TO LET
Brand New Warehouse / Light Industrial Unit

Unit 5 | Orion Park | Messina Way | Dagenham | Essex | RM9 6FF
Site Area: 1 Acre | Gross Internal Area 18,660 Sq.Ft.

PROPOSED LOW GROUNDCOVER PLANTING
(450mm depth of topsoil)
Ultimate plant height is below 1m.

Species Supply Size Size Spacing
Carex pendula           Clump 2L 400mm c/s
Crocosmia 'Carmine Brilliant' Clump 2L 400mm c/s
Luzula sylvatica Clump 2L 400mm c/s
Sesleria autumnalis Clump 2L 400mm c/s

PROPOSED WILDFLOWER GRASS SEED AREAS
(Cultivated subsoil to a depth of 300mm)
DLF Trifolium Pro Flora 110 General Purpose (Economy Plus Annuals)
Sown at 5g/m²/sq

PROPOSED INDIGENOUS HEDGEROW
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

% Species Common Name Size Age Root
100 Fagus sylvatica Beech 400-600mm 1+1 OG

PROPOSED ORNAMENTAL SHRUB PLANTING
(450mm depth of topsoil)
Ultimate plant height is above 1m.

Pot
Species Supply Size Size Spacing
Cornus alba 'Elegantissima' 400-600mm 3L 600mm c/s
Photinia fraseri 'Red Robin' 300-400mm 3L 750mm c/s
Spiraea x arguta 300-400mm 3L 600mm c/s

EXTRA HEAVY STANDARD TREES
(Tree pit size: 1500x1500x900mm backfilled with topsoil)
18-20cm stem girth
4.5-6.5m height
1.8-2.1m clear stem
Rootballed
Alnus glutinosa
Betula pendula

Notes:
Drawing based on PRC Drawing ref : 10189-PL-002-rev A
For cross sections, refer to BCA Drawing ref: 1566-15-02C
Revision:
A      Ground Cover Planting and Beech Hedging removed from the northern plot in line with PRC Comments.                            15-06-2015 WH
B     Alterations to Ground Cover Planting and Tall Shrub Planting at drive entrances to JJ FOODS and Plot B                             29-06-2015 WH
C    Drawing revised to PRC Layout Drawing ref : 10189_WD 10-001 C    11-01-2016 WH
D    Tree Positions altered to accommodate Lighting Layout
Drawing ref WM BUILDING SERVICES Drawing no : 2044-E-500
rev P0                                                                                                     23-02-2016 WH

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Location:
The property is located on the newly established Orion Park, a modern distribution hub situated adjacent to the A13 dual carriageway and accessed via the A1306. Occupiers on the estate include JJ Food Service, Trust, Ford, Kuehne + Nagel, and DPD. Asda, Lidl, Argos and Homebase are situated on the retail park opposite.

Road communications are excellent, with the A13 dual carriageway offering swift access to the A406 (North Circular Road), Docklands and the City to the west and Junction 30/31 of the M25 motorway to the east.

Approximate drive distances from the property are:
- A13 0.3 miles
- A406 3 miles
- M25 (J30/31) 7 miles
- Canary Wharf 8 miles
- City of London 11 miles
- Dagenham Dock Station 0.5 miles

Dagenham Dock rail station (C2C) is within walking distance and provides a regular service into London Fenchurch Street. The main road is also part of a regular bus service.

Description:
Unit 5 will comprise a brand new single storey high bay warehouse, with integral ground floor office accommodation of 1,544 sq.ft.

The building is of steel portal framed construction under a pitched metal clad roof with translucent roof panels, and has profile clad elevations. A good sized secure and fenced yard is to the front, providing excellent loading and parking facilities.

Accommodation:
The unit will have the following gross internal floor area:

<table>
<thead>
<tr>
<th>Area</th>
<th>Sq.Ft.</th>
<th>Sq.M.</th>
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<tbody>
<tr>
<td>Unit 5 Ground</td>
<td>18,660</td>
<td>1,733.61</td>
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Amenities:
The unit will benefit from the following:
- Self contained secure yard, fenced and gated.
- Clear internal height of 12 metres.
- 2 x level loading doors.
- Power floated floor with loading capacity of 50kn/m2.
- 3 phase electricity supply with 100Kva.
- Photovoltaic roof panels.
- Concreted / block paved yard.
- 14 plus 2 disabled car parking spaces.
- 24m turning circle.
- Large spacious office including air-conditioning.
- Double glazed windows.
- EPC rating: A.

Tenure:
The property is available by way of a new full repairing and insuring lease for a term to be agreed. Rent upon application.

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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2016.