



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.

ZEPHYR PARK.COM



Indicative image only

DAGENHAM | RM10 8SX

RAINHAM ROAD (A1112)

THAMES GATEWAY

WOLSELEY

A P P

TOOLSTATION

UNDERGROUND

HOWDENS JOINERY CO.

CANARY WHARF

UNDERGROUND
DAGENHAM EAST

A13

A13

A13

LONDON CITY AIRPORT

DAGENHAM & REDBRIDGE FC

SCREWFIX

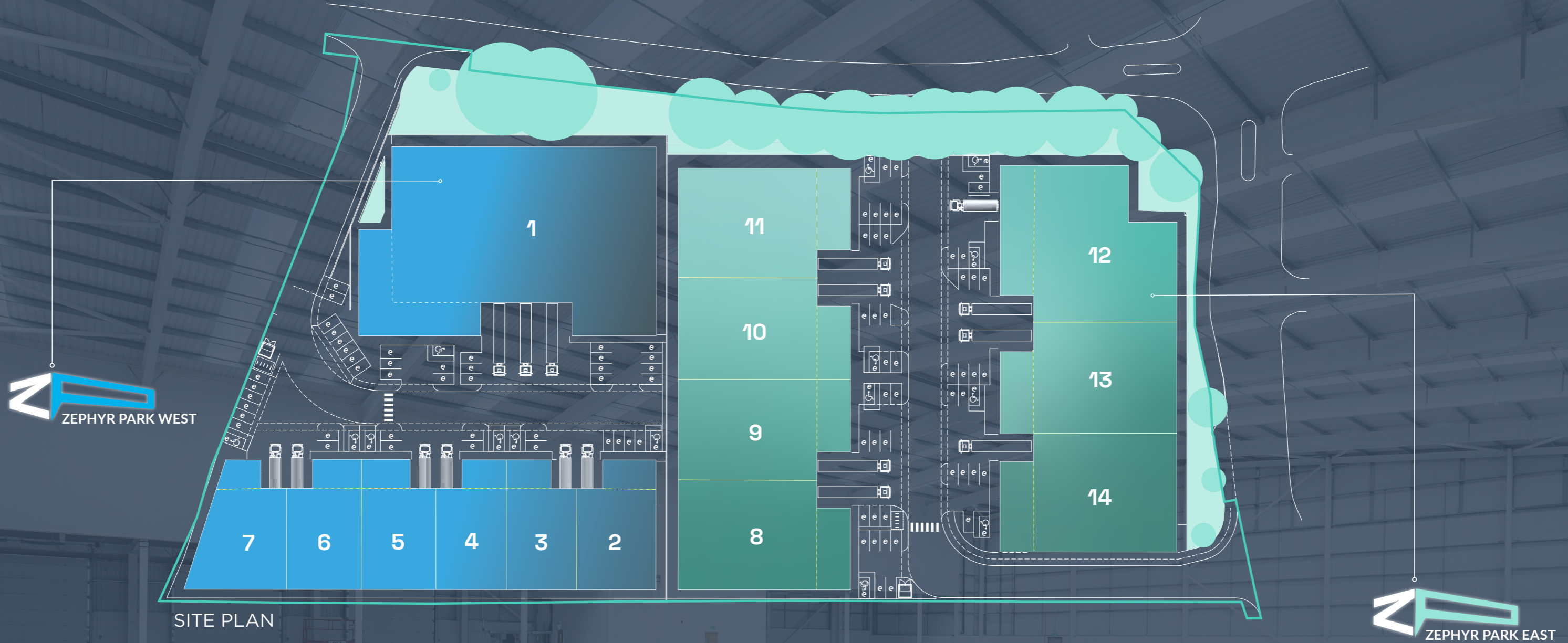
C E F

DAGENHAM HEATHWAY

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
1	30,720	3,950	34,670
2	5,845	1,604	7,449
3	5,124	1,389	6,513
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
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		

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Indicative image only

RAINHAM ROAD SOUTH | DAGENHAM | RM10 8SX



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

SPECIFICATION:

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

ZEPHYRPARK.COM





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

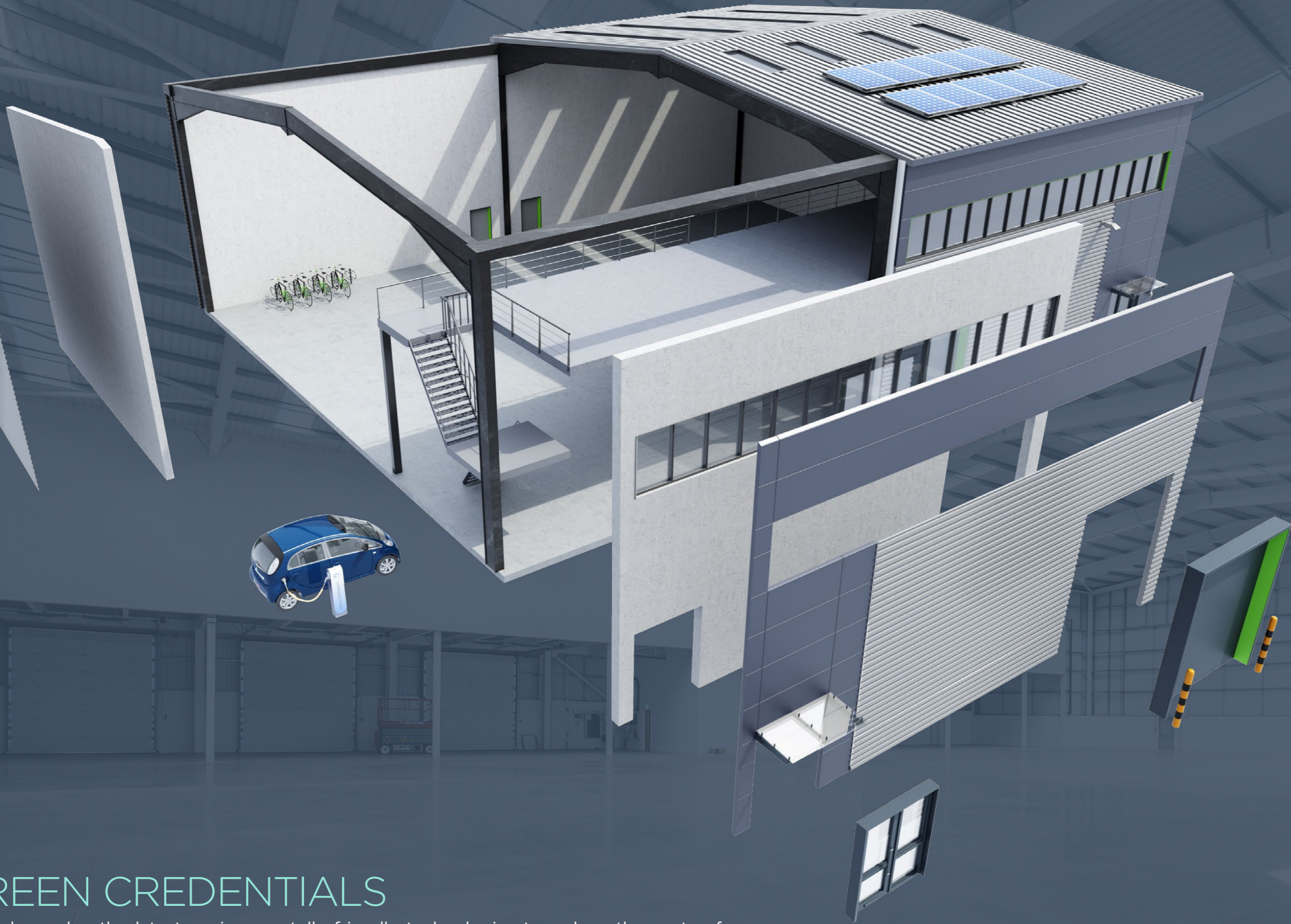


Shower facilities



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

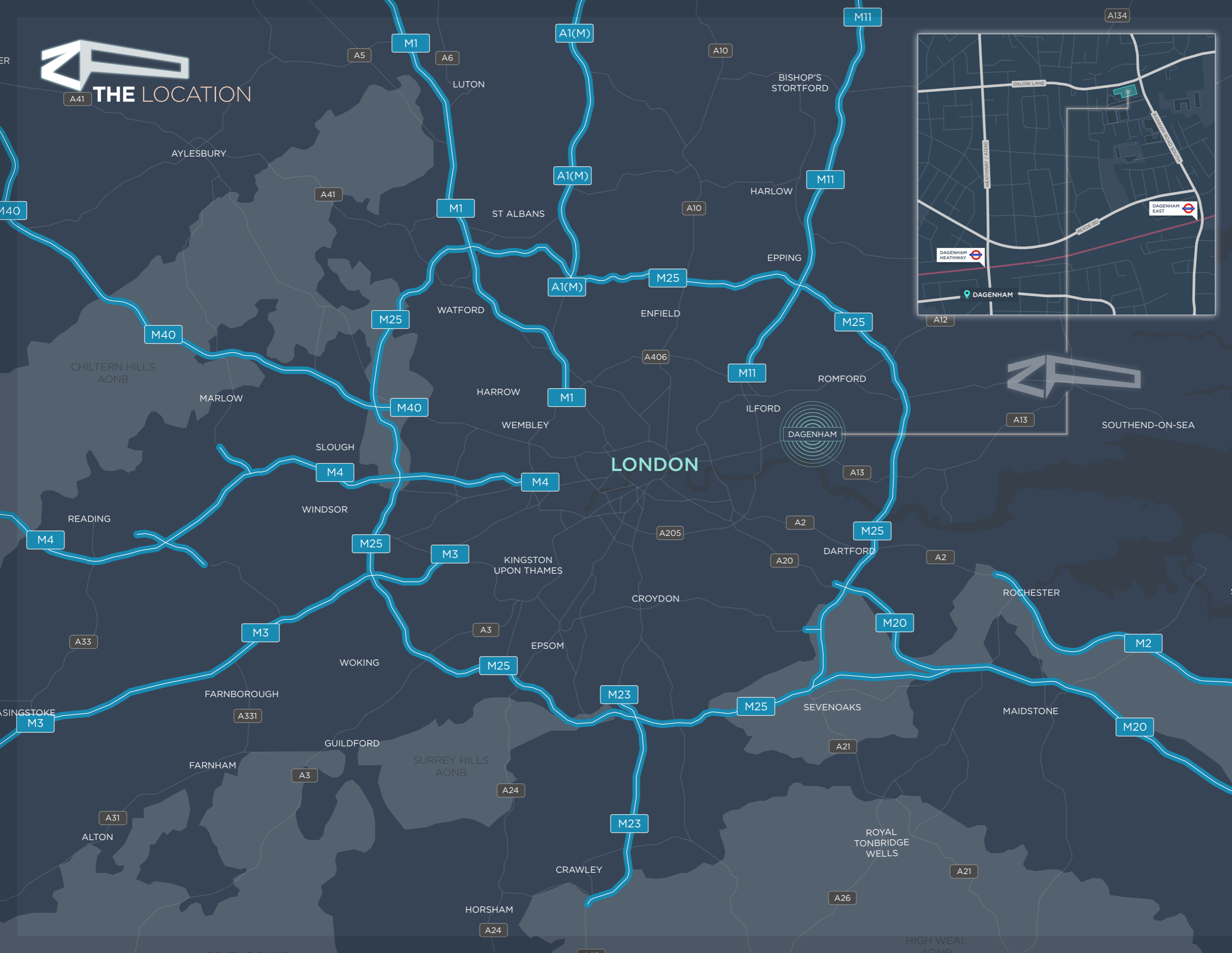


Minimum EPC 'A' ratings

GREEN CREDENTIALS

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

THE LOCATION



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



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

CBRE

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