

THAMES GATEWAY PARK

A13(T) DAGENHAM ESSEX

SATNAV RM9 6RH



NEW UNITS AVAILABLE FROM
9,761 TO 55,000 SQ FT

A new development by

Standard Life
Investments



www.thamesgatewaypark.com



NEW UNITS ON EAST LONDON'S PREMIER INDUSTRIAL DISTRIBUTION PARK READY FOR OCCUPATION

THE DEVELOPMENT

Thames Gateway Park is the continuation of a success story with a range of buildings designed for industrial or warehouse uses. Built to the highest standards each unit has finished office accommodation, full height loading doors and dedicated parking areas. Occupiers have the potential to create their own separate secure yard areas.

PROVEN LOCATION

Situated off the Goresbrook Interchange at Dagenham Dock and adjoining Dagenham Dock station and a bus terminus. Thames Gateway Park is located in a premier distribution location, opening up the UK and mainland Europe. Huge investment in road, rail and air transport has provided the connectivity needed to support business growth, with 30% of the UK population accessible by road within 2 hours and most major European markets within 1 days drive.

SUSTAINABLE APPROACH

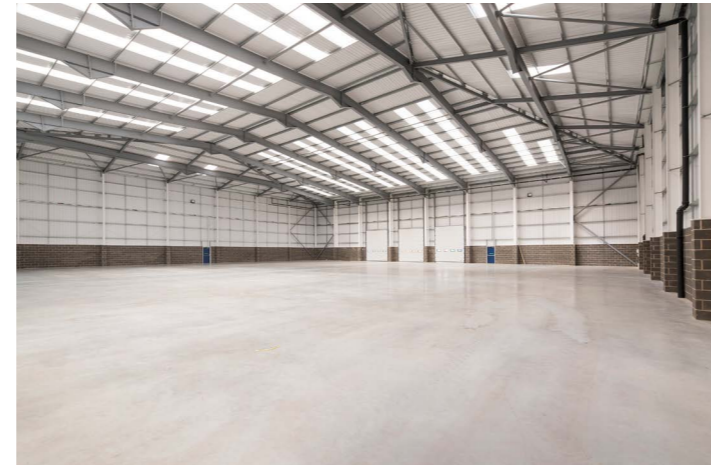
The units are BREEAM rated as Very Good and have an EPC rating of A by incorporating a number of sustainability features within the specification.

PLANNING CONSENT

Unrestricted light industrial / general industrial / warehouse uses B1 (C) / B2 / B8 use classes.

TERMS

Leasehold terms are available upon application.



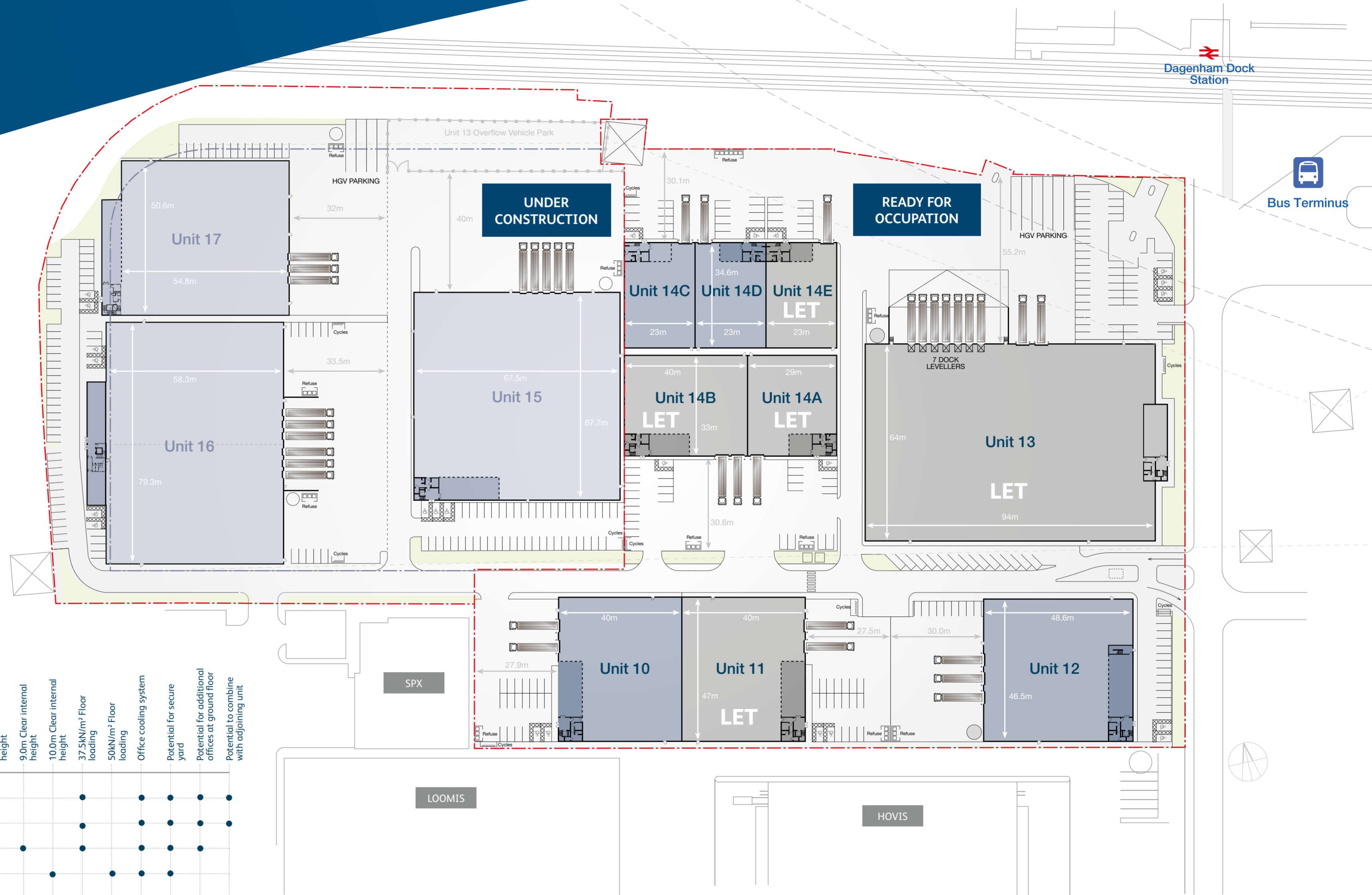
NEW UNITS UNDER CONSTRUCTION

3 more high bay units of 35,000 sq ft, 52,000 sq ft and a divisible unit of 55,000 sq ft all with dock & level loading doors off deep securable yards, as shown on the masterplan, are under construction. Please contact the agents for further details.

IN GOOD COMPANY

Existing occupiers on Thames Gateway Park include Hovis, Monolith UK, Bishops Move, Bunzl, Gondrand UK, K N Drinks Logistics, Loomis UK, SPX Corporation, Fresh Direct, Wolseley, Etage Fixings, Trac Group and DG3 Group.





SPECIFICATION

Units 10-14
The areas are gross external as measured on site.

Units 15-17
Dimensions are taken from the architects planning drawings.

Total Unit area (gross ex)	Offices (included)	Car spaces	Yard depth (m)	Level loading doors	Dock loading doors	8.0m Clear internal height	8.5m Clear internal height	9.0m Clear internal height	10.0m Clear internal height	37.5kN/m² Floor loading	50kN/m² Floor loading	Office cooling system	Potential for secure yard	Potential for additional offices at ground floor	Potential to combine with adjoining unit
Unit 10 22,941 sq ft	10%	20	27.35	2											
Unit 11 22,823 sq ft	10%	20	27.35	2											
Unit 12 27,354 sq ft	10%	25	30.00	3											
Unit 13 68,743 sq ft	6%	62	55.30 (min)	2	7										
Unit 14A 12,232 sq ft	10%	12	30.60	1											
Unit 14B 16,186 sq ft	10%	15	30.60	2											
Unit 14C 9,831 sq ft	10%	10	30.20	1											
Unit 14D 9,761 sq ft	10%	10	30.20	1											
Unit 14E 9,804 sq ft	10%	10	30.20	1											
Unit 15 51,693 sq ft	5%	48	40.00	2	5										
Unit 16 55,000 sq ft	5%	51	33.50	4	6										
Unit 17 35,000 sq ft	7%	31	32.00	1	3										



LOCATION

Thames Gateway Park is situated off the Goresbrook Interchange at Dagenham Dock on the A13(T) dual carriageway midway between M25 junctions 30 / 31 and the City of London. It adjoins Dagenham Dock station and a bus terminus.



COMMUNICATIONS

North Circular/A406	4 miles
London City Airport	7 miles
M25	8 miles
Dartford River Crossing	9 miles
City of London	12 miles

DEMOGRAPHICS

Distance	Population	Households
Up to 90 minutes	10,228,916	4,269,397
Up to 180 minutes	20,035,063	8,291,742

RAIL (Dagenham Dock Station adjoins the site)

Barking – District and Ham & City Line	6 mins
Fenchurch Street – C2C line	20 mins

BUS ROUTE (Dagenham Dock Bus Terminus adjoins the site)

EL2 Route	Dagenham Dock to Ilford Hill via Barking Station
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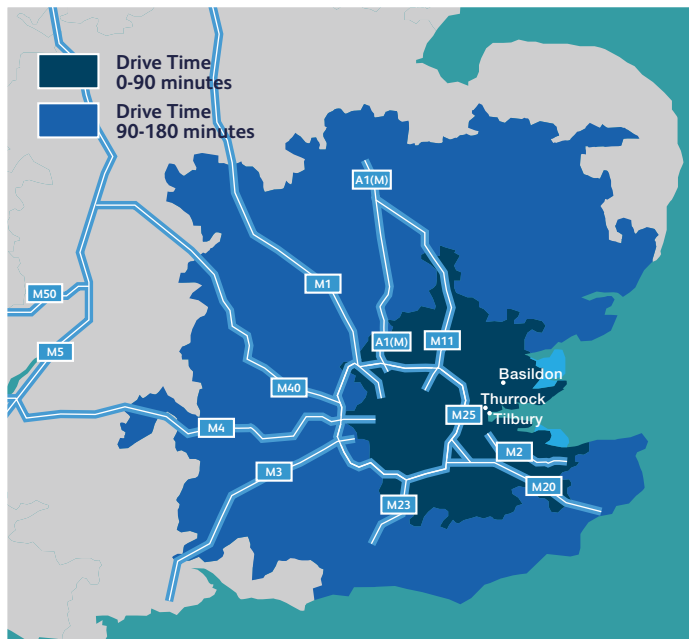
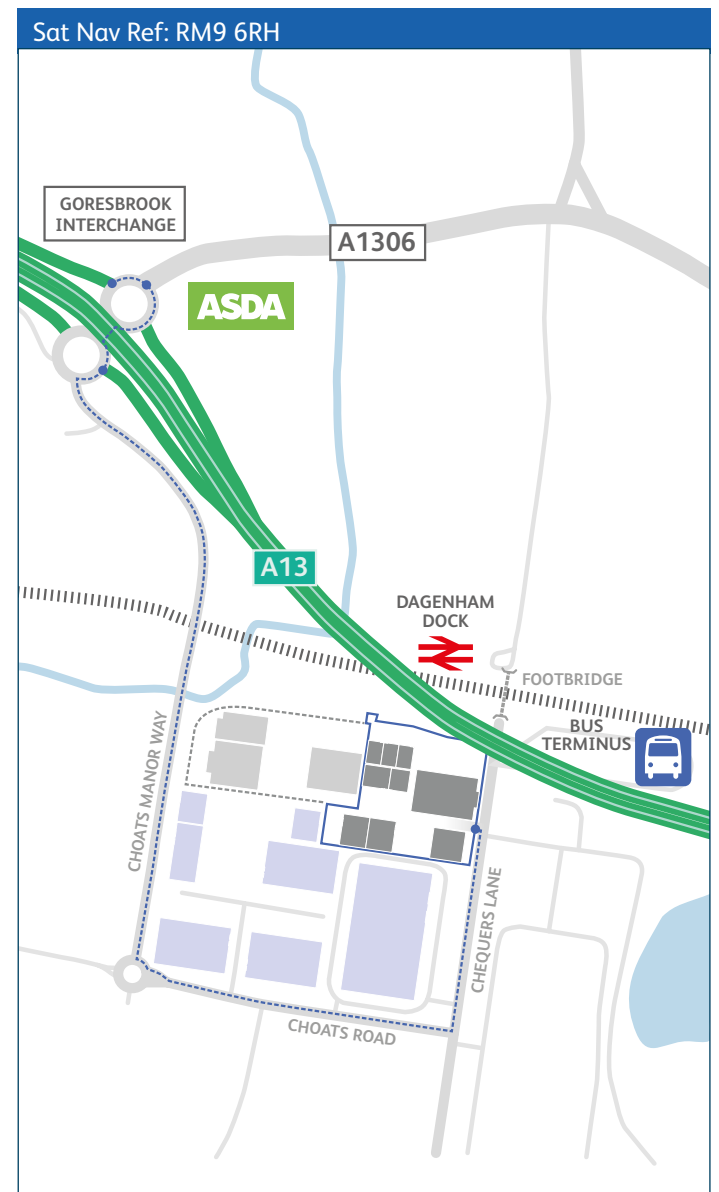
FURTHER INFORMATION

For further information please contact the joint agents.



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www.thamesgatewaypark.com

Misrepresentations Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. All units are offered subject to contract and availability. April 2016.



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