

**BRAND NEW INDUSTRIAL /
DISTRIBUTION UNIT
129,495 SQ FT**

AP129

ARTERIAL PARK, ESSEX, RAYLEIGH, SS6 7FY

**AVAILABLE FOR OCCUPATION
IN SPRING 2024**



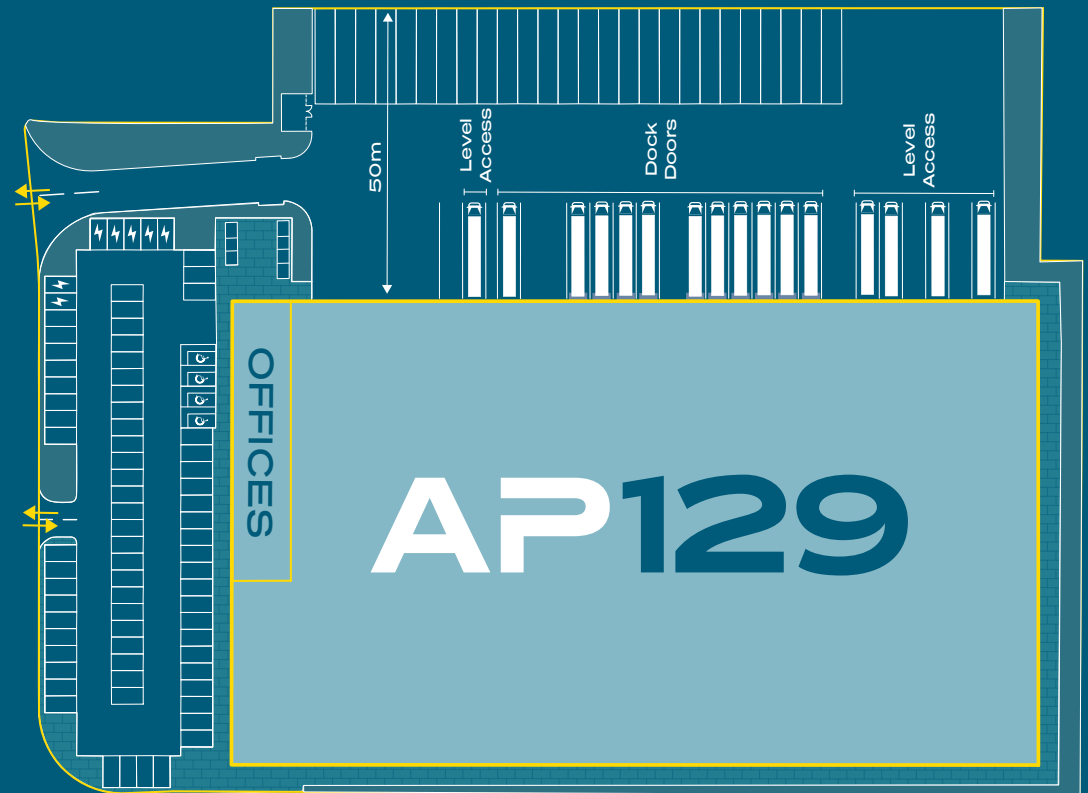
BUSINESS SOLUTIONS

AP129 is a brand new highly specified industrial/distribution unit located on Arterial Park, Rayleigh, Essex. This 129,495 sq ft detached secured warehouse benefits from a large 50m loading yard, great access to the M25, and best in class ESG credentials. AP129 is the largest unit in the Phase 2 development.

AP129	SQ FT	OFFICES
Warehouse	117,385	Grade A open plan office
Offices	12,110	VRF to provide heating and comfort cooling
Total GIA	129,495	Double height glazed entrance / HQ reception LED lighting with smart control

SPECIFICATION

Minimum Eaves Height	12.5M
Dock Loading Doors	13
Ground Level Loading Doors	4
Floor Loading	50KN
Car Parking	80
HGV Parking	26
Cycle Spaces	48
Power	1,150KVA
Yard Depth	50M



Swift access to London Gateway Container Port



Excellent local labour pool with a 664,410 resident population within a 20 minute drive of the park



Ease of access to central London and national transport network



Strategically located between the M25 (J29), A130, A12 and A13 road networks

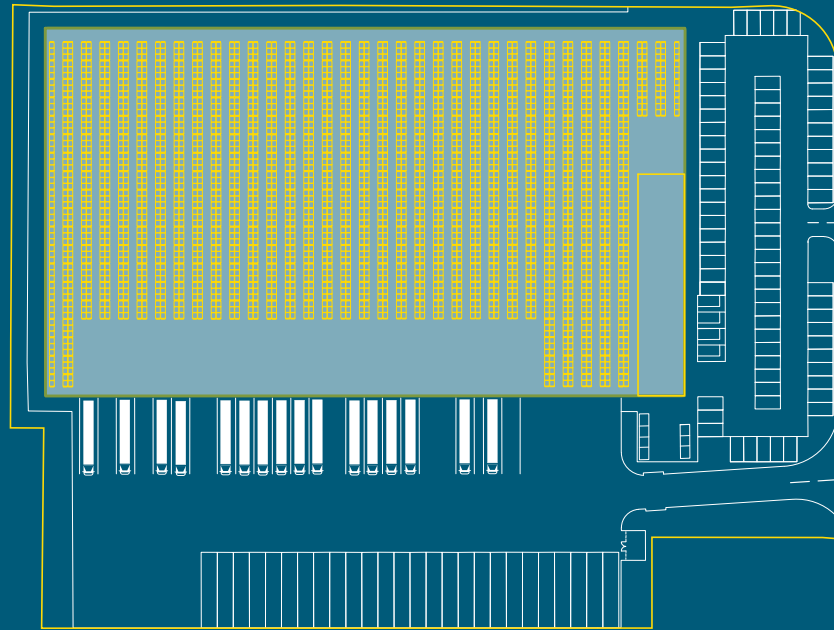


High quality specification private estate with a landscaped environment



Prominent location fronting the A127

FLEXIBLE RACKING LAYOUTS

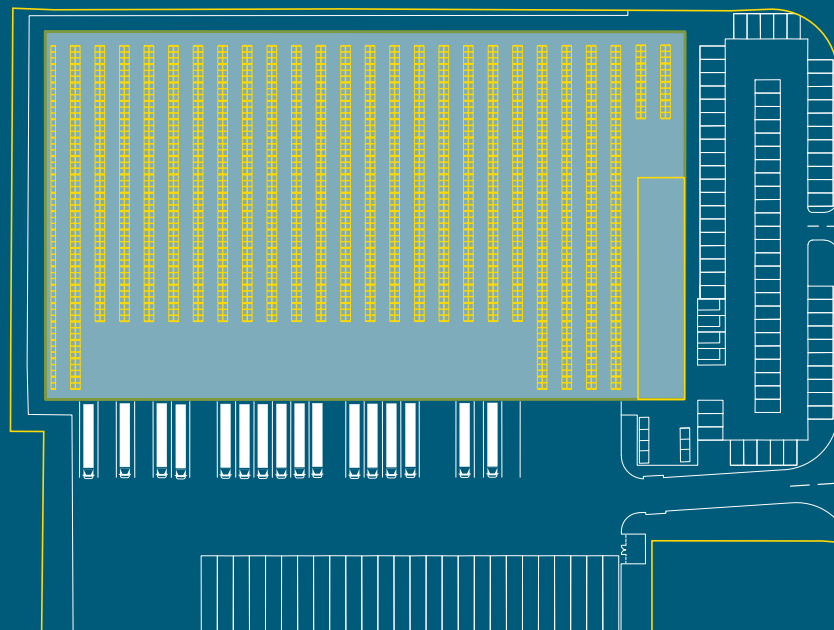


1m SCALE 1:50

Narrow Aisle Option

1.8m Pallet Height, Total Pallets - 15,108

1.6m Pallet Height, Total Pallets - 18,130



1m SCALE 1:50

Wide Aisle Option

1.8m Pallet Height, Total Pallets - 11,338

1.6m Pallet Height, Total Pallets - 13,606



Click for the 360° Tour

CREATING ESG FOCUSED UNITS

Mirastar have an unrivalled track record in developing environmentally sustainable buildings. The focus on ESG objectives ensures a tenant's environmental impact is reduced, whilst at the same time minimising a tenant's overall operating costs.



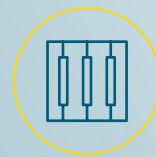
Targeting EPC
Rating 'A'



9 EV
Charging Spaces



Targeting BREEAM
'Excellent'



Rooflights Providing
Natural Light



Rooftop Solar
PV Panels*



Water Leak
Detection



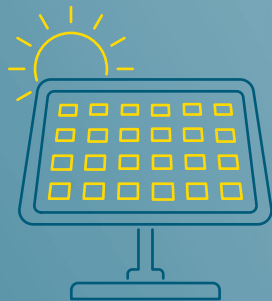
Electric Office Heating Via ASHP
(Air Source Heat Pumps)



Air Tightness Exceeding
Building Regulations



Pir Controlled LED Lighting
to Offices and External Areas



*BESPOKE SOLAR PACKAGES

Subject to terms and power usage we can offer occupiers up to 100% carbon offset via onsite generation using rooftop solar PV. Capex or PPA packages are available subject to funding. Whilst also offering carbon savings, solar packages can result in considerable reductions on electricity bills.

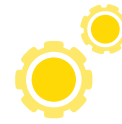
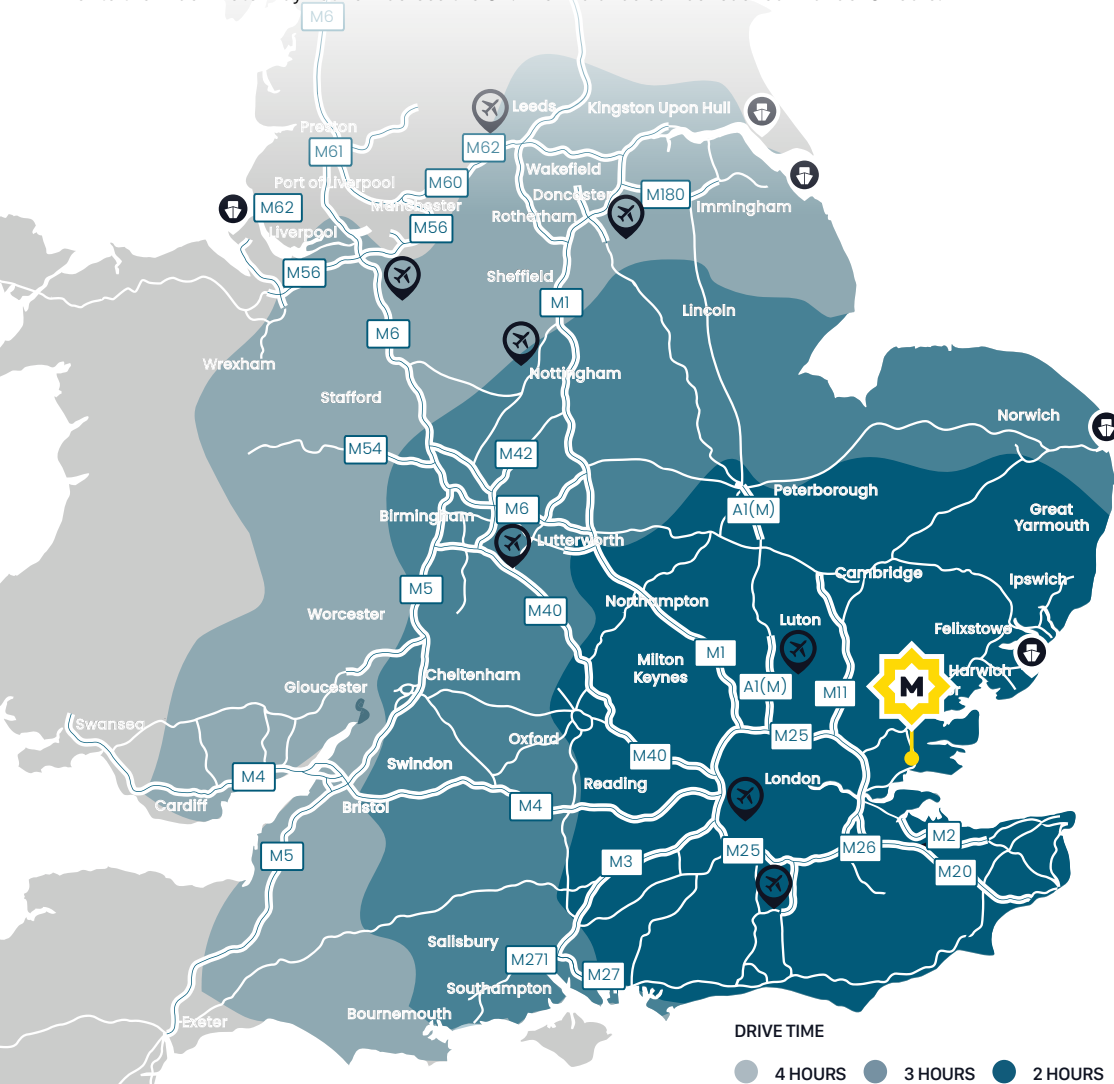
Please contact our agents if you would like more information on a bespoke package.



LONDON AND BEYOND

Arterial Park is strategically located four miles to the east of Basildon and ten miles to the south of Chelmsford at the junction of the A127 and A1245 roads.

The A127 gives direct access to the M25 (J29) in just 14 minutes, enabling further access into central London and onto the wider motorway network across the UK. The Midlands can be reached in under 3 hours.



9.4%

Of people in the surrounding area are employed in the manufacturing sector, 2% higher than UK average.



36,705

People in the surrounding area are employed in the transport and storage sector.



£576

Average weekly pay, £136 per week lower than the London average.



664,410

Resident population within a 20 minute drive.



A13 3.4 miles / 13 mins	M25 14 miles / 16 mins	M1 / A1 43 miles / 1hr 5 mins	Central London 36.6 miles / 1 hr 7 mins
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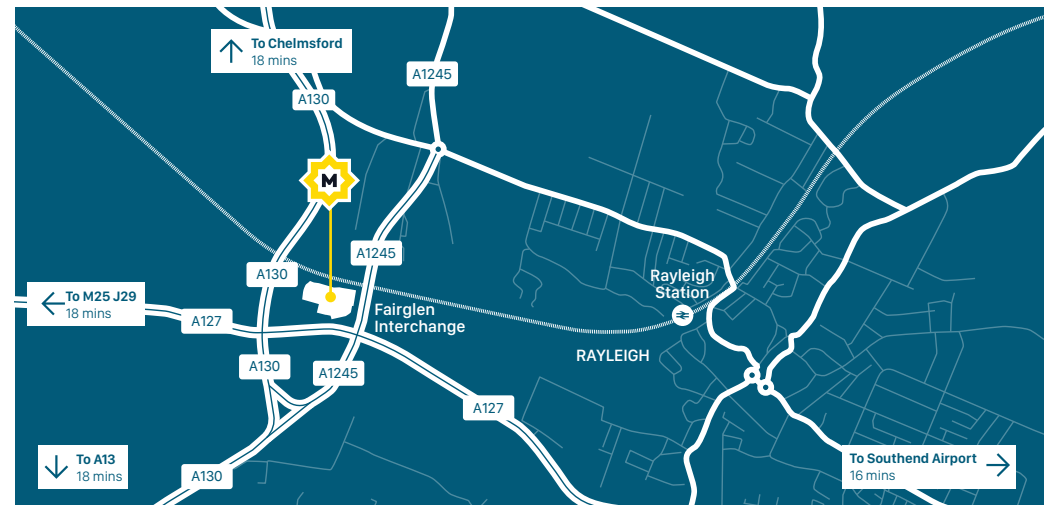
Southend 7.1 miles / 13 mins	London City 37 miles / 43 mins	Gatwick 54 miles / 58 mins	Heathrow 68 miles / 1 hr 10 mins
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Pitsea (c2c) 4 miles / 7 mins	Rayleigh 2.7 miles / 11 mins	London Liverpool St 33.3 miles / 55 mins	Euston 36.1 miles / 1 hr 10 mins
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Tilbury 24 miles / 16 mins	London Gateway 12 miles / 21 mins	Felixstowe 65 miles / 1 hr 27 mins	Immingham 202 miles / 3 hrs 41 mins
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FURTHER INFORMATION

For further information please contact the joint agents:

TERMS

Available leasehold only.

CBRE

GLENNY

DTRE

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