

**THAMES
GATEWAY
PARK**

A13(T) DAGENHAM ESSEX

SAT NAV RM9 6RH



UNIT 16
55,670 SQ FT (5,172 SQ M)

A NEW DEVELOPMENT BY:

AberdeenStandard
Investments



LETTINGS TO:





LAST REMAINING UNIT ON PHASE 4 OF EAST LONDON'S PREMIER INDUSTRIAL DISTRIBUTION PARK AVAILABLE NOW



DESIGNED FOR INDUSTRIAL OR WAREHOUSE USES AND BUILT TO THE HIGHEST STANDARDS, UNIT 16 PROVIDES A TOTAL OF **55,670 SQ FT (5,172 SQ M)**.

INCLUDING 3,128 SQ FT OF FIRST FLOOR OFFICES (GROSS EXTERNAL AREAS)

SPECIFICATION



4 level loading doors



6 dock loading doors



33m yard depth



10m clear internal height



50kN/m² floor loading



Office heating & cooling system



55 car parking spaces



Potential for secure yard



Potential for additional offices at ground floor



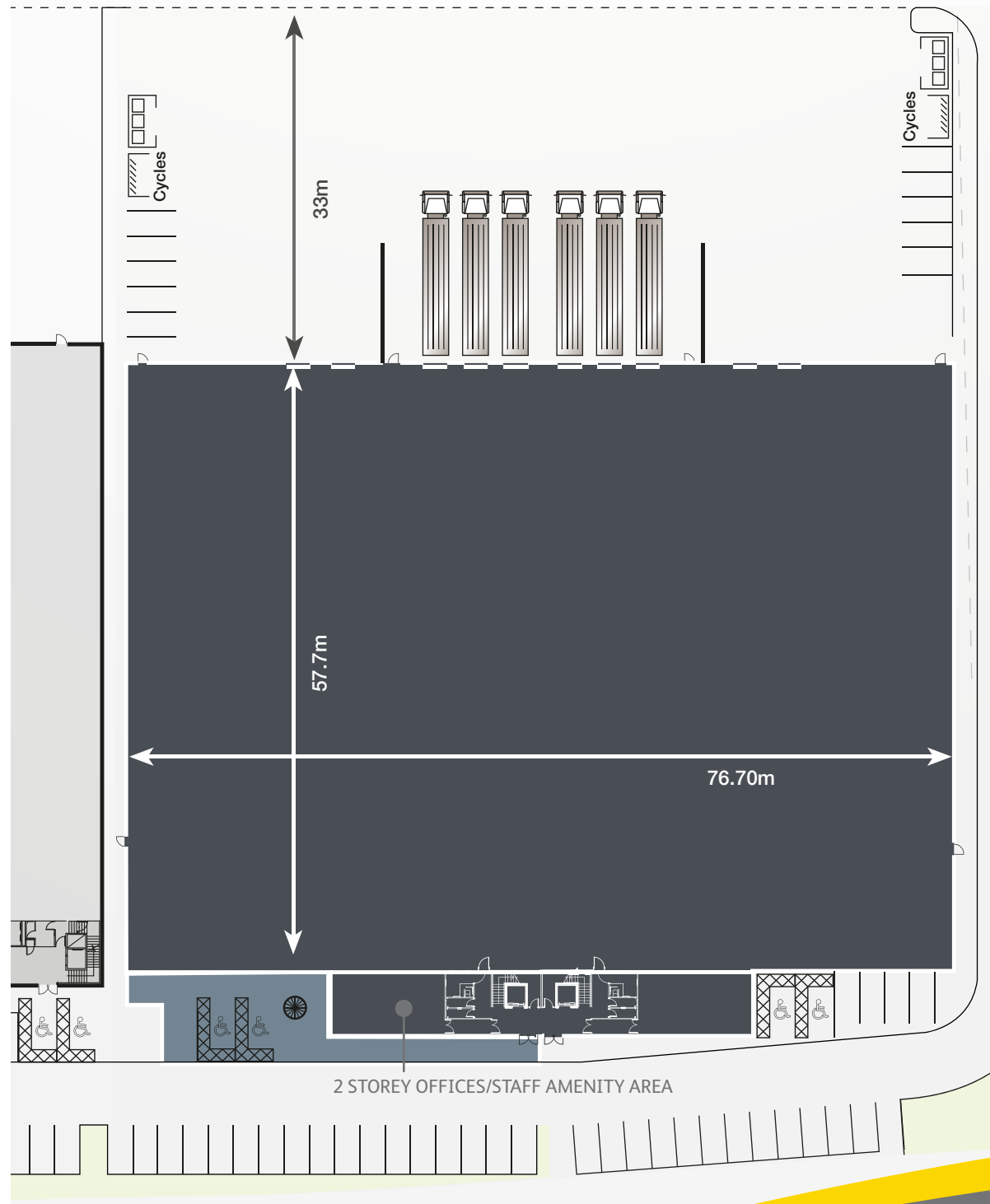
Ability to split unit



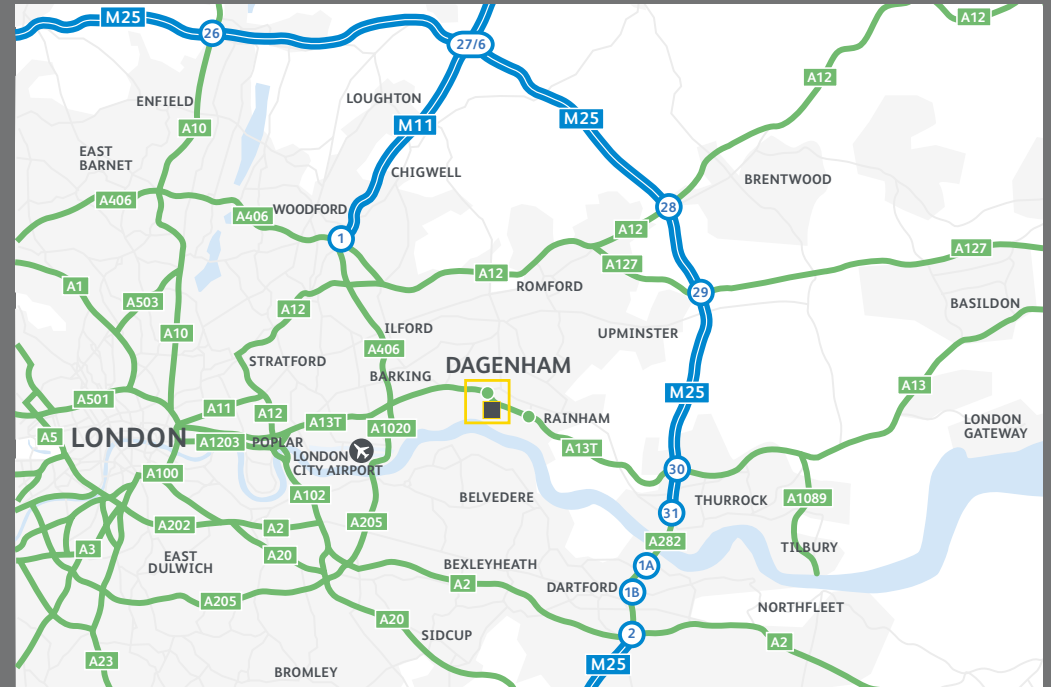
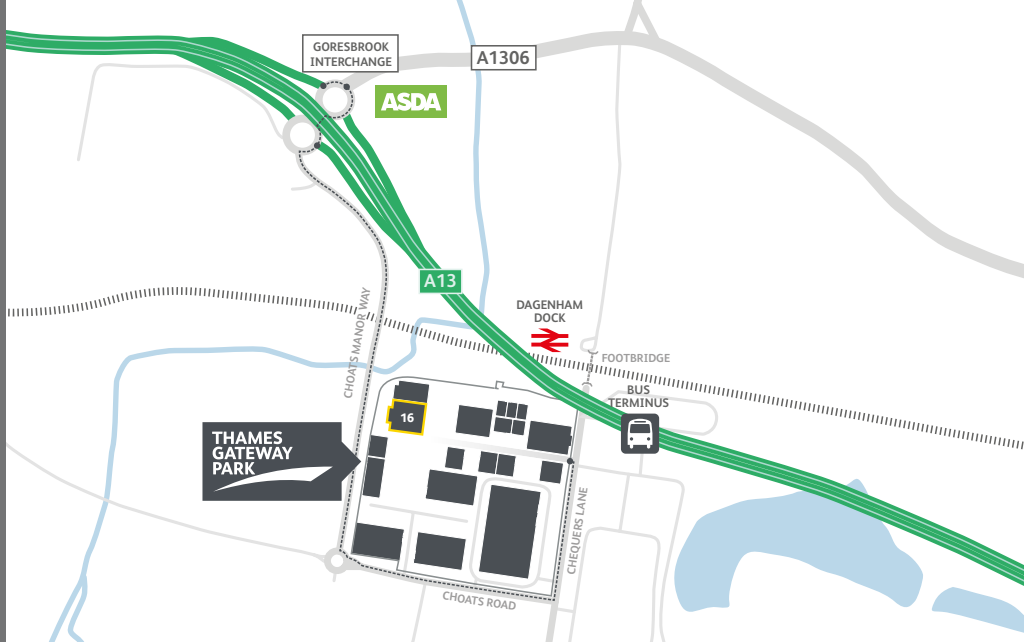
BREEAM 'Very Good'



A (16)



SAT NAV REF: RM9 6RH



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.

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.

COMMUNICATIONS

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

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
-----------	--

FURTHER INFORMATION

For further information please contact the joint agents.



Stephen Richmond
stephen.richmond@altusgroup.com

Tom Booker
tom.booker@altusgroup.com



Sam Vyas
sam.vyas@avisonyoung.com

www.thamesgatewaypark.com