.

Situated on Rainham Road South at the former Rexel site, Zephyr Park will offer new high quality industrial/warehouse units.

Dagenham East London Tube station is located less than 1km away, along with extensive amenities including a Tesco Express, Costa and a public house.



Indicative image only



RAINHAM
ROAD (A1112)

THAMES
GATEWAY

WOLSELEY



TOOLSTATION



DAGENHAM
HEATHWAY



HOWDENS
JOINERY CO.

CANARY
WHARF

LONDON CITY
AIRPORT

UNDERGROUND
DAGENHAM
EAST

A13

A13

A13

DAGENHAM &
REDBRIDGE FC

SCREWFIX

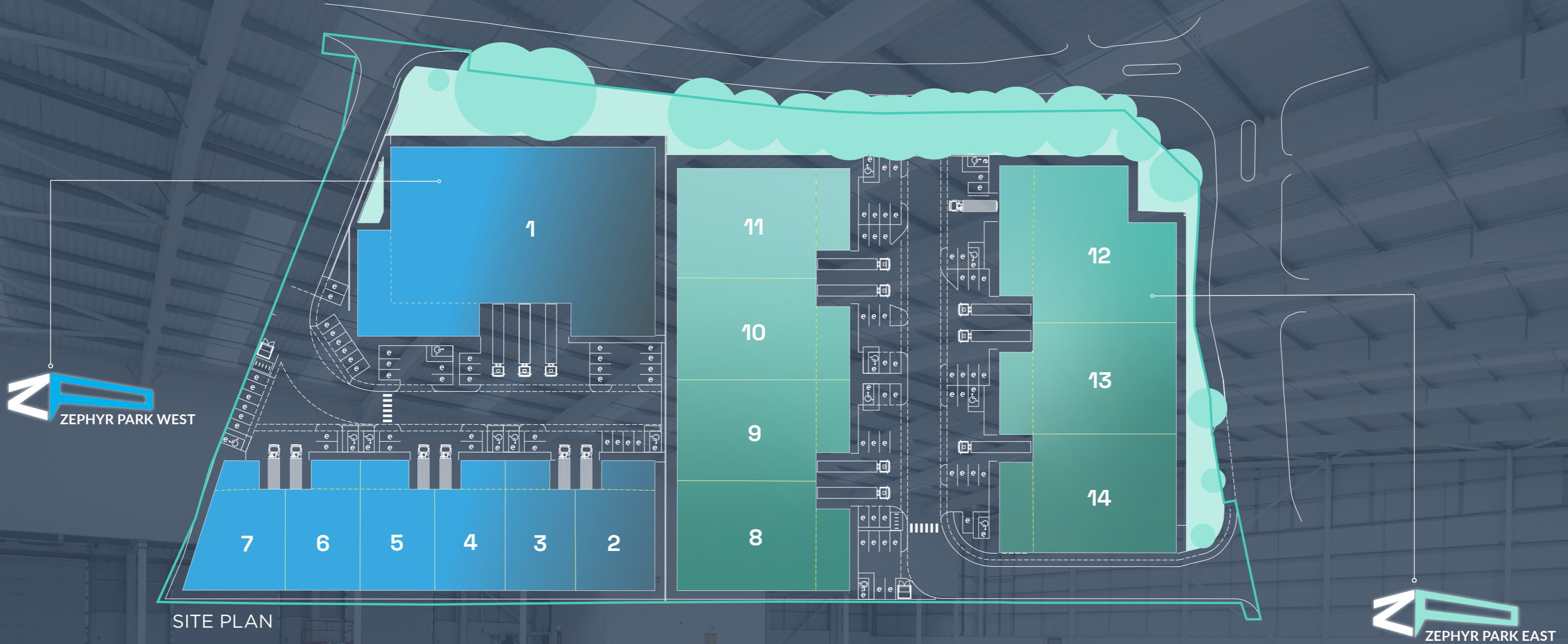
C E F

EASTBROOK
FILM STUDIOS
(UNDER CONSTRUCTION)





ACCOMMODATION



SITE PLAN

All areas are approximate on a GEA (Gross External Area) sq ft basis.

PLANNING USE

Class E (formally B1c) B2 and B8 industrial and warehouse uses.

TERMS

Available on a leasehold basis.



Unit	Ground Floor	First Floor	Total
4	5,124	1,389	6,513
5	5,447	1,475	6,922
6	5,447	1,475	6,922
7	6,178	1,356	7,535



Unit	Ground Floor	First Floor	Total
8	10,861	2,282	13,143
9	9,903	2,067	11,969
10	9,903	2,067	11,969



UNIT 1 34,670 SQ FT

SPECIFICATION:

 10m clear internal height	 50kN sq m floor loading minimum	 3 electric loading doors
 12 year collateral warranty available	 Secure business park	 Landscaped environment
 Fitted first floor offices	 Comfort cooling/heating	 Shower facilities
 WCs	 Passenger lift	



UNIT 2-7 6,513 - 7,535 SQ FT

SPECIFICATION:

 8.4m clear internal height	 37.5kN sq m floor loading minimum	 Electric loading doors
 Covered loading bays	 Ability to combine units	 12 year collateral warranty available
 Fitted first floor offices	 Comfort cooling/heating	 Shower facilities
 WCs		












Indicative image only



UNIT 8-11 11,969 - 13,293 SQ FT

SPECIFICATION:

 8.4m clear internal height	 37.5kN sq m floor loading minimum	 Electric loading doors
 Covered loading bays	 Ability to combine units	 12 year collateral warranty available
 Fitted first floor offices	 Comfort cooling/heating	 Shower facilities
 WCs		

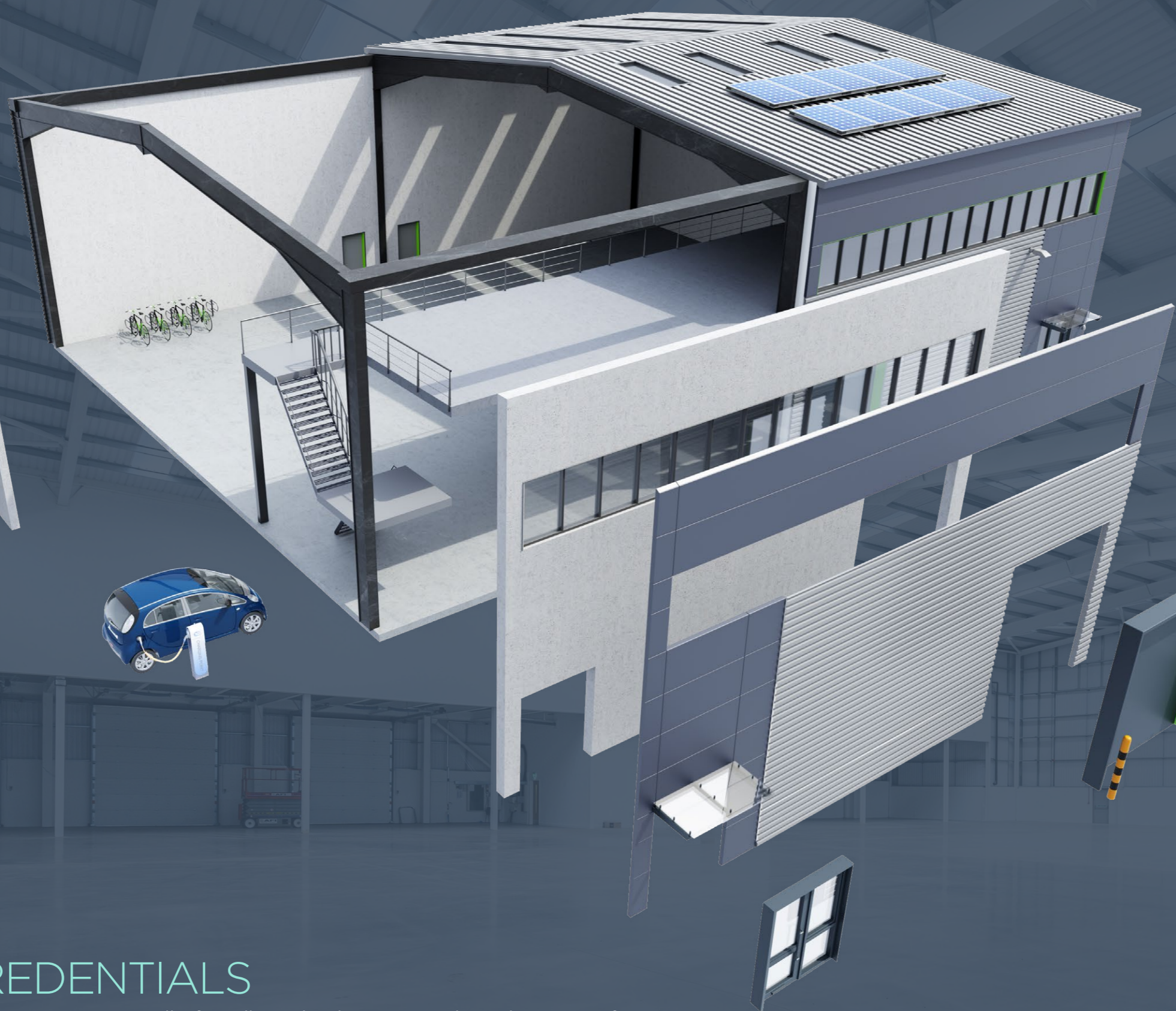




UNIT 12-14 13,293 - 17,728 SQ FT

SPECIFICATION:

 8.4m clear internal height	 37.5kN sq m floor loading minimum	 Electric loading doors
 Covered loading bays	 Ability to combine units	 12 year collateral warranty available
 Fitted first floor offices	 Comfort cooling/ heating	 Shower facilities
 WCs		



Low air permeability design



Electric vehicle charging points

BREEAM®

BREEAM
'Excellent' Rating



Secure cycle parking



Photovoltaic panels



15% warehouse roof lights increasing natural lighting



High performance insulated cladding and roof materials



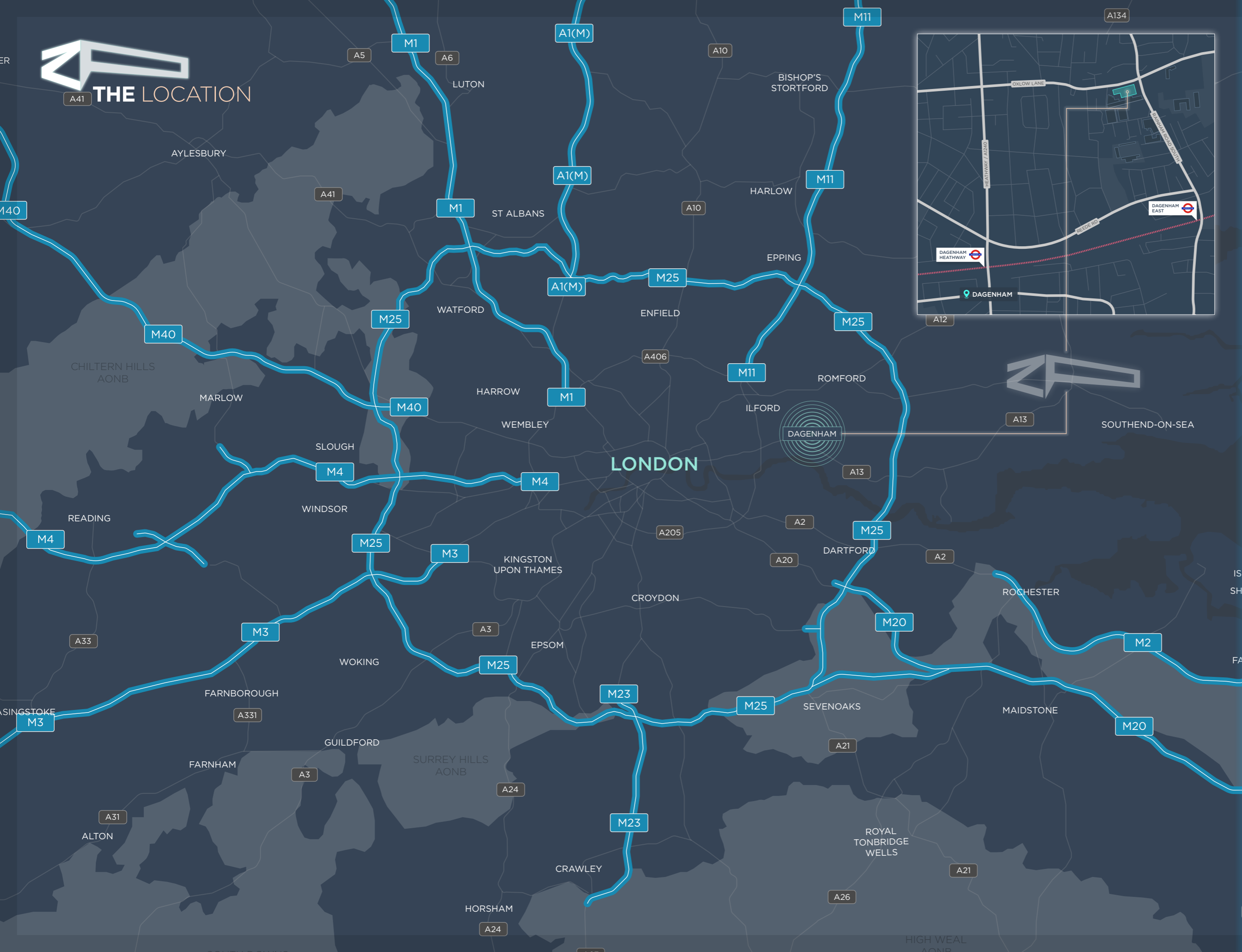
Air source heat pumps



Minimum
EPC 'A' ratings

GREEN CREDENTIALS

Padrock employ the latest environmentally friendly technologies to reduce the costs of occupation and target a minimum EPC rating of A for their units. As a result, occupational costs to the end user will be reduced.



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



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



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



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



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