



Managing and developing at our 454,000 sq ft warehouse in Dagenham



180,000 sq ft new warehouse

LondonMetric worked with its occupier, Eddie Stobart, to construct a 180,000 sq ft distribution warehouse with 15 dock levellers, two level access doors and a 150 bay lorry park at a 5.7% yield on cost.

Attractive development yield

- Replaced two old buildings with poor environmental credentials
- Built in 12 months by McLaren, a local contractor, on time and within the £17m budget
- Lease was extended by c.10 years to 26 years across the 454,000 sq ft estate
- Rent increased by £0.9 million per annum generating a marginal yield on cost of 5.7%, significantly higher than investment yield

+75% pallet capacity

- Redevelopment created significant operational improvements for the occupier and was phased to minimise disruption to their live operations
- It has increased pallet capacity by 25,000 and is expected to generate an additional 200 permanent jobs
- At peak, there is a lorry movement every three minutes and the development significantly improves vehicle circulation on site

Local community involvement

- Significant local resident consultation pre-planning, including a walk in exhibition and, during development, at resident association meetings
- Supported local residents in pursuit of a better nearby traffic interchange and provided funding for a new local playground
- Over 100 temporary local workers employed; two are now full time employees of the contractor



Delivering a modern and environmentally sustainable building

BREEAM Very Good

The building achieved BREEAM "Very Good" and an EPC "A" rating. 99% of non hazardous demolition waste was diverted from landfill and the project achieved an exemplary BREEAM score for diversion of waste.

250 KW Solar PV installation and roof lights

The solar PV scheme is expected to fully cover all of the occupier's energy needs at peak times. 10% of the building's roof is covered by roof lights.

Electric Vehicle charge points

Four charge points were installed with enabling work undertaken for a further eight to be fitted as required.

External Lighting LED upgrade

The lorry park lighting was upgraded and is expected to generate a saving of 25,000 kWh per annum for the occupier.

On site vehicle servicing

A new facility to wash vehicles and tankers as well as a new fuel island is expected to save 3,900 lorry movements a year equating to 39,000 miles.