

TO LET/
MAY SELL



ZEPHYR PARK

DAGENHAM RM10 8SX

15 new industrial/
warehouse units

- › Planning submitted
- › Coming Q4 2022
- › 5,490 – 50,204 sq ft

zephyrpark.com

Chancerygate  | Hines | CREDIT SUISSE 



Dagenham benefits from excellent communications 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 Underground station is located less than 1km away, along with extensive amenities including a Tesco Express, Costa and a public house.

Green Credentials

Chancerygate 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 scheme will achieve a BREEAM Excellent rating.

The green initiatives we will employ to achieve this will include:

- Low air permeability design
- Electric vehicle charging points
- Photovoltaic panels
- Air Source Heat Pumps
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking



Accommodation

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

Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)
1	30,720	3,950	34,670
2	6,092	1,356	7,448
3	5,447	1,475	6,922
4	5,447	1,475	6,922
5	5,124	1,389	6,513
6	5,124	1,389	6,513
7	5,899	1,604	7,503
8	10,936	2,239	13,175
9	9,903	2,024	11,927
10	9,903	2,024	11,927
11	10,936	2,239	13,175
12	4,306	1,184	5,490
13	10,226	2,024	12,250
14	11,033	2,207	13,240
15	12,088	2,411	14,499

Planning use

Class E (formally B1c) B2 and B8 (subject to planning) industrial and warehouse uses.

Terms

Available on a leasehold basis. Freehold sales will be considered.

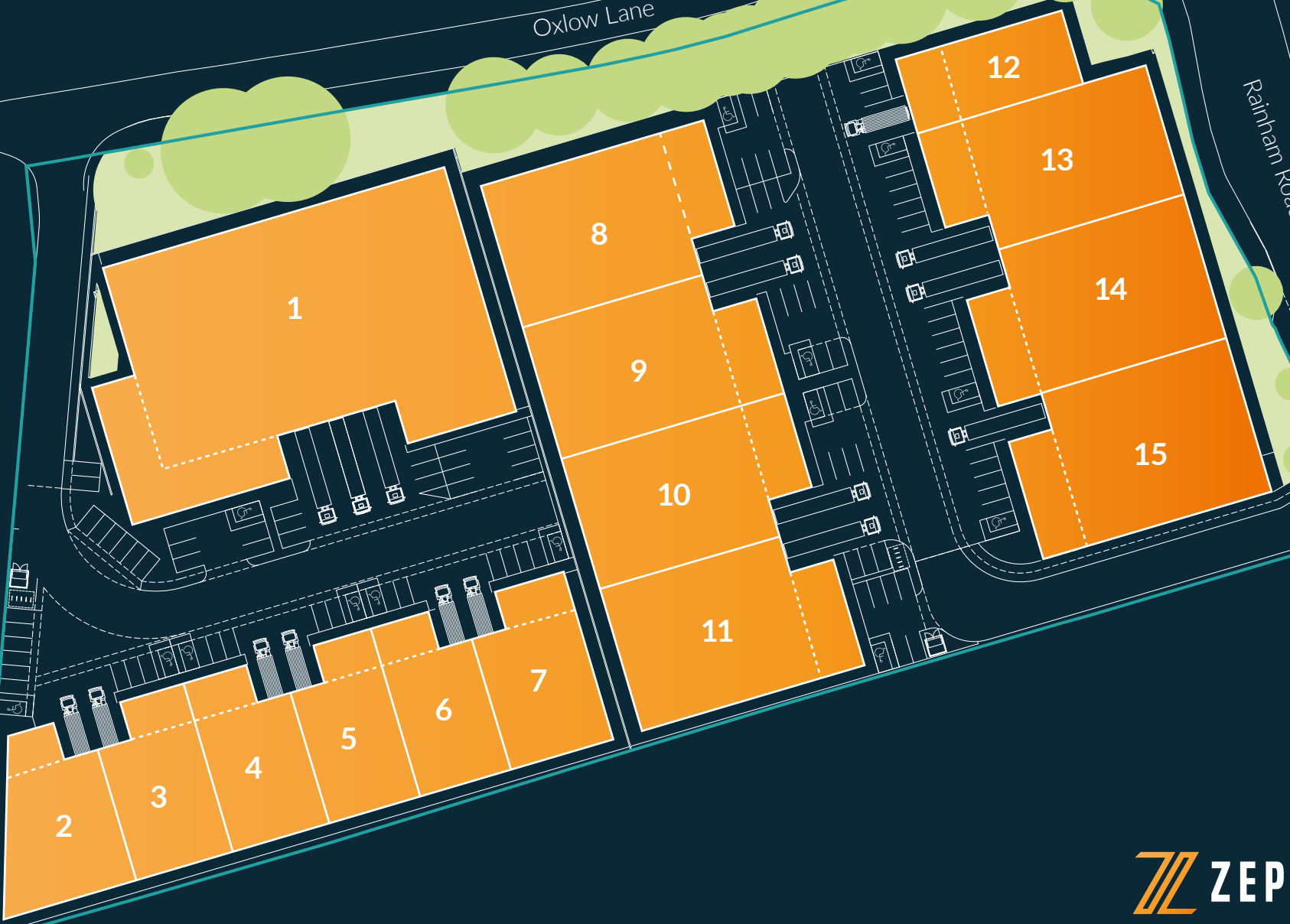


Oxlow Lane

A12

Rainham Road South

A13



Unit 1

34,670 sq ft

General Specification

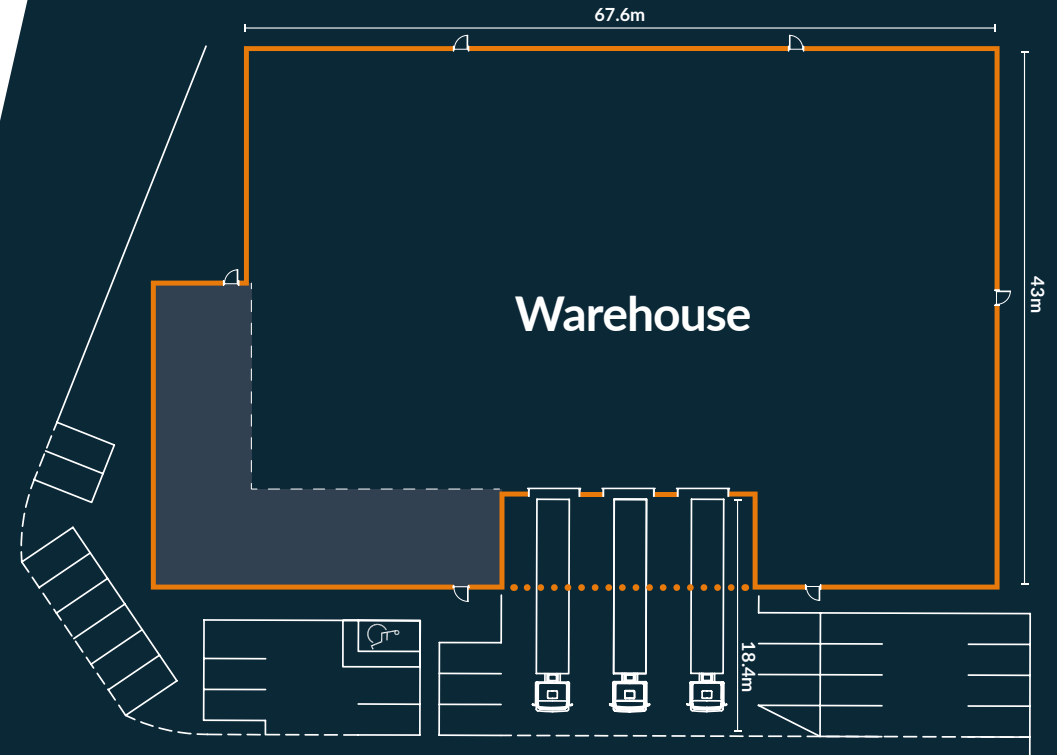
Flexible industrial/warehouse unit with fully fitted first floor offices for occupiers to undertake their own fit out to suit their specific occupational needs.

Warehouse/industrial:

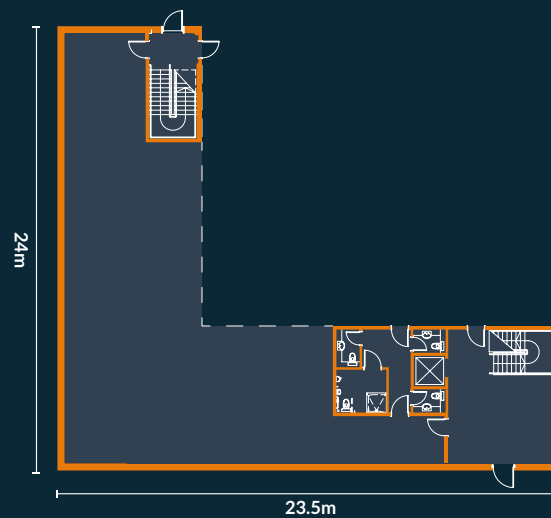
 10m clear internal height	 50kN sq m floor loading minimum	 3 electric loading doors
 12 year collateral warranty available	 Secure business park	 Landscaped environment

Offices:

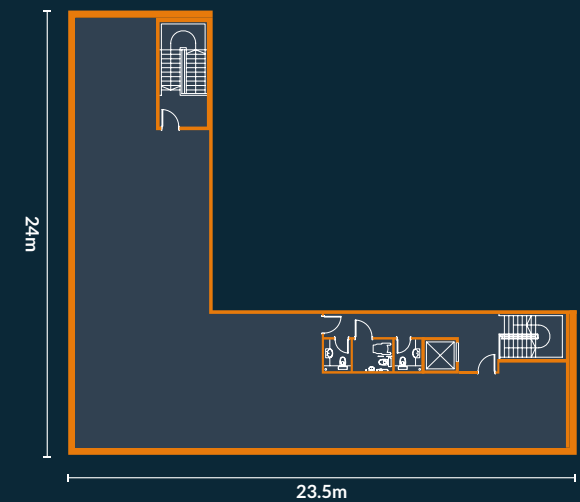
 Fitted first floor offices	 Comfort cooling/heating	 Shower facilities
 WCs	 Passenger lift	



Ground Floor



First Floor office





Images of previous Chancerygate development


Units 2-15

5,490 - 50,204 sq ft (units 8 - 11 combined)





General Specification

Flexible industrial/warehouse units with fully fitted first floor offices for occupiers to undertake their own fit out to suit their specific occupational needs.

Warehouse/industrial:

 <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>

Offices:

 <p>Fitted first floor offices</p>	 <p>Comfort cooling/heating</p>	 <p>Shower facilities</p>
 <p>WCs</p>		





Images of previous Chancerygate development

Development partners

Chancerygate

Established in 1995, to date we have delivered more than 11 million square feet of accommodation, both on a speculative basis and partnering with end users for D & B bespoke facilities. We currently have 25 developments in progress nationwide, totalling in excess of 2.6 million square feet. We set ourselves apart by bringing modern industrial schemes to the market in locations with a shortage of new developments, often regenerating disused sites to bring them back into use.

All schemes are designed to the latest building and environmental standards. We have extensive experience in successfully developing in urban areas, where sites are near to commercial and residential properties.

Hines

Hines is a privately owned global real estate investment, development and management firm, founded in 1957, with a presence in 205 cities in 24 countries and \$133.3 billion of assets under management. Hines has developed, redeveloped or acquired 1,393 properties, totalling over 459 million square feet, including 91.5 million square feet of logistics.

The firm's current property and asset management portfolio includes 539 properties, representing over 232 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most respected real estate organisations in the world.



Images of previous Chancerygate development

Case studies

Panorama, Dartford

Prime multi-unit development adjacent to the Dartford Crossing/M25

- > Speculatively developed 7 units totalling 86,019 sq ft of Grade A industrial accommodation overlooking the River Thames.
- > All units sold by completion
- > Proximity to the River Thames required sensitive bund/flood defence installations
- > 8-8.5m eaves
- > Large yards
- > Level access loading doors



The Grid, Enfield

Prime multi-unit development serving North and Central London

- > Speculatively developed 84,877 sq ft of industrial space across 12 industrial and warehouse units
- > 50% pre-let prior to completion
- > 8.4m eaves
- > Large yards
- > Level access loading doors
- > Fully fitted first floor offices





Travel Distances

Road

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

Dagenham East	0.6 miles
Dagenham Heathway	1.3 miles

Travel Times via District line or Hammersmith and City Monument

Monument	33 minutes
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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

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More information available through the joint marketing agents:



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. July 2021.