

A development by



Ravenbourne

in conjunction with

STANDARD LIFE INVESTMENTS

THAMES GATEWAY PARK

A 13 (T) D A G E N H A M

East London's Premier
Industrial/Distribution Park

TO LET

15,891 - 66,514 sq ft
(1,476 - 6,179 sq m)

AVAILABLE NOW

www.thamesgatewaypark.com

THAMES GATEWAY



A new 403,284 sq ft (37,465 sq m) Industrial/Distribution development on the new A13(T) dual carriageway

FORD

BARKING POWER STATION

CHOATS ROAD

M25 (Junction 30)

CHEQUERS LANE

CHOATS ROAD

DAGENHAM DOCK (BR)

PHASE 3
Approximately 19.04 acres (7.71 hectares)
for future redevelopment

**THAMES GATEWAY
PARK**
A13(T) DAGENHAM

CHOATS MANOR WAY

A13(T)

HAYS

CENTRAL LONDON

GOESBROOK
INTERCHANGE

location

Distances from Goresbrook Interchange to:

Central London	10 miles
London Docklands/City Airport	7 miles
North Circular/A406	3 miles
M25 Junction 30	6 miles
Dagenham Dock to Fenchurch St (BR)	20 mins
Dagenham East to Fenchurch St (District Line)	30 mins



Joint Agents

EDWIN HILL
CHARTERED SURVEYORS
01322 285588
www.edwinhill.co.uk

020 7895 1515
GVA Grimley
10 Stratton Street, London W1J 8JR

www.thamesgatewaypark.com

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. November 2002

description

High Quality Industrial/Distribution Units from
15,891 sq ft (1,476 sq m) **to 66,514 sq ft** (6,179 sq m)

The development comprises three phases:

Phase 1

A purpose built cross-docking distribution unit of 152,476 sq ft (14,165 sq m) which has been pre-let to British Bakeries

Phase 2

Speculative units totalling 250,808 sq ft (23,300 sq m) providing accommodation from 15,891 sq ft (1,476 sq m) to 66,514 sq ft (6,179 sq m)

Phase 3

Approximately 19.04 acres (7.71 hectares) for future development



specification



Phase 2 Total Unit Area	Including first floor offices	Car parking spaces	Ground level loading	Dock level loading	8 m (26ft) clear internal height	8.5 m (28ft) clear internal height	10 m (33 ft) clear internal height	37.5 kN/m (750 lbs/sq ft) floor loading	50 kN/m (1,000 lbs/sq ft) floor loading	Ventilation system in offices	Comfort cooling in offices	Potential for additional ground floor offices
UNIT 2 66,514 sq ft 6,179 sq m	3,491 sq ft 324 sq m	95										
UNIT 3 53,474 sq ft 4,968 sq m	4,517 sq ft 420 sq m	75										
UNIT 4 15,911 sq ft 1,478 sq m	1,725 sq ft 160 sq m	22										
UNIT 5 15,891 sq ft 1,476 sq m	1,724 sq ft 160 sq m	22										
UNIT 6 21,270 sq ft 1,976 sq m	2,212 sq ft 206 sq m	27										
UNIT 7 18,644 sq ft 1,732 sq m	1,886 sq ft 175 sq m	22										
UNIT 8 32,753 sq ft 3,043 sq m	2,504 sq ft 233 sq m	46										
UNIT 9 26,351 sq ft 2,448 sq m	2,198 sq ft 204 sq m	34										
TOTAL 250,808 sq ft 23,300 sq m		343										

Approximate Gross External Areas



KEY FEATURES

- High-quality industrial/warehouse accommodation and loading facilities
- Highly specified offices
- Generous and self-contained car-parking
- Fully fenced site, on-site security

PLANNING

Unrestricted industrial/warehouse uses (B1(C)/B2/B8 Use Classes).

TERMS

The units are available on new full repairing and insuring leases.

FURTHER INFORMATION

Plans, a specification pack and full details of rent and lease terms are available from the joint sole letting agents and the developer:

Edwin Hill: 01322 285588

GVA Grimley: 020 7895 1515

Ravenbourne: 020 8783 1044



specification

site plan

THAMES GATEWAY
PARK

A13(T) DAGENHAM

East London's Premier Industrial/Distribution Park

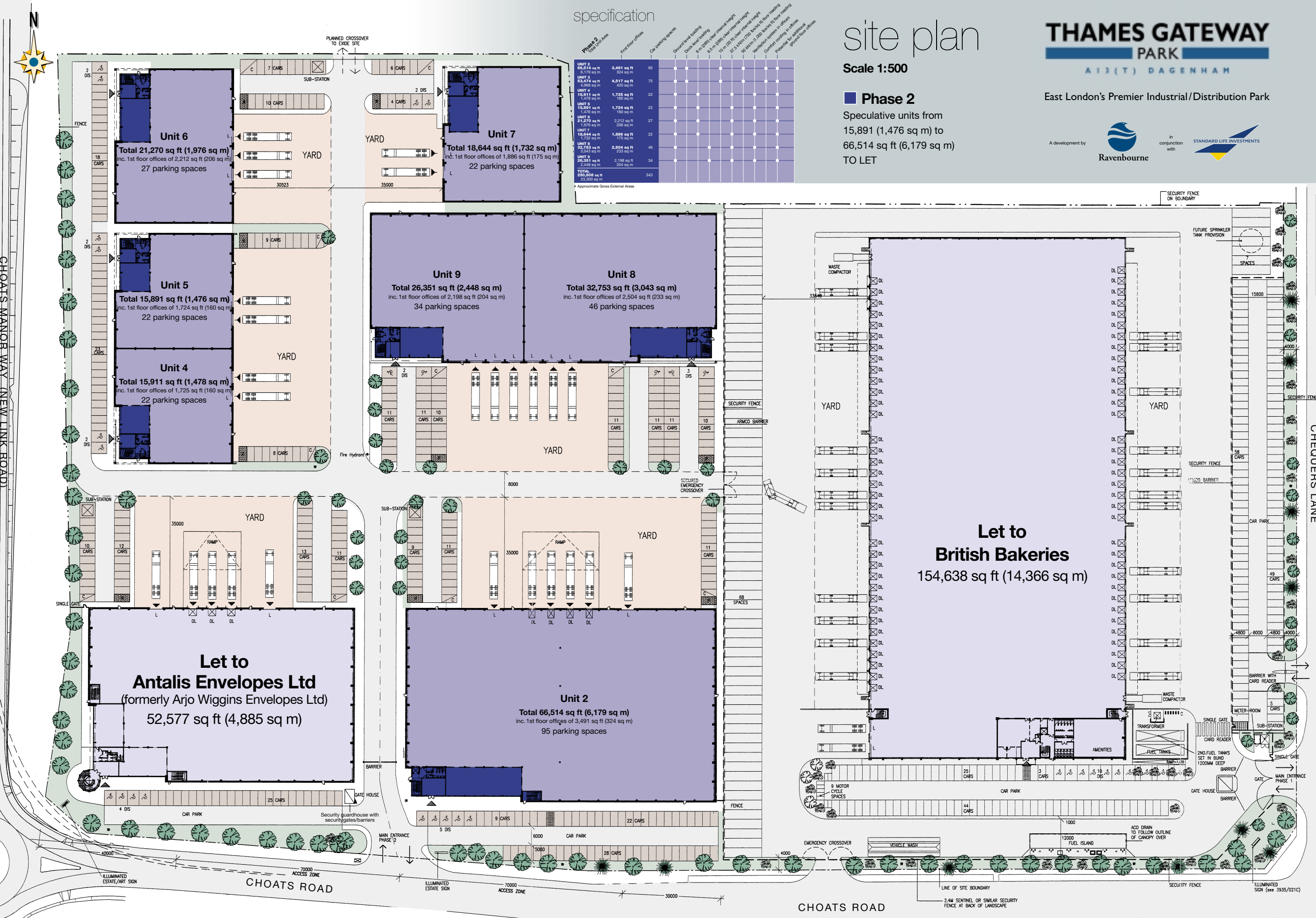


Scale 1:500

Phase 2
Speculative units from
15,891 (1,476 sq m) to
66,514 sq ft (6,179 sq m)
TO LET

UNIT	Area (sq ft)	Area (sq m)	Height (ft)
UNIT 2	66,514 sq ft	6,179 sq m	95
UNIT 3	53,474 sq ft	4,968 sq m	75
UNIT 4	15,911 sq ft	1,476 sq m	22
UNIT 5	15,891 sq ft	1,476 sq m	22
UNIT 6	21,270 sq ft	1,976 sq m	27
UNIT 7	18,644 sq ft	1,732 sq m	22
UNIT 8	32,753 sq ft	3,043 sq m	46
UNIT 9	26,351 sq ft	2,448 sq m	34
TOTAL	250,808 sq ft	23,302 sq m	343

Approximate Gross External Areas



Let to
Antalis Envelopes Ltd
(formerly Arjo Wiggins Envelopes Ltd)
52,577 sq ft (4,885 sq m)

Let to
British Bakeries
154,638 sq ft (14,366 sq m)

Unit 2
Total 66,514 sq ft (6,179 sq m)
inc. 1st floor offices of 3,491 sq ft (324 sq m)
95 parking spaces

Unit 9
Total 26,351 sq ft (2,448 sq m)
inc. 1st floor offices of 2,198 sq ft (204 sq m)
34 parking spaces

Unit 8
Total 32,753 sq ft (3,043 sq m)
inc. 1st floor offices of 2,504 sq ft (233 sq m)
46 parking spaces

Unit 6
Total 21,270 sq ft (1,976 sq m)
inc. 1st floor offices of 2,212 sq ft (206 sq m)
27 parking spaces

Unit 5
Total 15,891 sq ft (1,476 sq m)
inc. 1st floor offices of 1,724 sq ft (160 sq m)
22 parking spaces

Unit 4
Total 15,911 sq ft (1,478 sq m)
inc. 1st floor offices of 1,725 sq ft (160 sq m)
22 parking spaces

Unit 7
Total 18,644 sq ft (1,732 sq m)
inc. 1st floor offices of 1,886 sq ft (175 sq m)
22 parking spaces