

ENDEAVOUR POINT BASILDON

SS14 3WF



Rated EPC A



1 mile from A127



Airsource
heat pump



EV charging points



Rated BREEAM
'Excellent'

A HIGH QUALITY INDUSTRIAL/DISTRIBUTION UNIT

UNIT 1: 121,764 SQ FT (11,312.24 SQ M)

AVAILABLE FOR IMMEDIATE OCCUPATION

High performance **space** for your business

If you're looking for a **high-performing, sustainable building** that works as hard as you do, then look no further. **Endeavour Point** is a new **industrial/distribution** development located in **Basildon, Essex**. Endeavour Point is **strategically located** in the heart of the established Basildon town industrial area.

An ideal location for Essex

The site spans 5 acres and consists of a single unit comprising 121,764 SQ FT. Endeavour Point is an outstanding development for occupiers seeking to optimise their business activities in Essex and the rest of the UK.



New industrial/distribution unit of **121,764 SQ FT** available for immediate occupation. **24 hour access**.



Prominent location **1 mile from A127, 7 miles from M25 (J29) & 10 Miles from London Gateway Port**.



BREEAM 'Excellent' EPC A rating.



Enhanced quality private estate with landscaped environment.



EV charging points provided with provision to future-proof occupier fleet requirements.



Excellent amenities within a **5 minute walk from the scheme**.

+ + + + + + + + +
+ + + + + + + + +
+ + + + + + + + +

You're well-connected

BASILDON TOWN CENTRE

M25 (J29) - 7 MILES

A13 - 6.5 MILES

A1235

A176

A127

ENDEAVOUR DRIVE

WEST TO M25 (J29) - 7 MILES

EAST TO SOUTHEND - 13 MILES

5 MINS WALK

LOCATION

Endeavour Point is situated in the premier location for industrial and logistics serving the South East region, with much of the local vicinity occupied by a number of national and international occupiers. Excellent transport links and plenty of amenities are other key benefits of the development.

LOCAL OCCUPIERS

- 1 ROWAN LOGISTICS
- 5 ARGOS
- 9 KWIKFIT
- 2 XPAND LOGISTICS
- 6 TOOL STATION
- 10 STORAGE KING
- 3 EURO CAR PARTS
- 7 SCREWFIX
- 4 NEW HOLLAND
- 8 SAFESTORE

- 
 FITNESS
- 
 HOTELS
- 
 SUPERMARKETS
- 
 FUEL STATIONS
- 
 RESTAURANTS

Schedule of accommodation

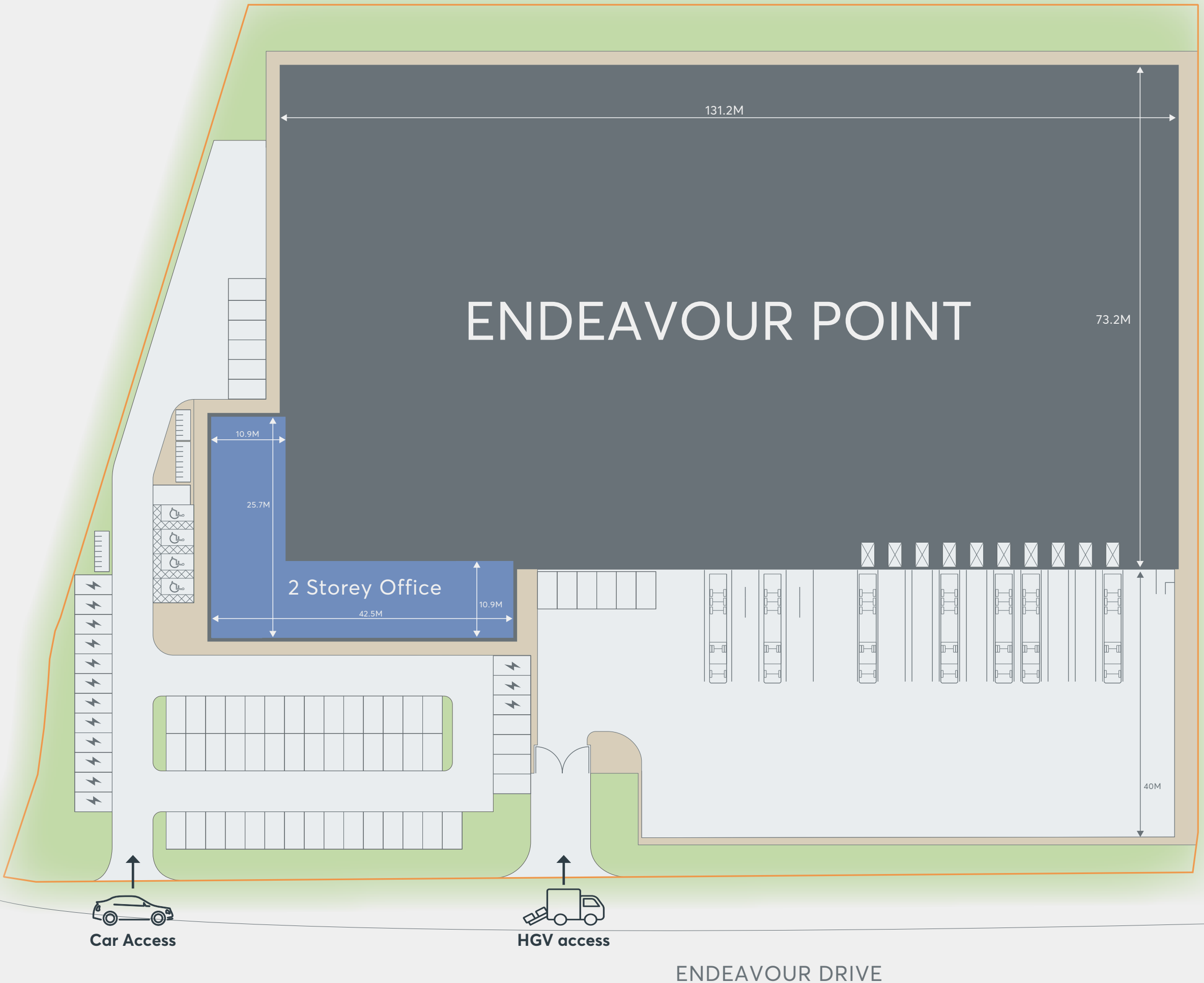
ENDEAVOUR POINT	
WAREHOUSE	111,898 SQ FT (10,395.66 SQ M)
OFFICE (INCL. GF CORE)	9,866 SQ FT (916.58 SQ M)
TOTAL	121,764 SQ FT (11,312.24 SQ M)
YARD DEPTH	40 M
CLEAR INTERNAL HEIGHT	12 M
LEVEL LOADING DOCKS	2
DOCK LOADING DOORS	10
FLOOR LOADING	50kN SQ/M
CAR PARKING SPACES	78
EV CHARGING POINTS	15
POWER	850 kVA

*All floor areas are approximate gross external areas.



WAREHOUSE	EXTERNAL	OFFICES
<p>BREEAM 'Excellent'</p>	<p>50 kN sq/m floor loading</p>	<p>LED lighting with smart control</p>
<p>EPC A rating</p>	<p>15% roof lights</p>	<p>Grade A open plan office</p>
	<p>Perimeter paladin estate fencing</p>	<p>Secured entrances independent gates</p>
	<p>40m Yard depth</p>	<p>EV car charging</p>
		<p>VRF heating and comfort cooling</p>
		<p>Glazed HQ reception</p>

A127



Site plan is indicative.

Unit 1 indicative racking layout

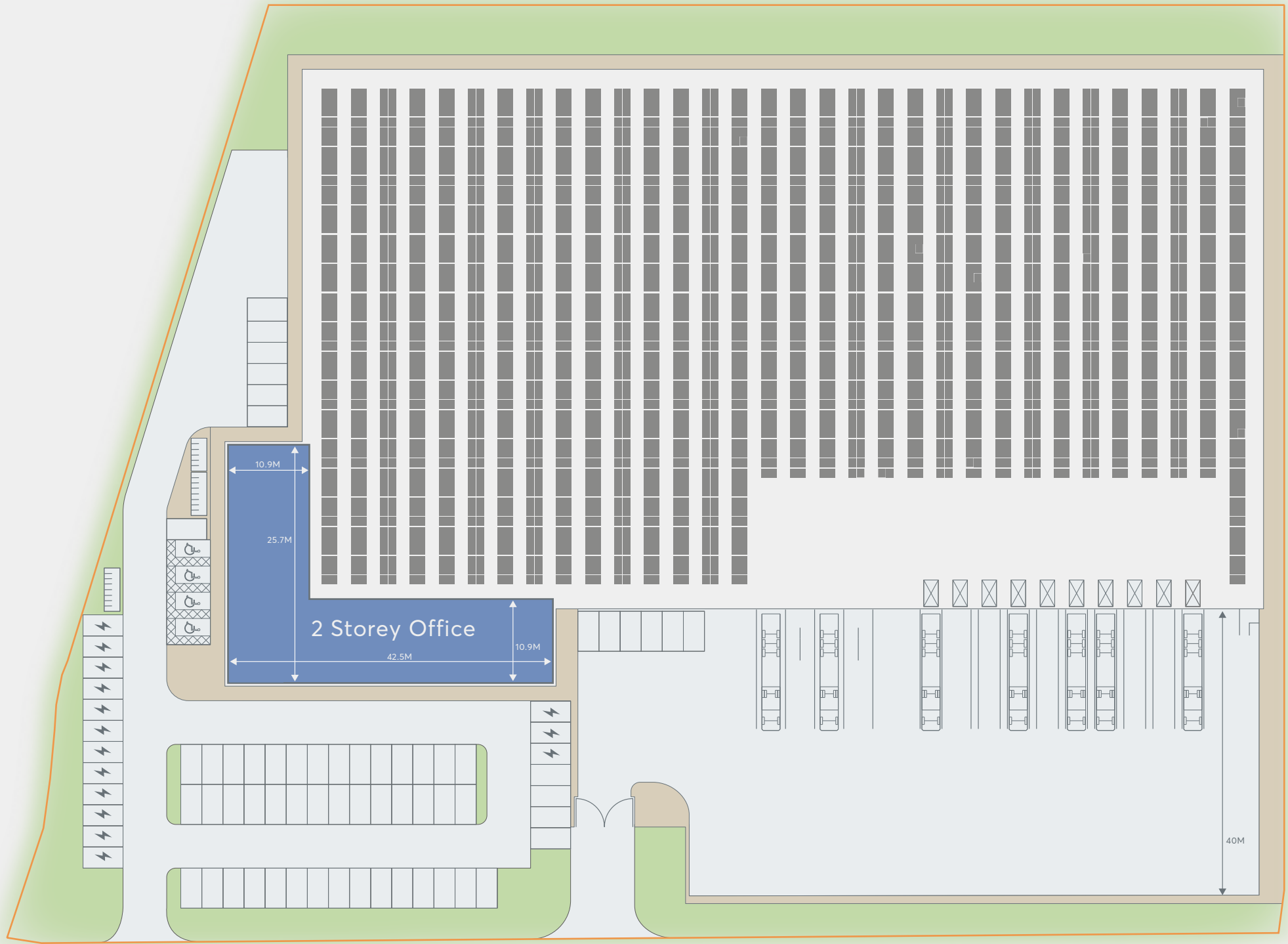


WIDE RACKING LAYOUT

WIDER AISLE RACKING

PALLET HEIGHT RACKING NUMBERS **1.8M**

TOTAL PALLETS 10,880



NARROW RACKING LAYOUT




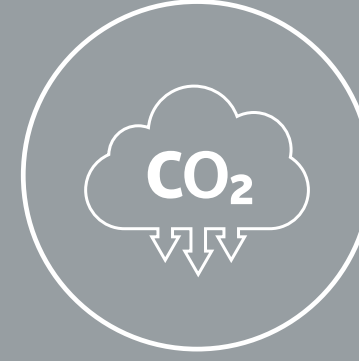








WIDER AISLE RACKING

PALLET HEIGHT RACKING NUMBERS **1.8M**

TOTAL PALLETS 14,520

Site plan is indicative.

Sustainability

<p>BREAAAM UK New Construction 2018 (Shell & Core)</p>  <p>'Excellent' rating</p>	<p>Energy Performance Certificate</p>  <p>A Rating for excellent energy performance</p>	<p>Natural Light</p>  <p>Optimised use of natural light with 15% roof lights and excellent office visibility</p>	<p>Air Source Heat Pumps</p>  <p>Air source heat pumps provide reduced energy consumption and CO2 emissions</p>	<p>PV Panels</p>  <p>Potential to fund PV panels, subject to occupier requirements</p>	<p>Electric Vehicle Charging</p>  <p>15 EV charging points and passive expansion installed</p>
<p>Low Water Consumption Appliances</p>  <p>Efficient sanitary-ware with low flow rates to reduce water consumption</p>	<p>Sustainable Materials</p>  <p>Reduce energy consumption and environmental impact over the life cycle of the building</p>	<p>Bicycle Spaces</p>  <p>Ample spaces in covered shelters encourages environmental travel</p>	<p>Enhanced Thermo Efficient Cladding</p>  <p>Delivering superior energy performance to reduce running costs</p>	<p>Energy Metering Technology</p>  <p>Allows occupiers to pro-actively manage their energy consumption</p>	<p>Led Lighting</p>  <p>Enables 75% less energy consumption and 25 times more durability than incandescent lighting</p>

ELECTRICITY COST SAVINGS:

	SIZE	COST PER MONTH	COST PER ANNUM
ENDEAVOUR POINT	121,764 SQ FT	£16,412	£196,952
20 YEAR OLD FACILITY	121,764 SQ FT	£20,319	£243,836
COST SAVING £	-	£3,907	£46,8840

**COST
SAVING
19%**

Subject to occupier requirements. Modelled at 25p kWh.



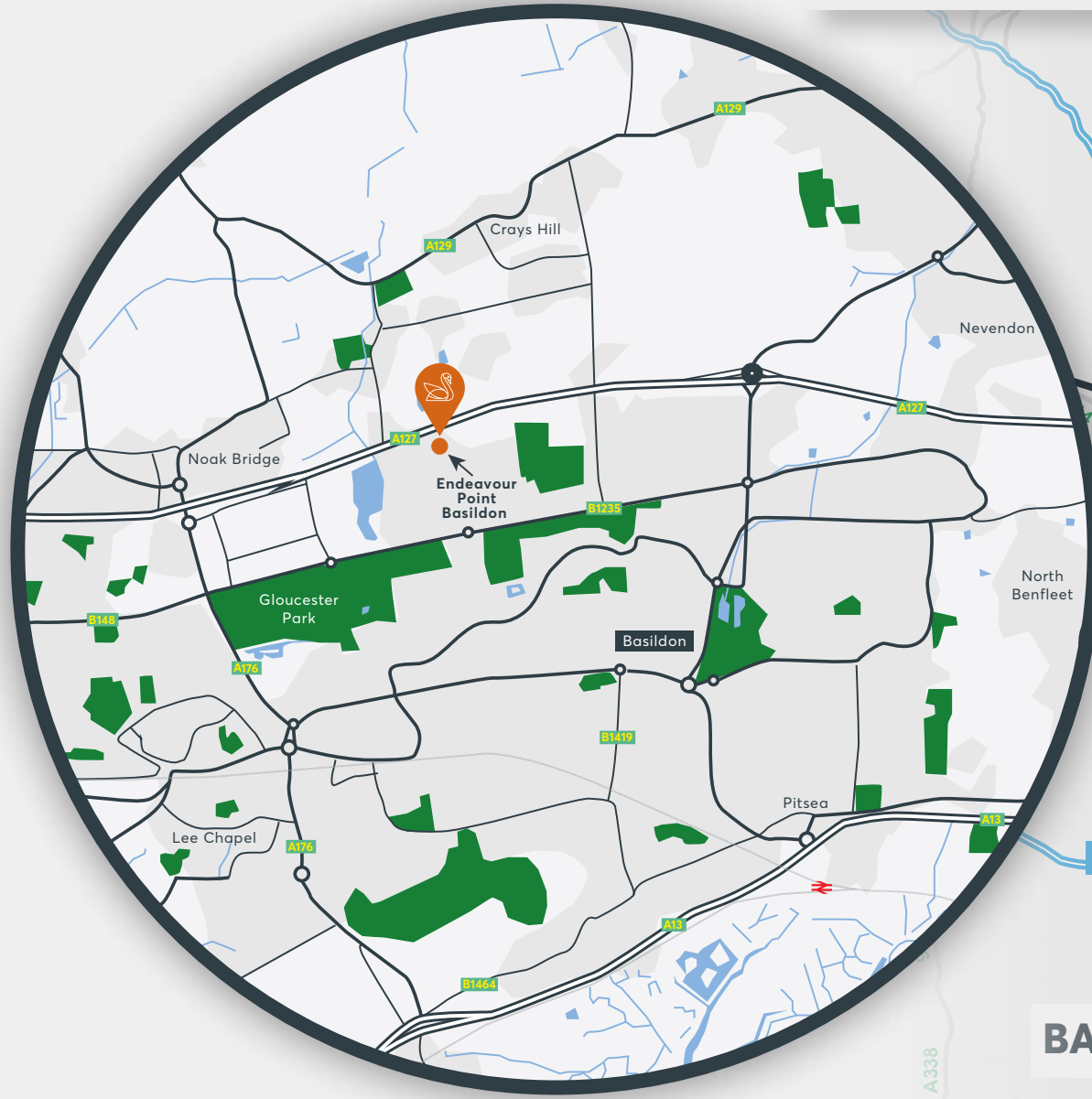
ENDEAVOUR POINT BASILDON

Endeavour Point is strategically located in the heart of the established Basildon Town industrial area. The site is less than a mile from the A127 which gives direct access to the M25 (Junction 29) within 7 miles. A short distance to the east is the A130 which connects in a northerly direction with Chelmsford / A12 and thereafter the east coast ports. The A13 is within 6.5 miles and provides swift access to London Gateway Port (10 Miles) and also the M25 (Junction 30/31) within 15.5 miles.

Drive times

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



PLACES

PLACES	DISTANCE	JOURNEY
BASILDON	3 MILES	7 MINS
M25 (J29)	9 MILES	13 MINS
BRENTWOOD	9 MILES	17 MINS
SOUTHEND ON SEA	13 MILES	25 MINS
CHELMSFORD	15 MILES	25 MINS
WEST THURROCK	16 MILES	22 MINS
M1	43 MILES	47 MINS
LONDON	33 MILES	58 MINS
LEICESTER	123 MILES	2 HRS 15 MINS
BIRMINGHAM	139 MILES	2 HRS 24 MINS
SHEFFIELD	189 MILES	3 HRS 15 MINS
MANCHESTER	230 MILES	3 HRS 58 MINS



RAIL FREIGHT

RAIL FREIGHT	DISTANCE	JOURNEY
DIRFT	103 MILES	1 HR 50 MINS
HAMS HALL	134 MILES	2 HRS 21 MINS
MARITIME RFT	138 MILES	2 HRS 23 MINS
BIFT	140 MILES	2 HRS 27 MINS



AIRPORTS

AIRPORTS	DISTANCE	JOURNEY
SOUTHEND	12 MILES	24 MINS
LONDON CITY	27 MILES	45 MINS
STANSTED	37 MILES	44 MINS
HEATHROW	64 MILES	1 HR 7 MINS
EAST MIDLANDS	137 MILES	2 HRS 21 MINS
BIRMINGHAM	139 MILES	2 HRS 24 MINS



PORTS

PORTS	DISTANCE	JOURNEY
LONDON GATEWAY	9 MILES	17 MINS
TILBURY	14 MILES	24 MINS
FELIXSTOWE	63 MILES	1 HR 16 MINS
SOUTHAMPTON	122 MILES	2 HRS 9 MINS
IMMINGHAM DOCK	203 MILES	3 HRS 42 MINS
LIVERPOOL PORT	239 MILES	4 HRS 5 MINS



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High performance space
where you need it.

**ENDEAVOUR
POINT
BASILDON**



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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. October 2023. TBDW 04749-03.