

BUILDING

Update



Binary Park

A13(T) DAGENHAM, LONDON RM9 9RJ

Two new industrial/distribution buildings have been enlarged to 141,518 and 177,367 sq ft

www.binaryparkA13.com

139

Warehouse
127,807 sq ft (11,874 sq m)

Offices
13,711 sq ft (1,274 sq m)

139 Total
141,518 sq ft (13,147 sq m)

Dock loading doors 9
Level access doors 5
Car parking spaces 121

175

Warehouse
162,388 sq ft (15,086 sq m)

Offices
14,980 sq ft (1,392 sq m)

175 Total
177,367 sq ft (16,478 sq m)

Dock loading doors 18
Level access doors 3
Car parking spaces 118

GENERAL SUMMARY

- 12 metre eaves
- 50 kN/sq m floor loading
- Up to 83m yard depth
- Self-contained units
- 24 hour access to secure yards with gatehouse
- All main services supplied
- High spec offices with raised floors and comfort cooling

TWO NEW BUILDINGS on a 15.6 acre industrial and distribution development

THE BUILDINGS

- The units are available on a leasehold or freehold basis.
- A major UK distribution centre
- Designed specifically to attract the companies who will take advantage of the prime location, high quality presentation and specification of the units.

LONDON 2012

- The 2012 London Olympic Games at Stratford is just 7 miles west of Binary Park
- The surrounding areas will benefit from the enormous investment both in infrastructure and environment
- One of London's most exciting locations for growth

DEMOGRAPHICS

- Large workforce catchment area
- 3.6 million people live within 1 hours travel
- Dagenham's population is forecast to grow by nearly 10% in the next ten years
- Recruitment prospects in Dagenham are good

TRANSPORT

- A few minutes walk from Dagenham Dock mainline rail station
- One stop from Barking underground station (District and Hammersmith & City lines)
- New ELT transport link in 2008, with a bus service linking Dagenham Dock to Barking and Ilford (ELT stop by Binary Park)

QUICK & EASY access to Central London, M25 (J30/31), Rail and London Underground networks

TRAVEL DISTANCES

North Circular (A406) ○ 3 miles
Junction 30/31 of the M25 ○ 6 miles
Junction 1 of the M1 ○ 28 miles
Stratford ○ 7 miles
Central London ○ 10 miles

Tilbury Dock ○ 15 miles
City Airport ○ 7 miles
Heathrow Airport ○ 29 miles
Gatwick Airport ○ 40 miles
Channel Tunnel ○ 66 miles



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