

TO BE REFURBISHED  
AVAILABLE Q1 2025  
TO LET



# SEGRO CENTRE DAGENHAM

ORION PARK, MESSINA WAY, RM9 6FF  
📍 ///IMAGE.SHOVELS.STACK



WAREHOUSE / CROSSDOCK INDUSTRIAL UNIT

**65,040 SQ FT (6,042 SQ M)**  
**6.547 ACRES**

★ **Situated** on a large 6.547 acre site

📍 **Located** on the established Orion Park which is situated adjacent to the A13 dual carriageway and accessed via the A1306

✓ **Excellent** road link with the A13 dual carriageway offering swift access to the A406 (North Circular Road), Docklands and the City to the west Junction 31 of the M25 motorway to the east

🚆 **Dagenham Dock** Railway Station (C2C) is within walking distance and provides a regular service into London Fenchurch Street

#### ACCOMMODATION

GROUND FLOOR	61,077 sq ft
FIRST FLOOR OFFICE	3,963 sq ft
<b>TOTAL</b>	<b>65,040 sq ft</b> <b>(6,042 sq m)</b>

(All areas are approximate and measured on a Gross External basis)

#### SPECIFICATION

- To be refurbished
- Crossdock unit
- 6.547 acre site
- Gatehouse
- 13.3m clear eaves height
- 3 level access loading doors
- 36 dock level loading doors
- 60 kN/m2 warehouse floor loading
- EV charging points available
- Business rates available on request
- EPC rating 'B'

#### DISTANCES

A13	0.1 miles
A1306	0.1 miles
DAGENHAM DOCK 🚆	0.2 miles
LONDON CITY AIRPORT	7.1 miles
M25 (J31)	7.6 miles
A406	9.5 miles
CENTRAL LONDON	13.2 miles

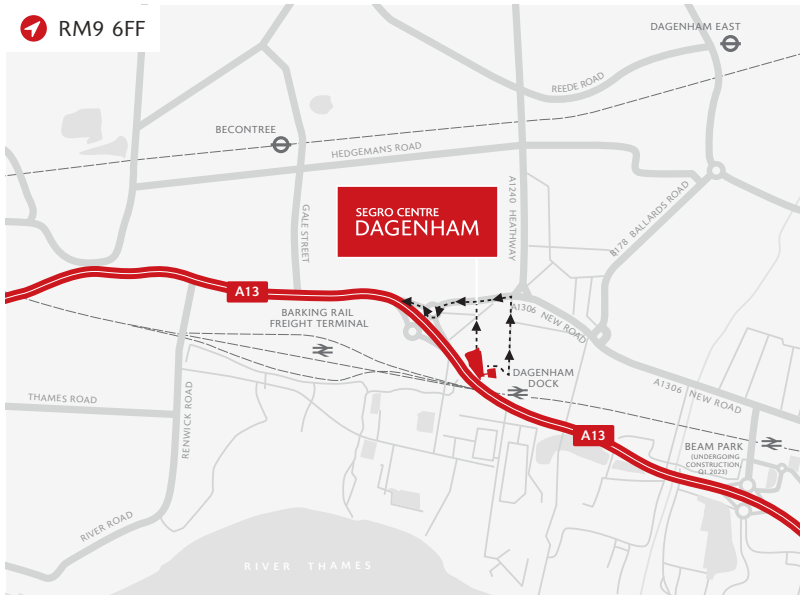
Source: Google maps

#### ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 10.4 million square metres of space (112 million square feet) valued at £20.7 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See [SEGRO.com](http://SEGRO.com) for further information.



FOR MORE INFORMATION, PLEASE VISIT  
**[SEGRO.COM/CENTREDAGENHAM](http://SEGRO.COM/CENTREDAGENHAM)**

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