


MOMENTUM


RAINHAM — LONDON

ENVIRONMENTAL, SOCIAL & GOVERNANCE SUMMARY



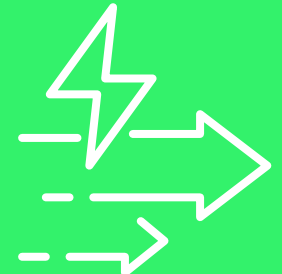
90%

OF ALL ELECTRIC VEHICLES
POWERED BY PV



£1M

£1M OF BASE BUILD
LANDLORD INVESTMENT IN PV




484K

ESTIMATED 484,000 MILES OF
CO2 FREE JOURNEYS POWERED
BY ON-SITE PV




£146K

£146K SAVINGS PER YEAR
TENANT SAVINGS OF CIRCA £146K
PER ANNUM (SUBJECT TO
FINANCIAL TERMS)



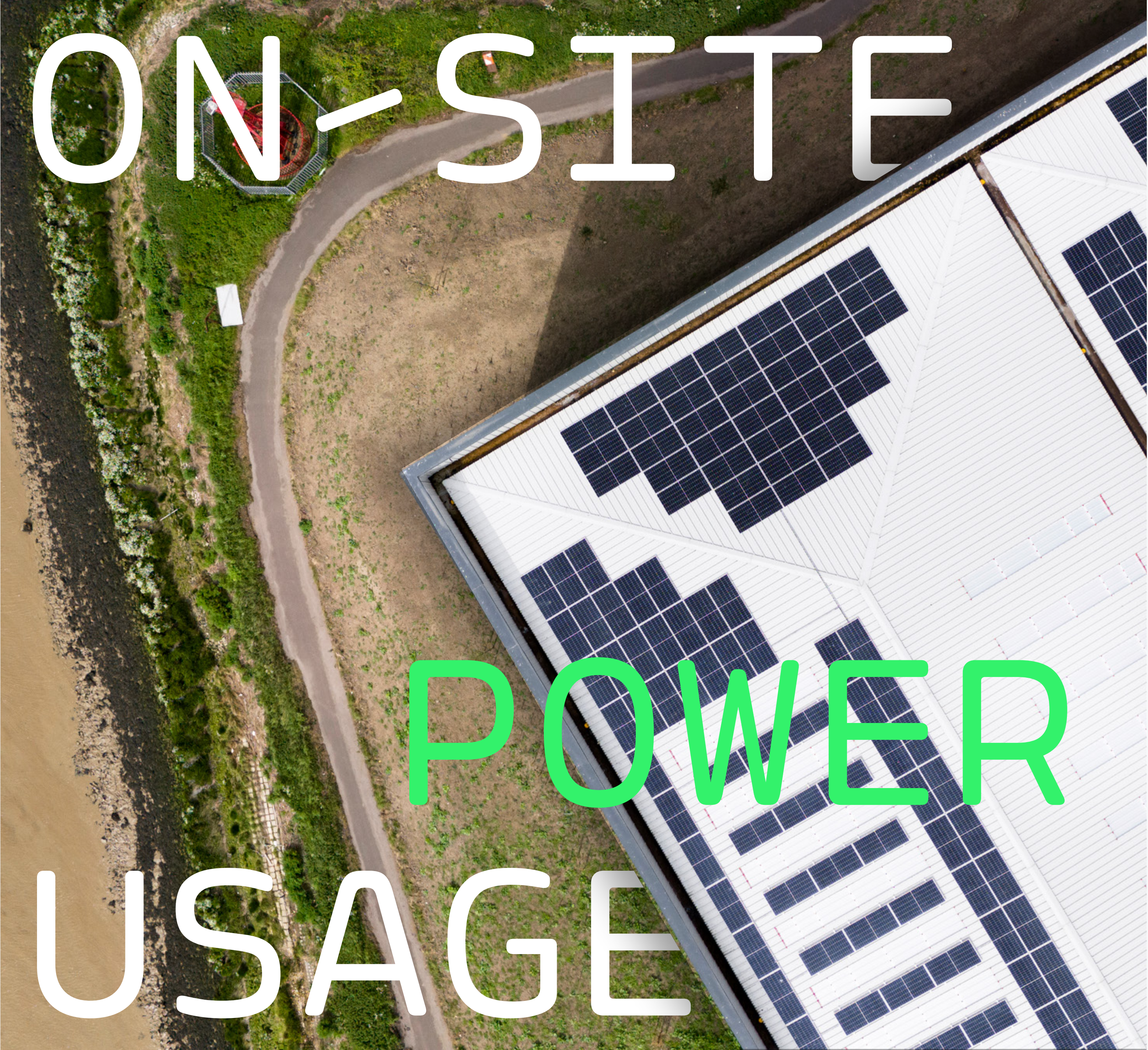
30%

UP TO 30% ELECTRICITY PRICE
SAVING OPTIONS AVAILABLE UPON
REQUEST. SAVINGS OF UP TO 30%
PER ANNUM FROM GRID



1.4MVA

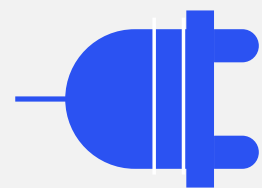
PV ESTIMATED TO PROVIDE
1.4MVA OF ELECTRICITY *IN
ADDITION TO 5MVA GRID
CONNECTION





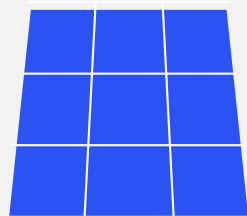
POTENTIAL ANNUAL SAVINGS PER YEAR

£319,000.00 PER YEAR ACROSS THE DEVELOPMENT.



20% EV CHARGING SPACES

Estimated 484,000 miles of CO2 free journeys powered by on-site PV



70% PV COVERAGE

Generating up to 1.45MVA of additional power



ENERGY EFFICIENCY

EPC A+ rating

EXCELLENT GRID CONNECTIVITY

OVERALL MAINS GRID CONNECTION PROVIDING UP TO 5.1MVA OF POWER.



BIODIVERSITY NET GAIN

The scheme has planted 199 new trees throughout the site



OFFICE CLASSIFICATION

Low energy design and specification

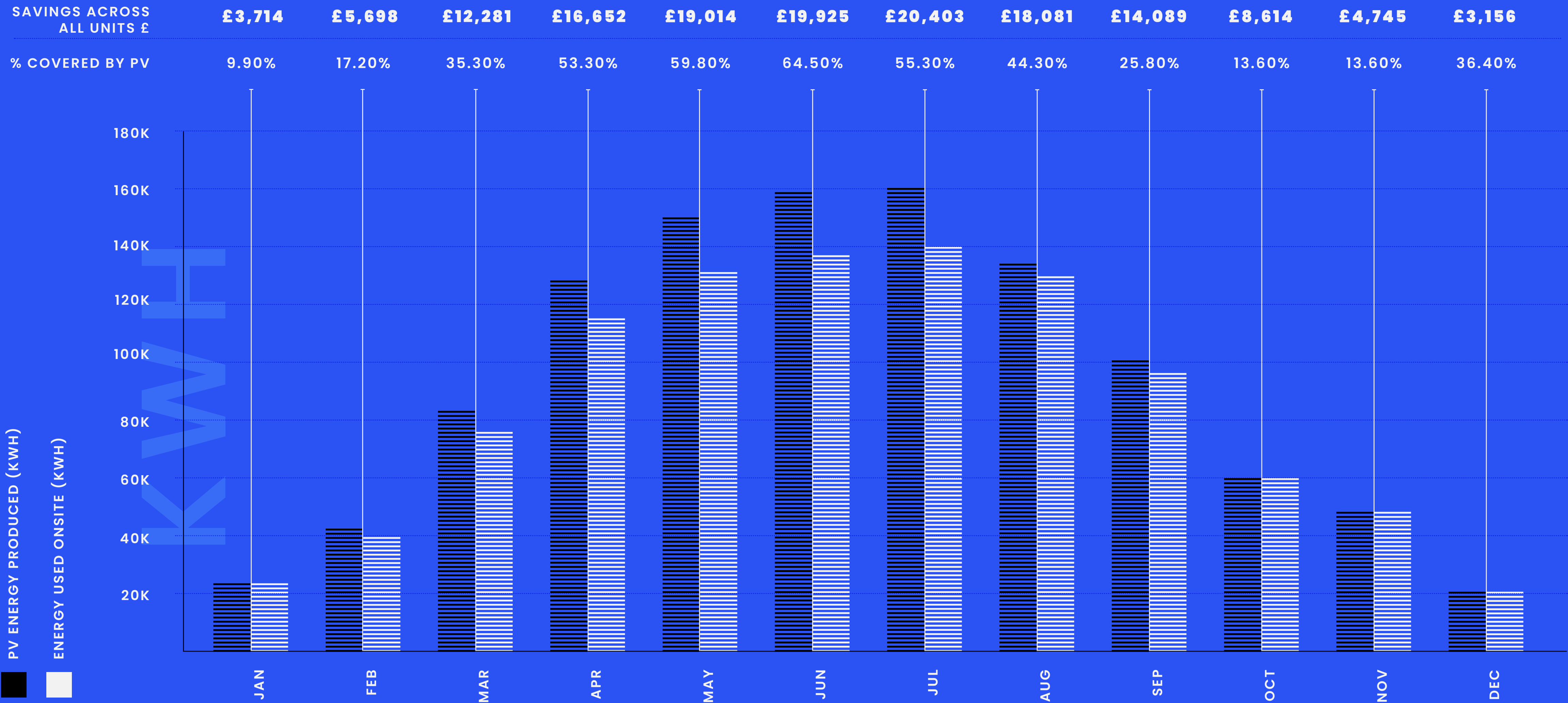


SUSTAINABILITY RATING

BREEAM 2018 rating of 'Excellent'

ALL UNITS COMBINED

POTENTIAL £146,377 SAVINGS ON AVERAGE EACH YEAR*



The consumption data simulation has been estimated according to "CIBSE Industry Energy – Benchmarking guide" for similar buildings / warehouse activities, taking into consideration the good practices of energy demand. This includes 55kWh/m2/year for general offices and 128kWh/m2/year for warehouse.

ACCUMULATED SAVINGS PER YEAR



**ANNUAL ENERGY
CONSUMPTION (KWH)**

2,776,989.67

ENERGY PPA PRICE (£/KWH)

0.25

**CURRENT ENERGY
PRICE (£/KWH)**

0.395

**TOTAL CURRENT
COST (£/YEAR)***

398,751.78

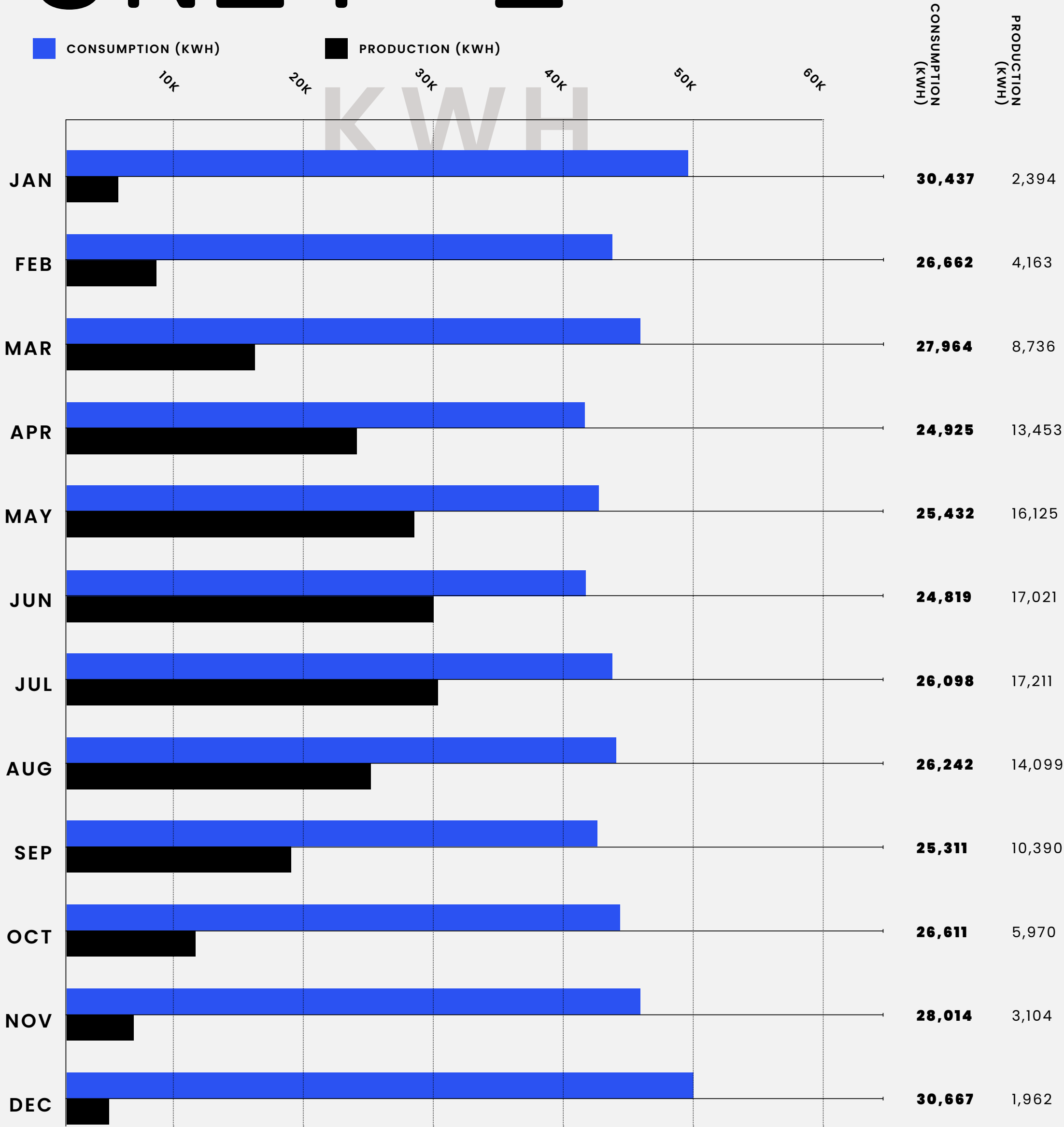
**TOTAL PPA
COST (£/YEAR)**

252,374.54

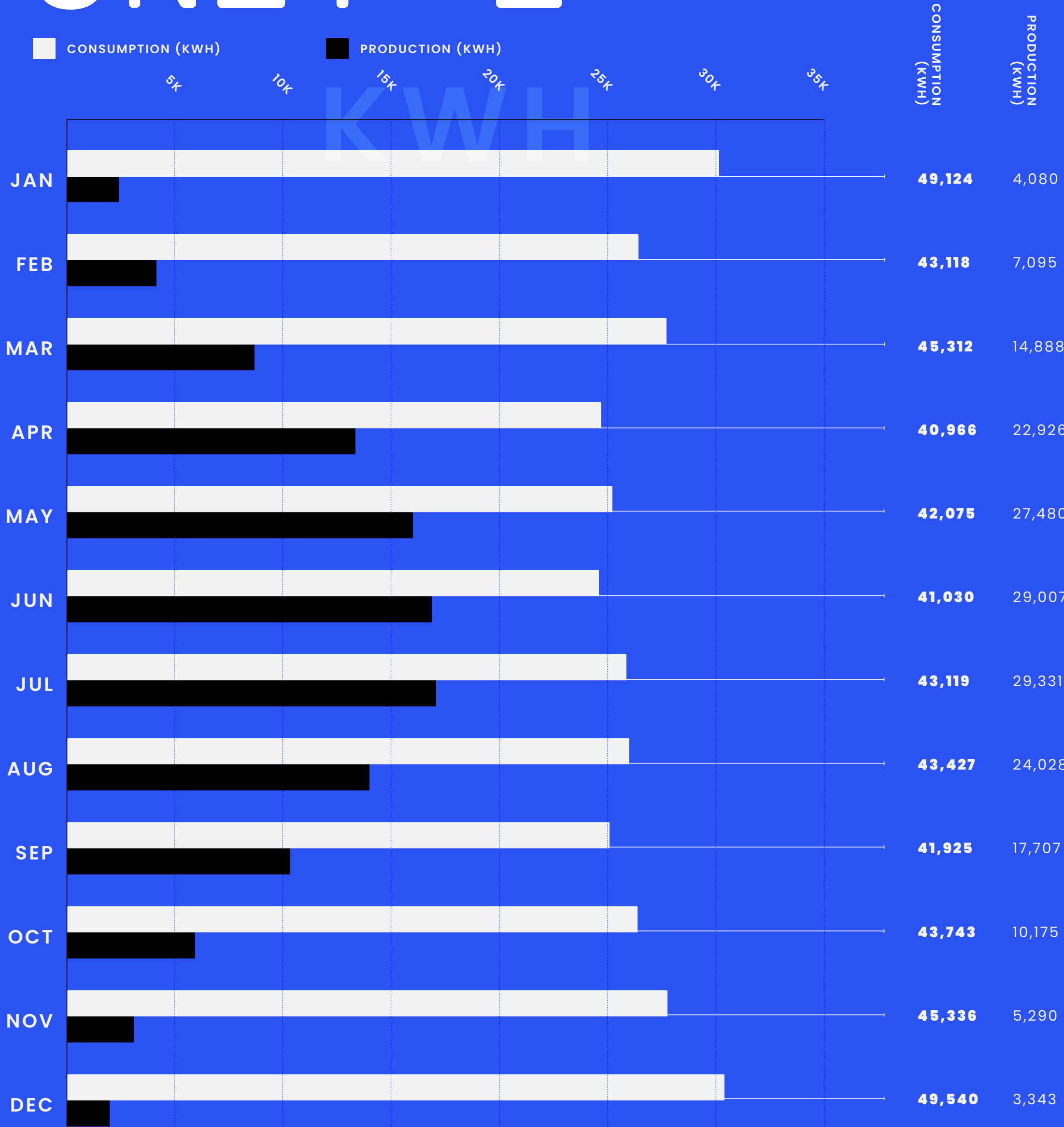
**TOTAL SAVING
(£/YEAR)**

146,377.23

UNIT 1



UNIT 2



The consumption data simulation has been estimated according to “CIBSE Industry Energy – Benchmarking guide” for similar buildings / warehouse activities, taking into consideration the good practices of energy demand. This includes 55kWh/m2/year for general offices and 128kWh/m2/year for warehouse.

UNIT 3



UNIT 4

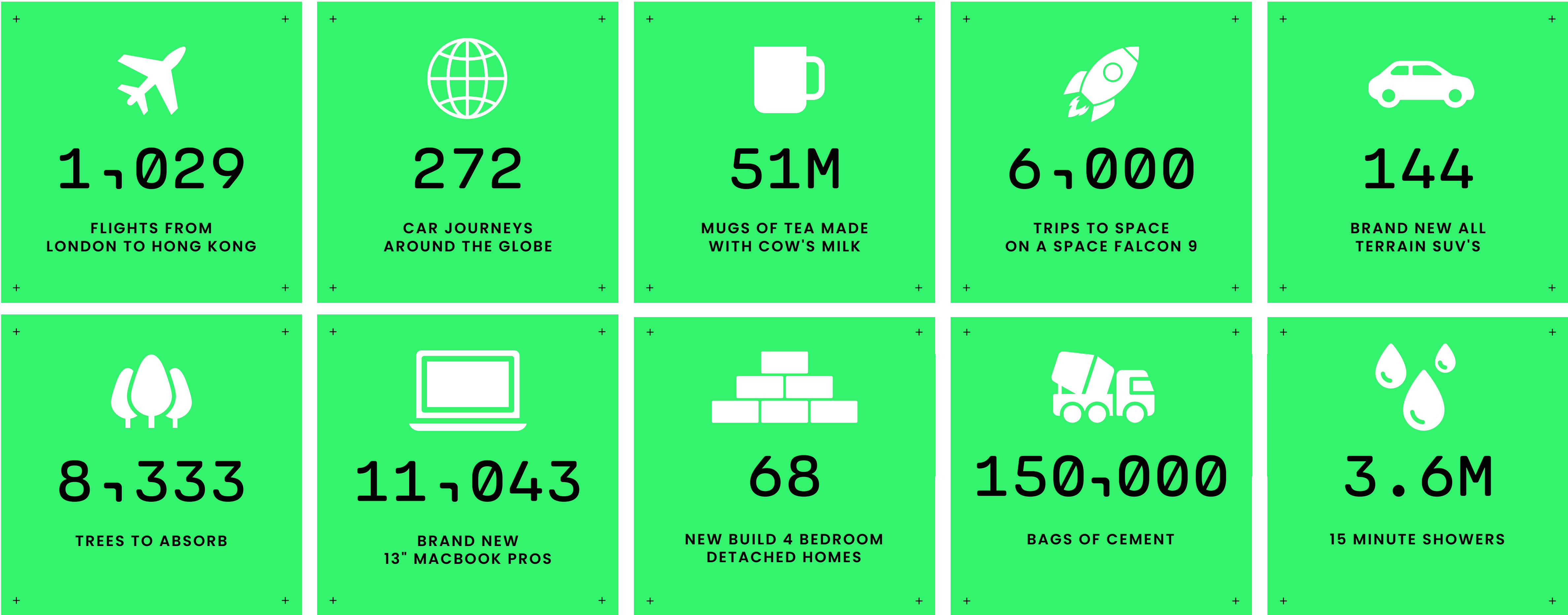


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CONSTRUCTION CARBON SAVING

CONSTRUCTION CARBON SAVING OF 3,600,000 kgCO₂e (3,600 TONNES) | 15% REDUCTION IN CONSTRUCTION CARBON FOOTPRINT

NET ZERO | WHICH IS EQUIVALENT TO



LANDSCAPING

PLANTING 199
NEW TREES OF 26
DIFFERENT SPECIES

4,310m² OF
SCRUB, HEDGEROW
AND AMENITY
LANDSCAPING

SWIFT TOWER
PROVIDES A
NESTING STATION
FOR 37 BIRDS

AND ECOLOGY

WE ARE BUILDING MOMENTUM

An exceptional logistics park with impeccable green credentials, Momentum sits on the bank of the River Thames on the city's doorstep in Rainham, setting a new benchmark in quality of build and location. We are proud to be building such a unique scheme alongside our partners at HBD.

PAUL SMITH, BARINGS

UNIQUE OPPORTUNITY

FOR MORE INFORMATION OR TO REQUEST A TENANT PACK PLEASE CONTACT:



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A development by:



www.momentum.london

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