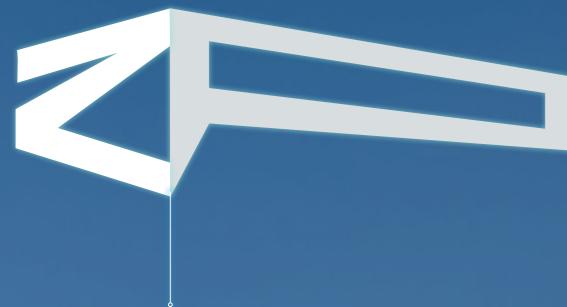


ZEPHYR PARK

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



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.





DAGENHAM | RM10 8SX

RAINHAM
ROAD (A1112)

THAMES
GATEWAY

WOLSELEY

SAPP

TOOLSTATION

UNDERGROUND
DAGENHAM
HEATHWAY

HOWDENS
JOINERY CO.

CANARY
WHARF

UNDERGROUND
DAGENHAM
EAST

A13

A13

DAGENHAM &
REDBRIDGE FC

SCREWIX

C E F

LONDON CITY
AIRPORT

EASTBROOK
FILM STUDIOS
(UNDER CONSTRUCTION)

WOLSELEY

SAPP

TOOLSTATION

UNDERGROUND
DAGENHAM
HEATHWAY

HOWDENS
JOINERY CO.

CANARY
WHARF

↑

↑

↑

↑

↑

↑

↑

↑

↓

↓

↓

↓

↓

↓

↓

↓

↓

↑

↑

↑

↑

↑

↑

↑

↑

↑

↓

↓

↓

↓

↓

↓

↓

↓

↓

↑

↑

↑

↑

↑

↑

↑

↑

↑

↓

↓

↓

↓

↓

↓

↓

↓

↓

↑

↑

↑

↑

↑

↑

↑

↑

↑

↓

↓

↓

↓

↓

↓

↓

↓

↓

↑

↑

↑

↑

↑

↑

↑

↑

↑

↓

↓

↓

↓

↓

↓

↓

↓

↓

↑

↑

↑

↑

↑

↑

↑

↑

↑

↓

↓

↓

↓

↓

↓

↓

↓

↓

↑

↑

↑

↑

↑

↑

↑

↑

↑

↓

↓

↓

↓

↓

↓

↓

↓

↓

↑

↑

↑

↑

↑

↑

↑

↑

↑

↓

↓

↓

↓

↓

↓

↓

↓

↓

↑

↑

↑

↑

↑

↑

↑

↑

↑

↓

↓

↓

↓

↓

↓

↓

↓

↓

↑

↑

↑

↑

↑

↑

↑

↑

↑

↓

↓

↓

↓

↓

↓

↓

↓

↓

↑

↑

↑

↑

↑

↑

↑

↑

↑

↓

↓

↓

↓

↓

↓

↓

↓

↓

↑

↑

↑

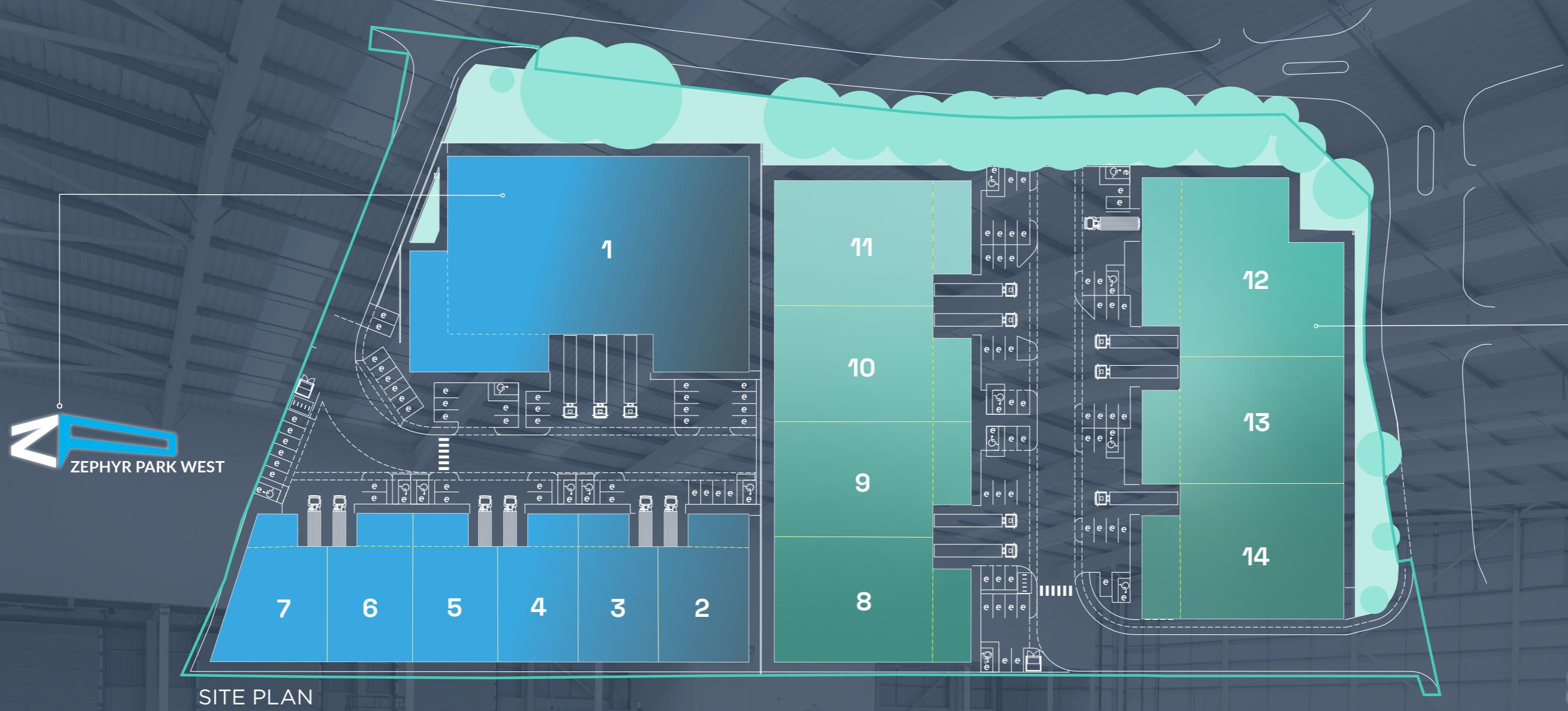
↑

↑

↑



ACCOMMODATION



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

PLANNING USE

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

TERMS

Available on a leasehold basis.



ZEPHYR PARK WEST

Unit	Ground Floor	First Floor	Total
1	30,720	3,950	34,670
2	5,845	1,604	7,449
3	5,124	1,389	6,513



ZEPHYR PARK EAST

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
8	10,861	2,282	13,143
9	9,903	2,067	11,969
10	9,903	2,067	11,969
11	11,011	2,282	13,293
12	14,456	3,272	17,728
13	11,033	2,260	13,293
14	12,163	2,465	14,628



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





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		



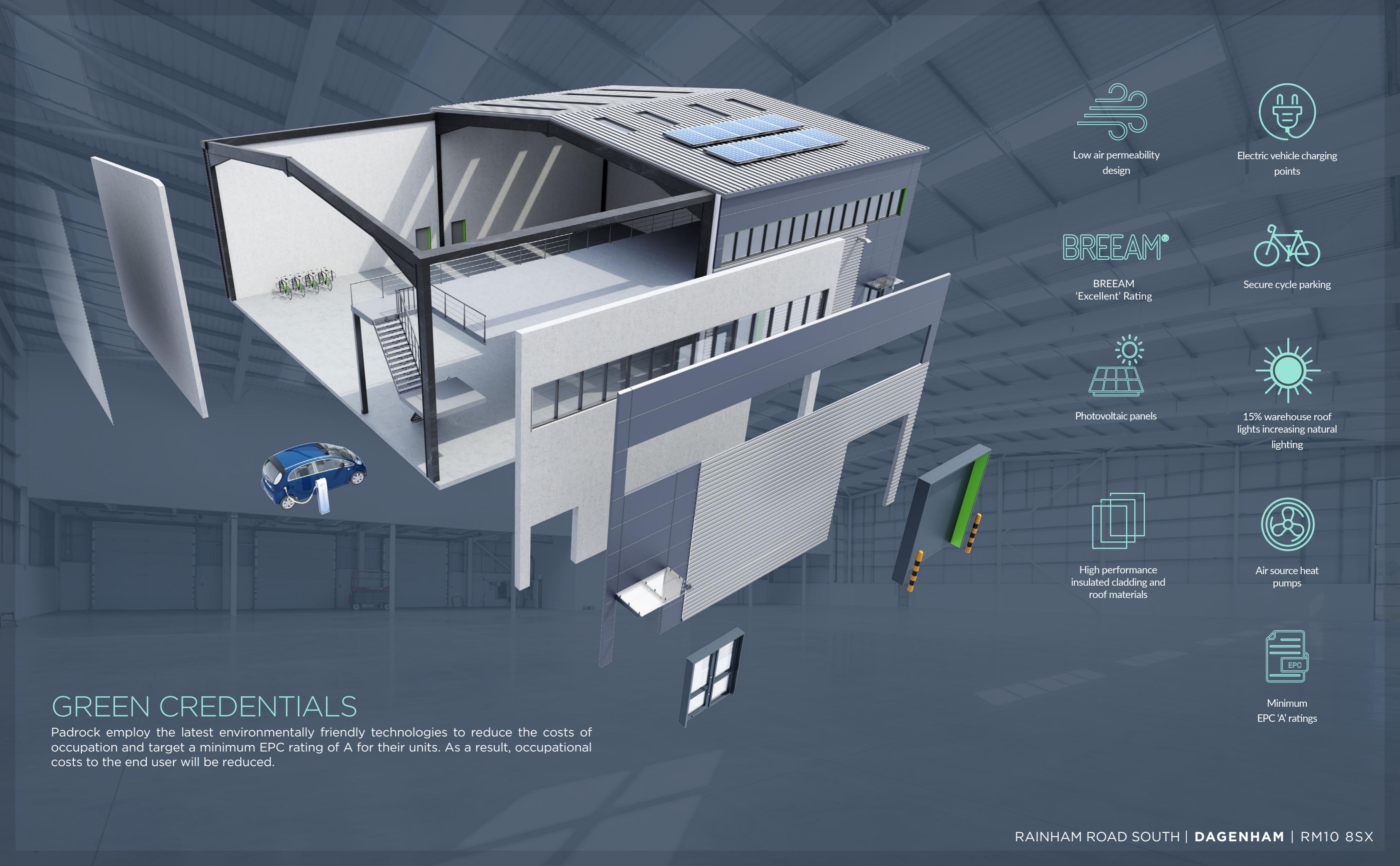


UNIT 12-14 13,293 - 17,728 SQ FT

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





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.



Low air permeability design



Electric vehicle charging points

BREEAM®

BREEAM
'Excellent' Rating



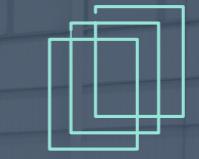
Photovoltaic panels



Secure cycle parking



15% warehouse roof lights increasing natural lighting



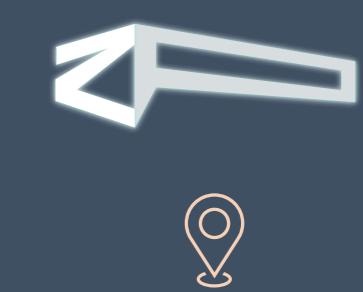
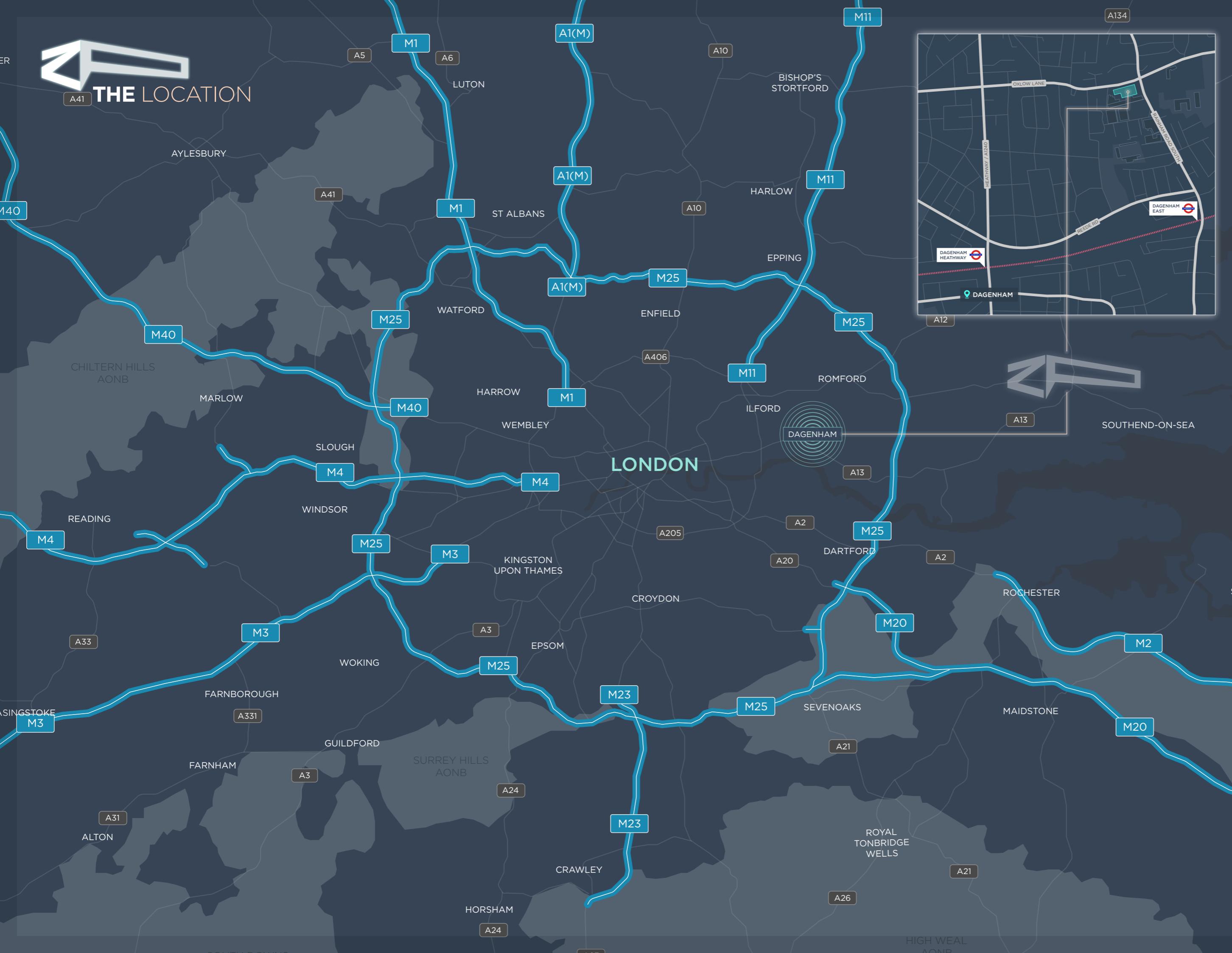
High performance insulated cladding and roof materials



Air source heat pumps



Minimum EPC 'A' ratings



UNDERGROUND/RAIL

Dagenham East 0.6 miles

Dagenham Heathway 1.3 miles

Travel Times via District line or Hammersmith and City 33 minutes



AIRPORT

City Airport 8.4 miles

Stansted Airport 32.0 miles

Heathrow Airport 36.2 miles

Gatwick Airport 43.7 miles



PORT

Port of Tilbury 14.5 miles

London Gateway 17.0 miles

Folkestone Eurotunnel 64.0 miles

Port of Dover 70.0 miles

**SOPHIE CORDERY**

+44 (0)7825 380 457

Sophie.Cordery@m1agency.co.uk

FREDDY MACNAUGHTON

+44 (0)7801 736 496

Freddy.Macnaughton@m1agency.co.uk

JONJO LYLES

+44 (0)7388 488 252

Jonjo.Lyles@m1agency.co.uk

**MOLLY POWELL**

+44 (0)7880 487 839

Molly.Powell@cbre.com

ALEX SCHOFIELD

+44 (0)7971 067 984

Alex.Schofield@cbre.com

**NOWSHER ALAM**

+44 (0)7827 368 558

n.alam@glenny.co.uk

PETER HIGGINS

+44 (0)7900 990 805

p.higgins@glenny.co.uk

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Designed and created by  www.eighty.studio

Investment Manager
PADROCK