

THAMES GATEWAY PARK



A13(T) DAGENHAM ESSEX RM9 6RH



UNITS FROM 9,600
TO 68,000 SQ FT

UNDER CONSTRUCTION

ADDITIONAL 7 ACRES AVAILABLE
FOR DESIGN AND BUILD

READY FOR OCCUPATION
SPRING 2015

A new speculative development by

Standard Life
Investments



Ravenbourne

www.thamesgatewaypark.com



THE NEXT PHASE OF DEVELOPMENT ON EAST LONDON'S PREMIER INDUSTRIAL DISTRIBUTION PARK IS UNDER CONSTRUCTION

THE DEVELOPMENT

This next phase of development on Thames Gateway Park is the continuation of a success story. The earlier two phases totaling 403,275 sq ft (37,465 sq m) are fully let.

This new phase provides a total of 196,250 sq ft in 9 units ranging from 9,600 sq ft to 68,000 sq ft designed for industrial or warehouse uses. Built to the highest standards each unit will have finished office accommodation, full height loading doors and dedicated parking areas. Occupiers will have the potential to create their own separate secure yard areas.

CONSTRUCTION IS UNDERWAY

The 9 units will be ready for tenants occupation in March & April 2015.

SUSTAINABLE APPROACH

The development will target a BREEAM rating of Excellent and an EPC rating of A by incorporating a number of sustainability features within the specification.

PROVEN LOCATION

Located in a premier distribution location Thames Gateway Park opens 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.

IN GOOD COMPANY

Existing occupiers on Thames Gateway Park include British Bakeries, Monolith UK, Bishops Move, Bunzl, Gondrand UK, K N Drinks Logistics, Loomis UK and SPX Corporation.

PLANNING CONSENT

Planning consent has been granted for unrestricted light industrial / general industrial / warehouse uses B1 (C) / B2 / B8 use classes.

TERMS

Leasehold terms are available upon application.



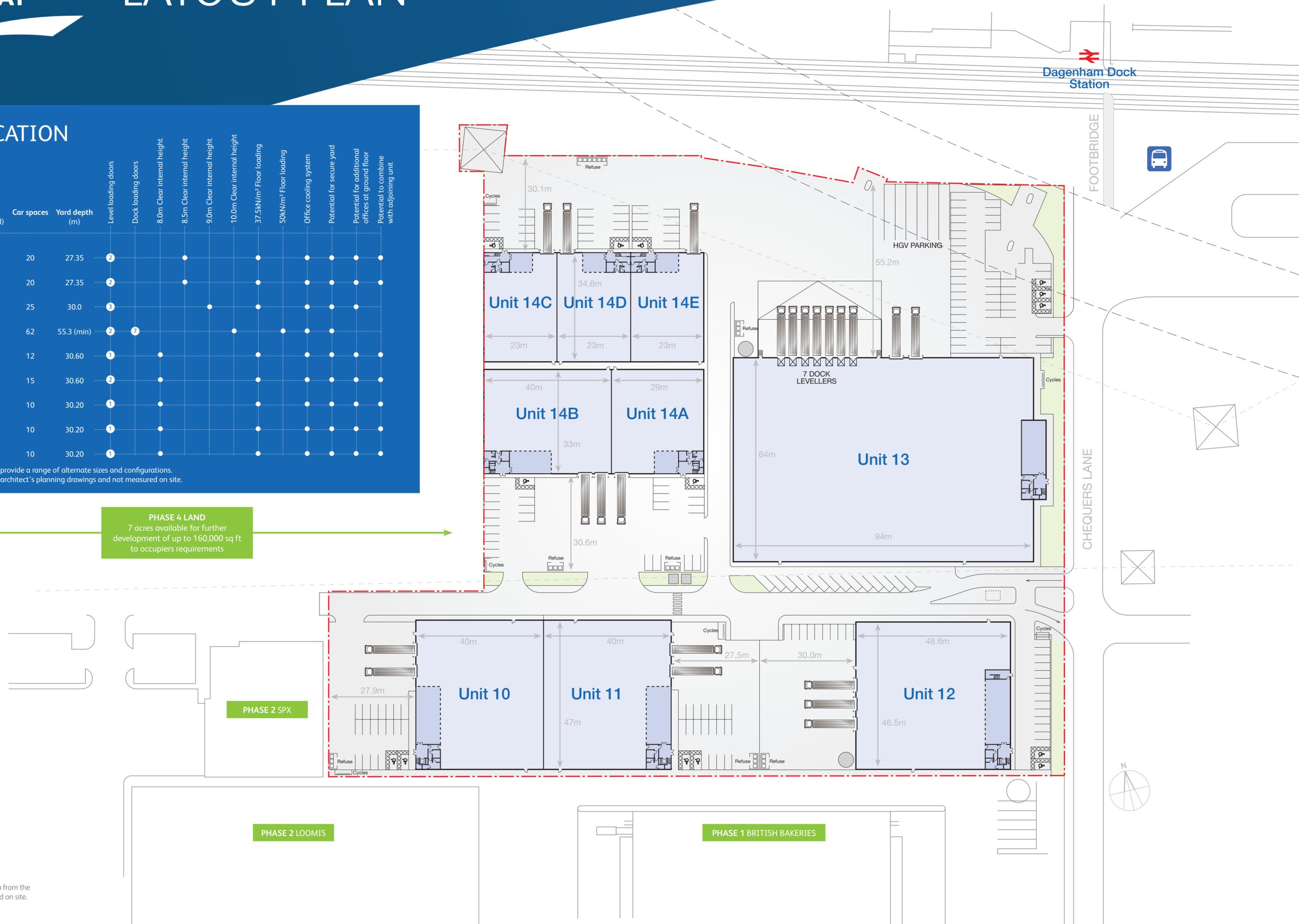


SPECIFICATION

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/m ² Floor loading	50kN/m ² Floor loading	Office cooling system	Potential for secure yard	Potential for additional offices at ground floor	Potential to combine with adjoining unit
Unit 10 22,500 sq ft	10%	20	27.35	2											
Unit 11 22,500 sq ft	10%	20	27.35	2											
Unit 12 27,000 sq ft	10%	25	30.0	3											
Unit 13 68,000 sq ft	6%	62	55.3 (min)	2	7										
Unit 14A 11,550 sq ft	10%	12	30.60	1											
Unit 14B 15,900 sq ft	10%	15	30.60	2											
Unit 14C 9,600 sq ft	10%	10	30.20	1											
Unit 14D 9,600 sq ft	10%	10	30.20	1											
Unit 14E 9,600 sq ft	10%	10	30.20	1											

Units can be combined to provide a range of alternate sizes and configurations. Areas are GEA taken from architect's planning drawings and not measured on site.

PHASE 4 LAND
7 acres available for further development of up to 160,000 sq ft to occupiers requirements



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.

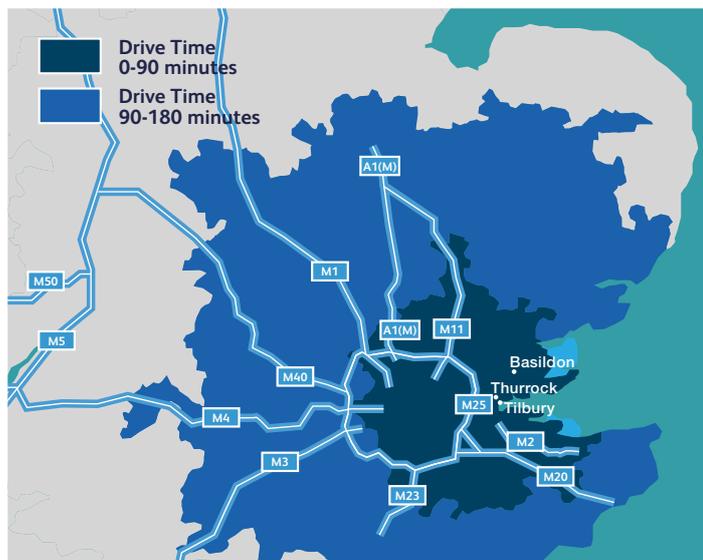


COMMUNICATIONS

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 adjoins the site)

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

BUS ROUTE

EL2 Route	Dagenham Dock Terminus (Stop EL)
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FURTHER INFORMATION

For further information please contact the joint agents.

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