

# AN INVITATION TO VIEW AND COMMENT ON SEGRO'S PROPOSED DEVELOPMENT PLANS FOR BEAM REACH 5.

**WHEN:** Thursday 3rd March 2016  
12.00-8.00pm

**WHERE:** Centre for Engineering and  
Manufacturing Excellence (CEME)  
POD balcony mezzanine floor  
Marsh Way, Rainham  
Essex RM13 8EU



SEGRO is preparing to submit a planning application for Beam Reach 5 by the end of March 2016 to build modern and highly sustainable business space totalling 333,269 sq ft.

Therefore, we would like to give you the opportunity to find out more about our plans and raise any questions and comments. Join us on Thursday 3rd March from 12.00 to 8.00pm. Where a team of specialists will be there to welcome you.

We have masterplanned the site divided into four plots to provide a range of buildings that will cater for businesses from start-ups and SMEs to blue-chip companies.

SEGRO is targeting BREEAM 'Excellent' rating for the development. BREEAM is a rating system for buildings, which sets the standard for best practise in sustainable building design.

Please see overleaf for the masterplan.

### Plots 39 & 42

The smaller plot sizes of plots 39 & 42 will offer the opportunity to develop an 'Innovation Village' of 40 units for start-up businesses from 500 sq ft to 2,000 sq ft. This is a unique development of 'incubator' space supporting businesses with aspirations to grow and expand.

### Plot 40

Plot 40 will accommodate three warehousing units of 15,000 sq ft to 22,000 sq ft and two detached units of 52,000 sq ft and 66,000 sq ft.

### Plot 41

Plot 41 will accommodate one detached warehousing unit of 102,984 sq ft.

Units will be offered on a leasehold basis and built speculatively with planning permission for light industrial (B1c), heavy industrial (B2) and warehousing (B8) uses.

The Innovation Village will include office (B1a) and Research and Development (B1b) uses.

Once the planning applications are submitted to London Borough of Havering, the council will formally consult on the proposals as part of their planning determination of the applications.

This application is being prepared in accordance with the planning policies for the area which promote industrial uses. It also reflects the principle of a previous planning permission across the site for employment uses.

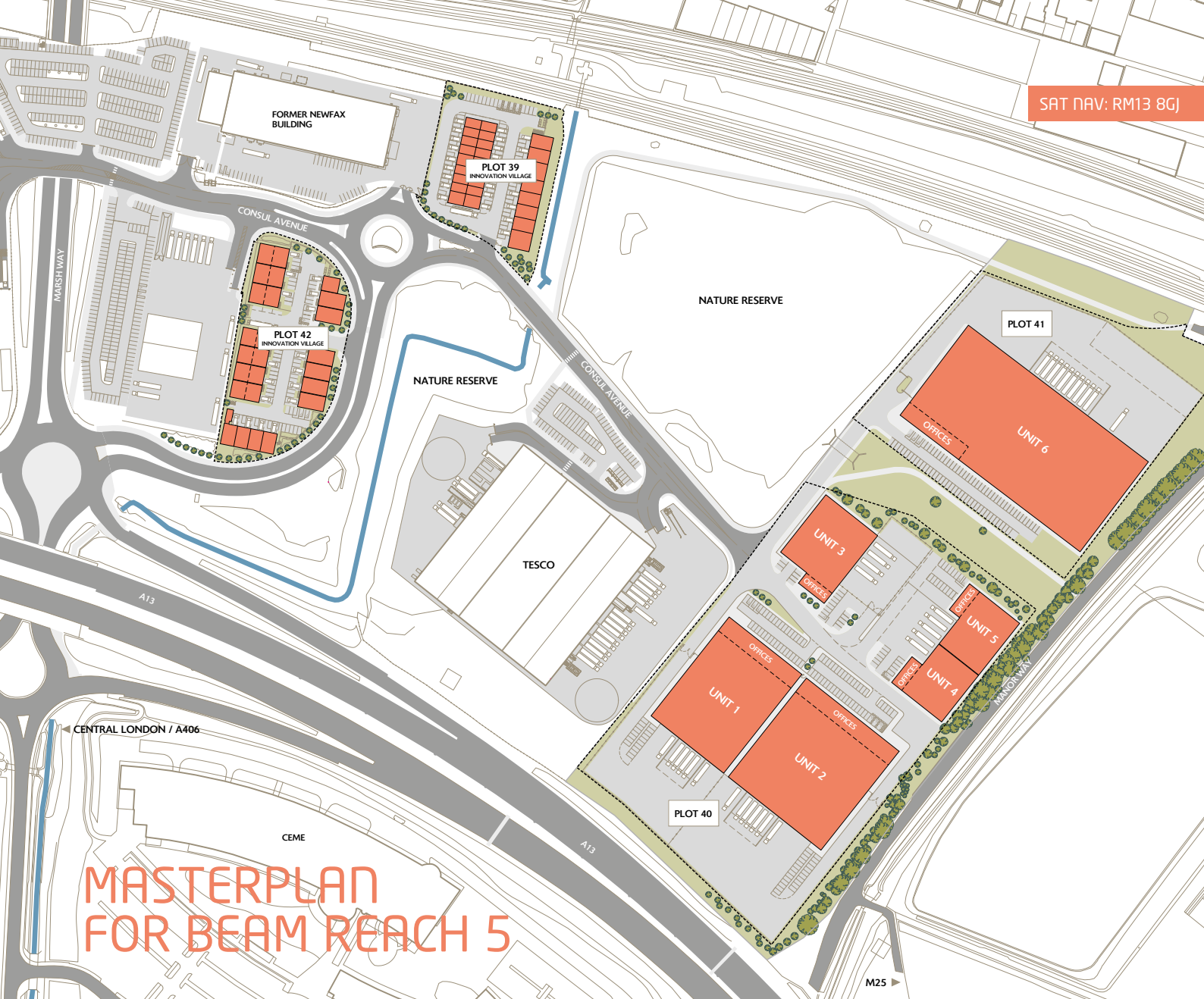
### OUR COMMITMENT TO GROWTH AND REGENERATION



CREATING UP TO  
**40 JOBS**  
during construction



CREATING UP TO  
**750**  
job opportunities



# MASTERPLAN FOR BEAM REACH 5

We would welcome any comments on our proposals or to register your interest in occupying the premises.

## FEEDBACK

If you are unable to attend the public consultation event on Thursday 3rd March or would like further details, please contact:

**Neil Impiazzi**  
[neil.impiazzi@segro.com](mailto:neil.impiazzi@segro.com)  
 SEGRO, 258 Bath Road, Slough, SL1 4DX

## PHASE 1

230,285 sq ft GIA on plots 39, 40 & 42

- 31st March 2016  
Planning application submitted
- 30th June 2016  
Planning permission granted
- October 2016  
Estimated start on site
- June/July 2017  
Estimated completion

## PHASE 2

102,984 sq ft GIA on plot 41

- September 2018  
Estimated start on site
- June 2019  
Estimated completion