

READY TO OCCUPY

BLUEPRINT

ERITH

# 4 INDUSTRIAL / WAREHOUSE UNITS FROM 19,554 – 31,790 SQ FT

With option to combine



CHURCH MANORWAY  
ERITH · KENT · DA8 1DG

BY Firethorn TRUST



M25 J1 · 5 miles

Frank's Park

A2016

City of London

# A BLUEPRINT FOR LOGISTICS



Centrally located within the M25 ring road, Blueprint Erith is the perfect logistics hub for urban distributors looking to enhance their operations.

Mapping out a market-leading standard for last-mile logistics, the four-unit scheme is in reach of more than half a million households, with direct access to Central London and the wider

motorway network, putting occupiers in a strategic position for distribution.

With a design centred on power, quality and sustainability, Blueprint Erith comprises a high-quality, modern working environment, delivered to net-zero carbon in construction, with a 'Very Good' target BREEAM rating.



5 Miles TO J1A M25



OVER 500,000 HOUSEHOLDS WITHIN A 20 MINUTE DRIVE



16 Miles TO CENTRAL LONDON

BLUEPRINT ERITH

**ACCOMMODATION** (All sizes GIA)

<b>UNIT 1</b>	sq ft	sq m
Ground Floor (inc. core)	21,468	1995
First Floor Offices (inc. facilities)	1,475	137
First Floor Storage	1,287	119
<b>Total</b>	<b>24,230</b>	<b>2,251</b>

Parking spaces	16
EV spaces	4
Yard depth	30M
Power	140kVA
Loading Doors	2

<b>UNIT 2</b>	sq ft	sq m
Ground Floor (inc. core)	17,418	1,618
First Floor Offices (inc. facilities)	1,304	122
First Floor Storage	832	77
<b>Total</b>	<b>19,554</b>	<b>1,817</b>

Parking spaces	13
EV spaces	3
Yard depth	30M
Power	120kVA
Loading Doors	2

<b>UNIT 3</b>	sq ft	sq m
Ground Floor (inc. core)	17,440	1,620
First Floor Offices (inc. facilities)	1,308	122
First Floor Storage	824	76
<b>Total</b>	<b>19,572</b>	<b>1,818</b>

Parking spaces	12
EV spaces	3
Yard depth	28M
Power	120kVA
Loading Doors	2

<b>UNIT 4</b>	sq ft	sq m
Ground Floor (inc. core)	28,214	2,621
First Floor Offices (inc. facilities)	1,932	179
First Floor Storage	1,644	154
<b>Total</b>	<b>31,790</b>	<b>2,954</b>

Parking spaces	22
EV spaces	4
Yard depth	32M
Power	170kVA
Loading Doors	2



**A BLUEPRINT FOR INNOVATION**

50KN/M2 FLOOR LOADING

UP TO 7.5 KN/M2 MEZZANINE FLOOR LOADING

UP TO 32M YARD DEPTH

SECURE GATED YARDS

EPC A

12M EAVES HEIGHT

24 HOUR ACCESS

SOLAR PANELS CAPABLE OF UP TO 6,800 KWH PA

NET ZERO CARBON CONSTRUCTION

BREEM 'VERY GOOD'



# A BLUEPRINT FOR QUALITY



BLUEPRINT  
ERITH

Featuring the enhanced Firethorn Trust specification, Blueprint Erith carries a market-leading design that stimulates productivity, promotes sustainability and boosts the bottom line.

In addition to a modern warehouse design, Grade-A mezzanine offices benefit from comfort cooling and LED lighting, while welfare facilities look to enhance employee satisfaction.



15% ROOFLIGHTS ALLOWING FOR ABUNDANCE OF NATURAL LIGHT



INTERNAL CYCLE STORAGE FOR EACH UNIT



KITCHENETTE FACILITIES FOR EACH UNIT



SHOWER FACILITIES

# A BLUEPRINT FOR SUSTAINABILITY

Internationally recognised for delivering industry-leading 'eco-warehouse' schemes, and certified as a Carbon Neutral Company, Firethorn Trust is setting the framework for sustainable development.

With a commitment to create buildings that support business aspirations for excellent environmental performance, Firethorn endeavours to

implement sustainable solutions into the fabric of every design.

In addition to a net-zero carbon construction and a target 'Very Good' BREEAM rating, Blueprint Erith comprises energy-saving design features to add value and bottom-line savings, whilst minimising environmental impact - now and for the future.



## UP TO 6,800 KWH PER ANNUM FROM SOLAR PVs

Provided as part of base specification and providing potential savings of up to £2,314 pa\*, with roof capable of holding full covering of solar PVs and allowance provided for battery storage connection.



## OPTIMISING NATURAL LIGHT

Triple-skinned factory assembled rooflights can save up to 13% a year on running costs by maximising natural sunlight.



## ENERGISED FOR THE FUTURE

An online energy dashboard means you can proactively monitor and manage your consumption.



## 20% PARKING SPACES FITTED WITH EV CHARGE POINTS

With ducting provided for 100% EV parking spaces and future HGV charge points.



## RECYCLED & RECYCLABLE

Building material choices look to reduce waste and contribute to a greener world.



## REDUCING WATER USAGE

We use rainwater harvesting for in-toilet flushing and other non-potable applications.



\*calculated October 2022 @ 0.34p



# A BLUEPRINT FOR SUCCESS



79.4%

of Bexley population economically active compared to 78.5% GB average.



Over 500,000

households within a 20 minute drive time.



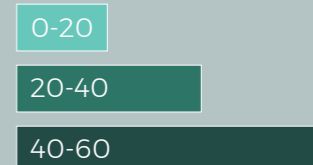
14.5%

of Bexley population employed in transport, storage and manufacturing compared to 7.2% London average.



Distance	Population	Households
Up to 20 minutes	1,261,209	503,720
Up to 40 minutes	7,973,282	3,250,555
Up to 60 minutes	12,534,279	5,037,256

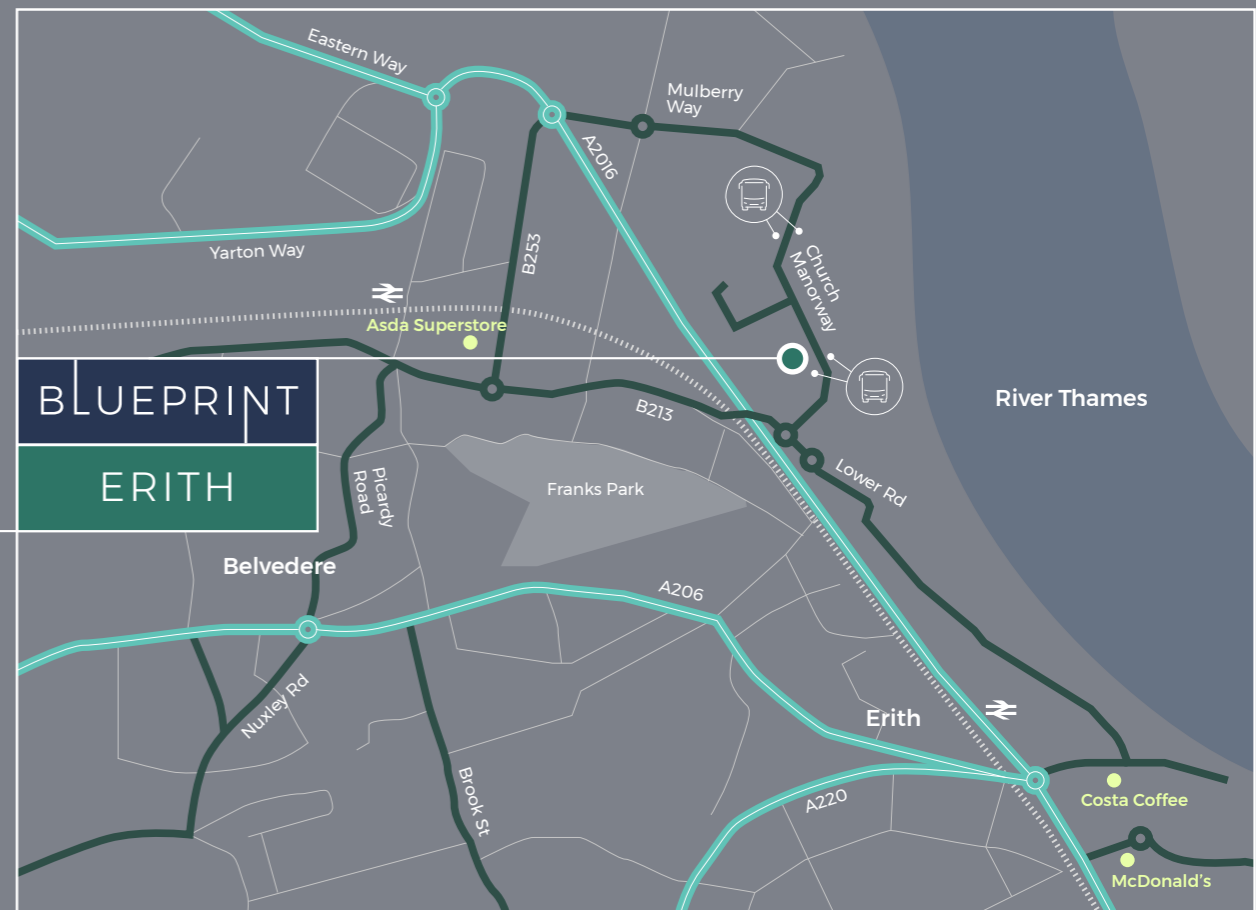
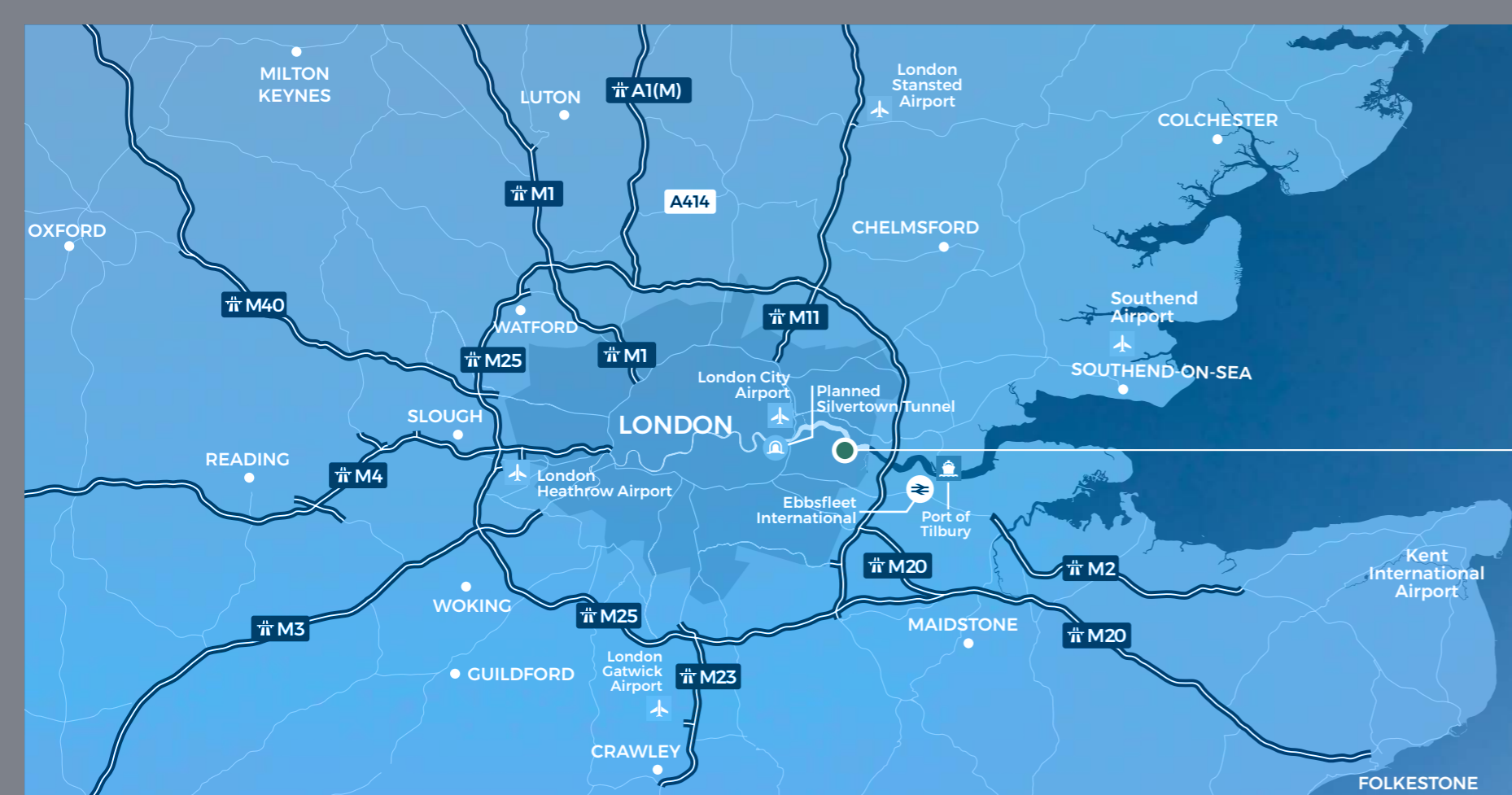
Drive times in minutes



Blueprint Erith is situated within the Thames Gateway district, at the heart of the Belvedere & Erith Industrial Zone, which is currently a focus of investment and a major growth area for jobs, transport and industry.

The ward of Erith is home to more than 12,000 residents, with more than half a million households within a 20-minute drivetime, providing access to a wide employment pool.





# A BLUEPRINT FOR CONNECTIVITY

Located within the Borough of Bexley, which has a population of almost 250,000 residents, Blueprint Erith is an ideal last-mile location, providing easy access to the M25, Central London and transport links across rail, air and sea.

## DRIVE TIMES

Roads	Miles	Mins
M25 J1	5	13
Dartford Crossing	6	18
Blackwell Tunnel	9	28
A205 South Circular	8	20
A406 North Circular	18	32

## Locations

Woolwich	6	16
Sidcup	7	24
Greenwich	8.4	20
City of London	13	43
Central London	16	62

## Rail / Air / Ports

Belvedere Train Station	1	4
Erith Train Station	1.1	3
Abbey Wood (Elizabeth Line)	2.5	7
London City Airport	8	40
Tilbury Docks	16	30
London Gateway	19	36
London Stansted Airport	41	52
Dover Port	66	80
Port of Felixstowe	82	96

## TRAIN TRAVEL INTO LONDON

Elizabeth Line Station	Mins
(From Abbey Road, 2.5 miles)	
Canary Wharf	11
Liverpool Street	18
Paddington	29
Southeastern Rail Station	Mins
(from Belvedere Station, 1 mile)	
Greenwich	23
London Bridge	35
Cannon Street	39
Charing Cross	44



Sat Nav: DA8 1DC



what3words:  
///lakes.decks.cycles



M25 J1





**Rainham**  
Rainham, Kent  
Three high quality last mile logistics units  
11,963 to 51,784 sq ft

**Sherburn 42**  
Sherburn-in-Elmet, Leeds  
4 prime industrial / distribution units  
from 57,750 - 280,000 sq ft



**Ascent Logistics Park**  
Leighton Buzzard  
Eight warehouse / industrial units  
14,140 to 123,490 sq ft



**Barnsley 340**  
340,000 sq ft Grade-A logistics unit

# WE ARE FIRETHORN

We deliver logistics warehousing that is modern, adaptable and allow businesses to connect quickly and easily with their customers.

As one of the country's most forward-thinking developers, we proactively seek out new opportunities that have the

potential to deliver net-zero carbon logistics solutions, with the highest sustainability and wellness standards.

As we invest, develop and deliver, we remain true to our core values of being progressive in our thinking, decisive in our actions and committed to high standards.

**Peterborough South**  
Peterborough  
Three warehouse / logistics units  
94,225 to 240,830 sq ft



**Link Logistics Park**  
Ellesmere Port  
Two new warehouse / logistics units of 654,225 sq ft and 107,506 sq ft

## BLUEPRINT SOUTHALL

300,000 sq ft of prime logistics space  
Southall · West London





**Chris Beer**  
**Asset Manager**  
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**Chris Webb**  
**Partner**  
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We create spaces that connect business, people and places. Delivering mid-box logistics warehousing spaces across the UK to enable businesses to connect quickly and easily with their customers.

For more information please contact the agents:



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