



TO LET

LONDON BRENTWOOD COMMERCIAL PARK

126,307 sq ft industrial / distribution unit

CM13 3LS | M25 J29

Space for new opportunities



Fronting the junction of the A128/A127 dual carriageway at East Horndon – only three miles from the M25 – Unit 1 at London Brentwood Commercial Park provides 126,307 sq ft of industrial and logistics space suitable for B1(c), B2 and B8 use.

As the first property to be delivered as part of this 21.5-acre development, customers will benefit from a high quality commercial park environment, coupled with excellent transport links.

Key benefits:



Fast access to the M25



Reach 22 million consumers in a two-hour drivetime*



'Best in class' specification



Delivered to a BREEAM 'Excellent' standard and A+ (-35) EPC

*Source: Esri & Michael Bauer Research, 2022

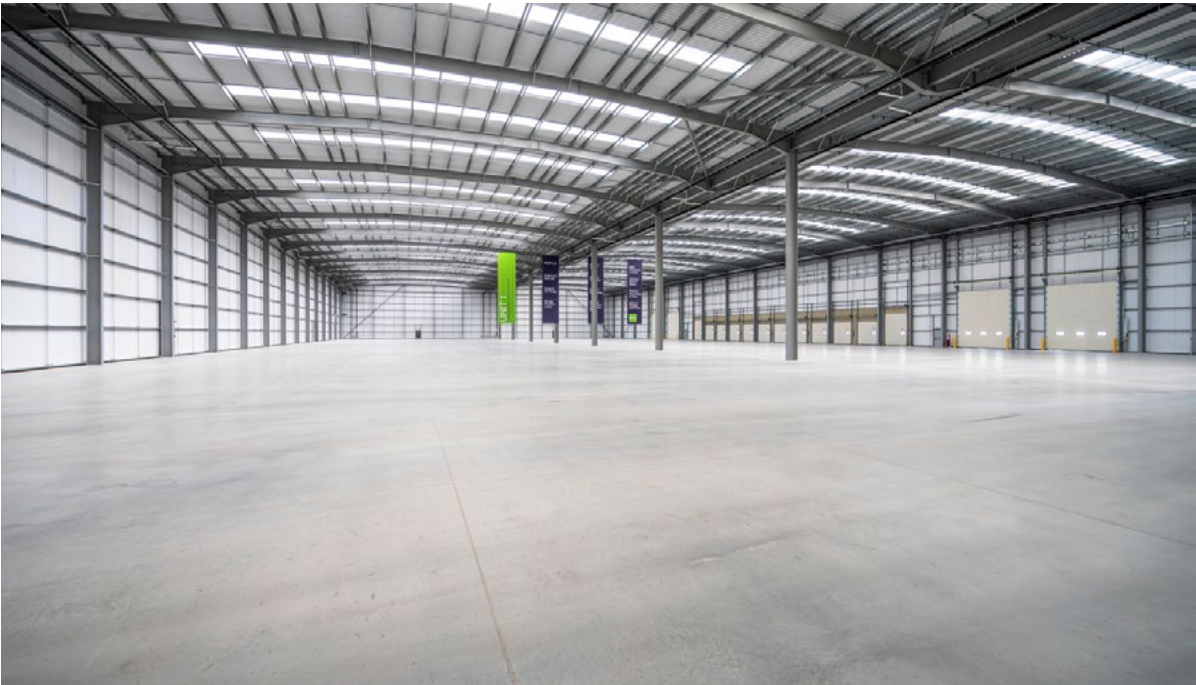
MARKET-LEADING SPECIFICATION

126,307 sq ft

London Brentwood Commercial Park will become a new business community, offering future-ready industrial and logistics space.

The 126,307 sq ft Phase 1 scheme combines highly-specified warehouse space with 15,455 sq ft of Grade A offices, designed to offer customers flexibility and maximise operational efficiency.

-  12m clear internal height
-  27 HGV spaces
-  40-60m yard depth
-  106 car parking spaces
-  50kN/m² floor loading
-  6 electric car charging spaces
-  1 MVA with more supply possible
-  Infrastructure for electric vehicle fleets
-  Solar PV system of 1,050kWp
-  SolarWall® providing solar air heating
-  'Chill store' ready (CA Twin-Therm® Chronus cladding)
-  56 cycle spaces
-  12 loading dock doors (6 standard, 4 double-decks and 2 multi-docks)
-  Self-contained and secure yard
-  4 level access doors
-  Headquarter-style offices



SITE PLAN

AREA SCHEDULE

Unit 1	sq m	sq ft
Warehouse	9,724.5	104,674
Undercroft	450.3	4,847
Ground floor offices	209.5	2,255
First floor offices	634.7	6,832
Second floor offices	635.7	6,843
Plant deck	79.5	856
TOTAL	11,734.2	126,307

M25 (J29) 3 miles



Warehouse space
Office space





SETTING A BENCHMARK FOR ESG

London Brentwood Commercial Park has been designed to improve energy efficiency and reduce carbon emissions, leading to energy, cost and maintenance savings over the lifetime of the building. Delivered to a BREEAM 'Excellent' standard and A+ (-35) rated EPC, Unit 1 includes the following features:

-  Carbon neutral cladding envelope
-  Full rooftop solar PV system
-  Air tightness far in excess of current building regulations
-  12% roof lights providing optimum natural light
-  Carbon neutral carpet tiles
-  Ceiling tiles with a high percentage of recycled content
-  Solar wall thermal heating
-  Solar thermal hot water
-  LED lighting to offices and external areas
-  Smart metering
-  Low NOx condensing boiler
-  Electric car charging points
-  Infrastructure for future electric vehicle fleets
-  Rainwater harvesting and water saving devices



INVESTING IN RENEWABLES

We are increasing our investment in on-site renewables as we work with our customers to deliver smart energy solutions.

With automation and increasing use of technology placing greater demands on energy usage, incorporating full rooftop arrays of solar photovoltaics (PV) on our properties provides our customers with the opportunity to benefit from the latest in solar technology, offering low cost clean energy that can meet their operational needs.



Realise significant energy cost savings over your property's lease term



Reduce your operational carbon footprint



Achieve greater cost certainty, minimising your exposure to grid energy price inflation



Purchase your energy at a discount to market pricing



Meet your corporate sustainability objectives, including ESG targets.

How does it work?

As building owner, Goodman funds, installs and operates the solar PV installation.

Goodman is responsible for the ongoing operation and maintenance of the proposed system over the lifetime of the lease. Ongoing system monitoring will also be provided, giving customers full visibility of data and access to real-time performance information.





Locating close to the M25 provides access to world-class multimodal infrastructure, combined with excellent connectivity to UK, European and global markets.

Logistics and distribution businesses can benefit from proximity to the major East Coast sea ports – Felixstowe, Dover, London Gateway, Port of London, Tilbury, Harwich and The Channel Tunnel – six port-side rail freight terminals and fast access to the national motorway network via the M25.

A HUB FOR LOGISTICS

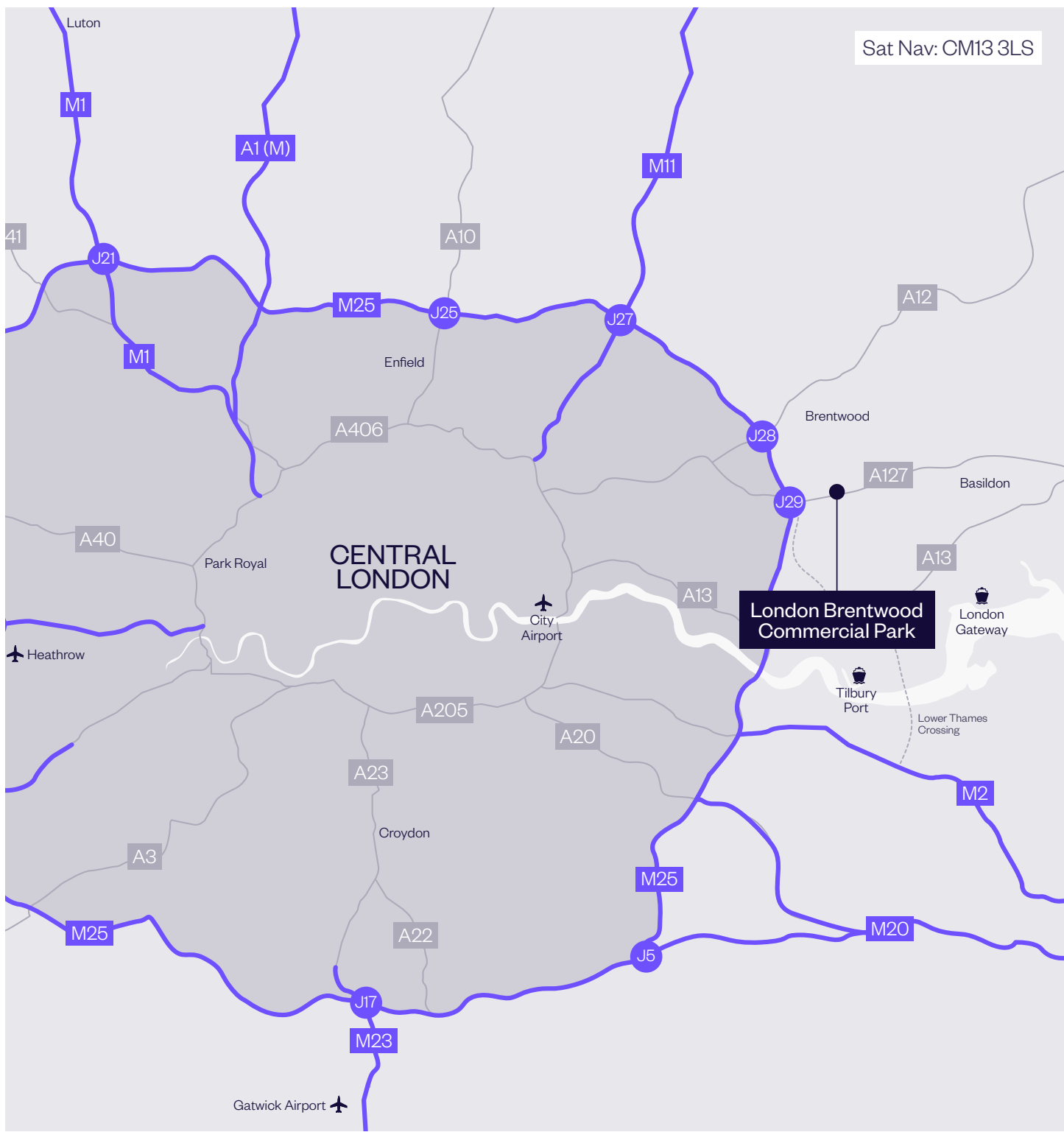


Local businesses include DHL, Great Bear Distribution and DB Schenker.

LOCATION

Located three miles from Junction 29 of the M25 between Brentwood and Basildon, London Brentwood Commercial Park is ideally placed to serve London and the South East, while providing fast access to the M1, A1(M), M11 and M2.

Less than 30 miles from Central London, businesses can reach 9.4 million people within a 60-minute HGV drivetime, with a combined purchasing power of £220.4 billion, extending to 21.7 million consumers within a two-hour drive.





DISTANCES



ROAD

M25 (J29)	3 miles
A13	6 miles
M25/A12	7 miles
Queen Elizabeth II Bridge	11 miles
M25/M11	15 miles
M25/M20	20 miles
Central London	26 miles
M25/M1	40 miles
Channel Tunnel	69 miles



AIRPORTS

London City Airport	22 miles
London Stansted Airport	30 mile
London Gatwick Airport	47 miles
London Heathrow Airport	62 mile



PORTS

London Gateway	9 miles
Port of Tilbury	11 miles
Harwich International Port	61 miles
Port of Felixstowe	71 miles
Port of Dover	76 miles

Source: Google Maps

ACCESS

RAIL

West Horndon Railway Station is on the c2c mainline and offers direct services to London Fenchurch Street within 30 minutes. Located just over a mile from London Brentwood Commercial Park, it is accessible by bus and only a twenty-minute bike ride from the site. Brentwood Station is five miles away and provides new services on Crossrail's Elizabeth Line.

BUS

Bus service 565 serves the site, with routes between Brentwood, East and West Horndon, and Bulphan. The nearest bus stop is located at Dunton Hills Farm on the A128 (Tilbury Road), which can be accessed by a new footpath from the development.



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