

**BRAND NEW INDUSTRIAL /  
DISTRIBUTION UNIT  
70,800 SQ FT**

**AP70**

ARTERIAL PARK, ESSEX, RAYLEIGH, SS6 7FY

**AVAILABLE FOR OCCUPATION  
IN SPRING 2024**



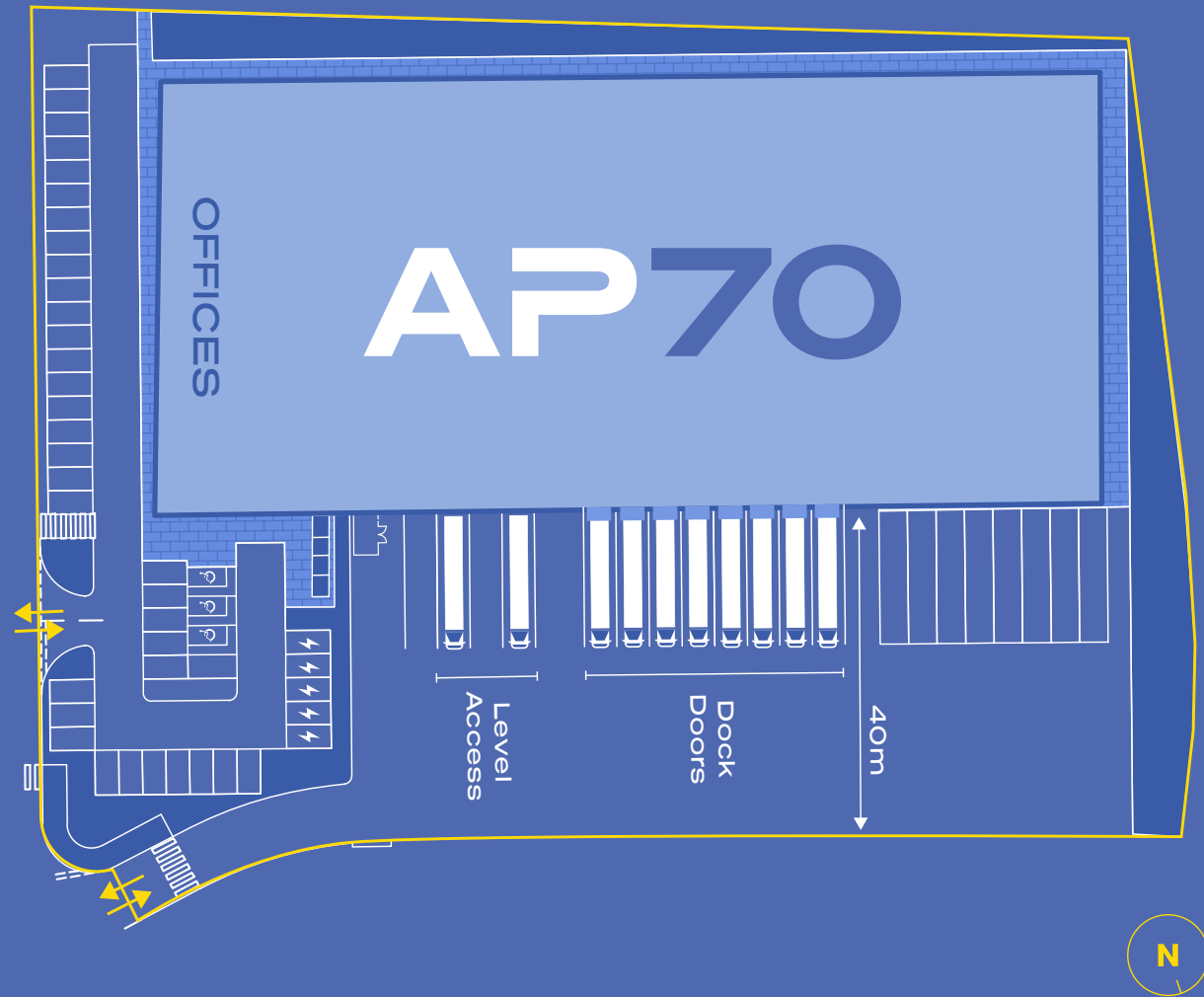
# BUSINESS SOLUTIONS

AP70 is a brand new highly specified industrial/distribution unit located on Arterial Park, Rayleigh, Essex. This 70,800 sq ft detached secured warehouse benefits from great access to the M25 along with best in class ESG credentials. AP70 is part of the 10 new units in the Phase 2 development.

AP70	SQ FT	OFFICES
Warehouse	64,565	Grade A open plan office
Offices	6235	VRF to provide heating and comfort cooling
Total GIA	70,800	Double height glazed entrance / HQ reception LED lighting with smart control

## SPECIFICATION

Minimum Eaves Height	12.5M
Dock Loading Doors	8
Ground Level Loading Doors	2
Floor Loading	50KN
Car Parking	43
HGV Parking	8
Cycle Spaces	30
Power	650KVA
Yard Depth	40m



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

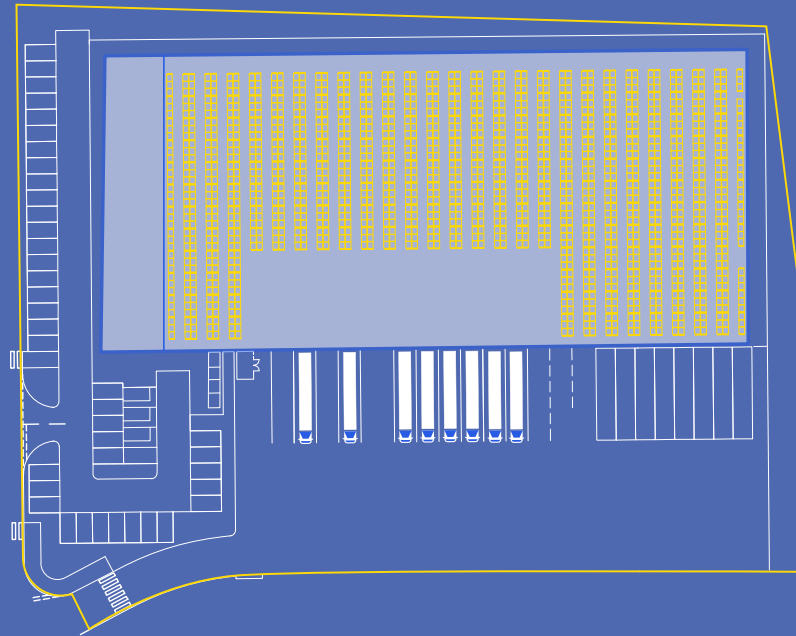


High quality specification private estate with a landscaped environment



Prominent location fronting the A127

# FLEXIBLE RACKING LAYOUTS



1m SCALE 1:50

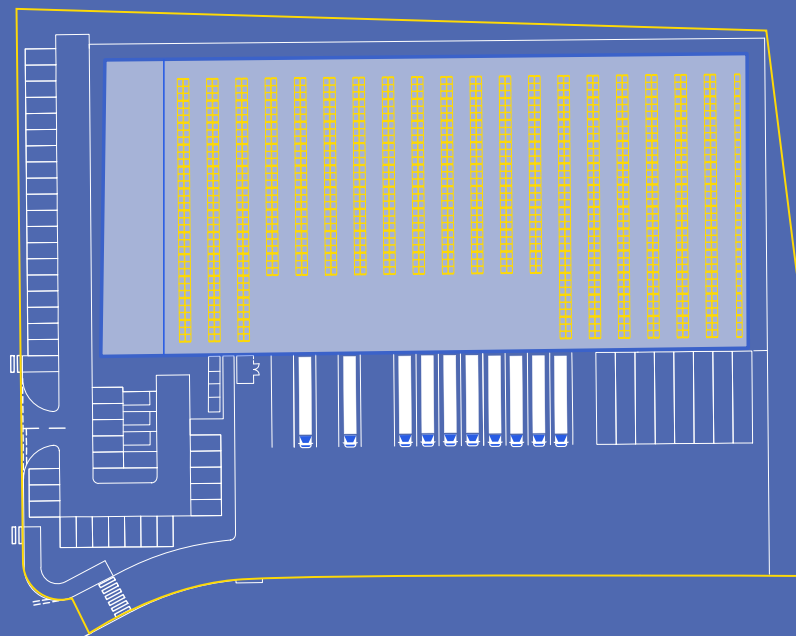
## Narrow Aisle Option

1.8m Pallet Height, Total Pallets - 8,066

1.6m Pallet Height, Total Pallets - 9,680



Click for the 360° Tour



1m SCALE 1:50

## Wide Aisle Option

1.8m Pallet Height, Total Pallets - 6,121

1.6m Pallet Height, Total Pallets - 7,346



# 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.



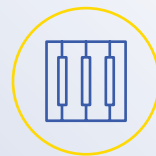
Targeting EPC Rating 'A'



5 EV Charging Spaces



Targeting BREEAM 'Excellent'



Rooflights Providing Natural Light



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



Rooftop Solar PV Panels\*



## \*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.

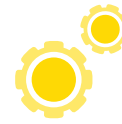
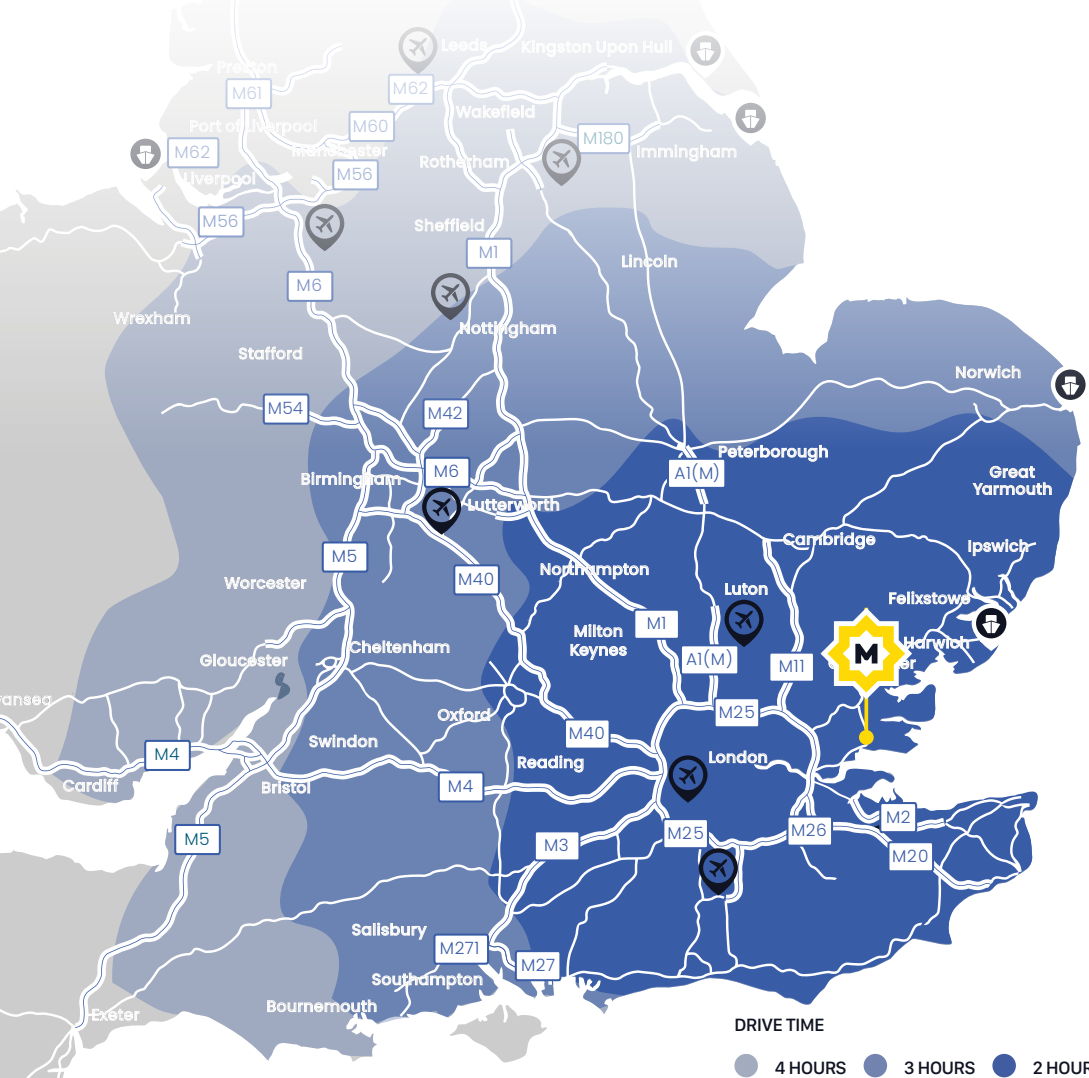
Please contact our agents if you would like more information on a bespoke package.

# 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
----------------------------	---------------------------	----------------------------------	--



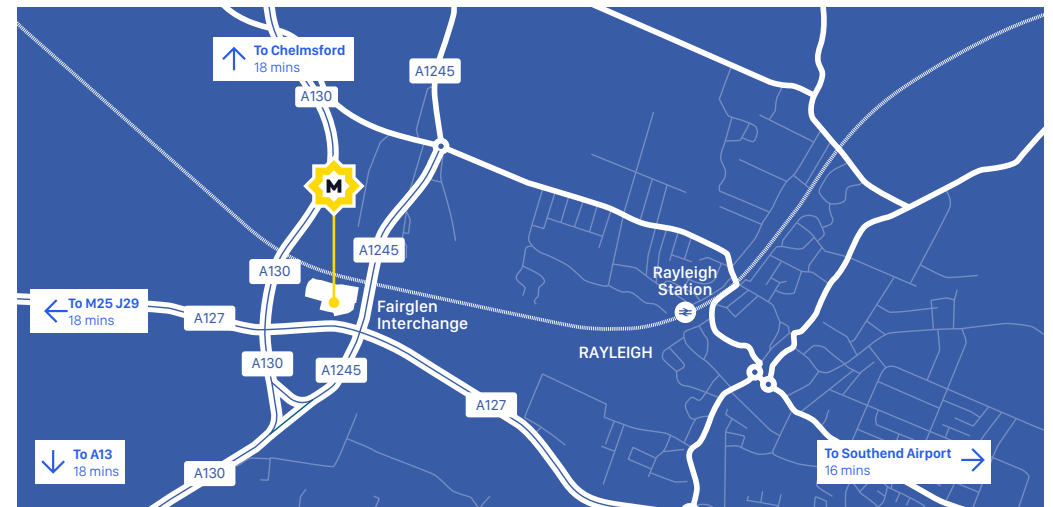
Southend 7.1 miles / 13 mins	London City 37 miles / 43 mins	Gatwick 54 miles / 58 mins	Heathrow 68 miles / 1 hr 10 mins
---------------------------------	-----------------------------------	-------------------------------	-------------------------------------



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
----------------------------------	---------------------------------	---	-------------------------------------



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
-------------------------------	--------------------------------------	---------------------------------------	--





AP270

## FURTHER INFORMATION

For further information please contact the joint agents:

## TERMS

Available leasehold only.

**CBRE**

**Alex Schofield**  
07971 067 984  
alex.schofield@cbre.com

**Ryan Anderson**  
07833 299 439  
ryan.anderson@cbre.com

**Richard Seton-Clements**  
07710 319 574  
richard.setonclements@cbre.com

**GLENNY**

**Jim O'Connell**  
07768 070 248  
j.oconnell@glenny.co.uk

**Daniel Wink**  
07717 545 532  
d.wink@glenny.co.uk

**Tom Gill**  
07881 848 160  
t.gill@glenny.co.uk

**DTRE**

**Alice Hampden-Smith**  
07508 371 884  
alice.hampden-smith@dtre.com

**Max Dowley**  
07548 773 999  
max.dowley@dtre.com

**Claudia Harley**  
07483 068 085  
claudia.harley@dtre.com