



AVAILABLE FOR OCCUPATION
IN SPRING 2024



ARTERIAL PARK

A127 | Essex
Rayleigh | SS6 7FY

PHASE 2 - AVAILABLE TO LEASE
A NEW INDUSTRIAL / DISTRIBUTION DEVELOPMENT
UNIT SIZES FROM 4,210 - 129,495 SQ FT

WE SUPPLY

Phase 2 is a brand new highly specified industrial/ distribution development located in Arterial Park, Rayleigh, Essex. The development follows on from the success of the 120,000 sq ft Phase 1 which comprises 9 units. Once built, the development will provide 10 units with an approximate total floor space of 290,000 sq ft.



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



Established industrial / distribution location



Great local labour population with a 664,410 resident population within a 20 minute drive



Swift access to London Gateway Container Port



Ease of access to central London and national transport network

FLEXIBLE BUSINESS SOLUTIONS



| UNIT 10 - AP129 | SQ FT | UNIT 11 - AP70 | SQ FT |
|--------------------|----------------|--------------------|---------------|
| WAREHOUSE | 117,385 | WAREHOUSE | 64,565 |
| OFFICE AND AMENITY | 12,110 | OFFICE AND AMENITY | 6,235 |
| TOTAL | 129,495 | TOTAL | 70,800 |
| POWER | 1,150KVA | POWER | 650KVA |

| UNIT 12 | SQ FT | UNIT 13 | SQ FT |
|----------------------------|---------------|----------------------------|--------------|
| WAREHOUSE | 35,015 | WAREHOUSE | 5,875 |
| OFFICE AND AMENITY | 3,430 | OFFICE AND AMENITY | 1,505 |
| TOTAL | 38,445 | TOTAL | 7,380 |
| MINIMUM EAVES HEIGHT | 10M | MINIMUM EAVES HEIGHT | 10M |
| GROUND LEVEL LOADING DOORS | 4 | GROUND LEVEL LOADING DOORS | 1 |
| CAR PARKING | 22 | CAR PARKING | 4 |
| FLOOR LOADING | 50KN | FLOOR LOADING | 50KN |
| EV CHARGING POINTS | 3 | EV CHARGING POINTS | 1 |
| POWER | 350KVA | POWER | 100KVA |

| UNIT 14 | SQ FT | UNIT 15 | SQ FT |
|----------------------------|--------------|----------------------------|--------------|
| WAREHOUSE | 4,500 | WAREHOUSE | 3,810 |
| OFFICES | 400 | OFFICES | 400 |
| TOTAL | 4,900 | TOTAL | 4,210 |
| MINIMUM EAVES HEIGHT | 10M | MINIMUM EAVES HEIGHT | 10M |
| GROUND LEVEL LOADING DOORS | 1 | GROUND LEVEL LOADING DOORS | 1 |
| CAR PARKING | 4 | CAR PARKING | 4 |
| FLOOR LOADING | 50KN | FLOOR LOADING | 50KN |
| EV CHARGING POINTS | 1 | EV CHARGING POINTS | 1 |
| POWER | 85KVA | POWER | 90KVA |

| UNIT 16 | SQ FT | UNIT 17 | SQ FT |
|----------------------------|--------------|----------------------------|--------------|
| WAREHOUSE | 3,980 | WAREHOUSE | 6,305 |
| OFFICES | 400 | OFFICE AND AMENITY | 1,505 |
| TOTAL | 4,380 | TOTAL | 7,810 |
| MINIMUM EAVES HEIGHT | 10M | MINIMUM EAVES HEIGHT | 10M |
| GROUND LEVEL LOADING DOORS | 1 | GROUND LEVEL LOADING DOORS | 1 |
| CAR PARKING | 4 | CAR PARKING | 4 |
| FLOOR LOADING | 50KN | FLOOR LOADING | 50KN |
| EV CHARGING POINTS | 1 | EV CHARGING POINTS | 1 |
| POWER | 90KVA | POWER | 125KVA |

| UNIT 18 | SQ FT | UNIT 19 | SQ FT |
|----------------------------|---------------|----------------------------|---------------|
| WAREHOUSE | 9,095 | WAREHOUSE | 8,935 |
| OFFICE AND AMENITY | 1,800 | OFFICE AND AMENITY | 1,800 |
| TOTAL | 10,895 | TOTAL | 10,735 |
| MINIMUM EAVES HEIGHT | 10M | MINIMUM EAVES HEIGHT | 10M |
| GROUND LEVEL LOADING DOORS | 1 | GROUND LEVEL LOADING DOORS | 1 |
| CAR PARKING | 7 | CAR PARKING | 7 |
| FLOOR LOADING | 50KN | FLOOR LOADING | 50KN |
| EV CHARGING POINTS | 2 | EV CHARGING POINTS | 1 |
| POWER | 150KVA | POWER | 150KVA |

*For detailed specifications and measurements, please refer to the individual brochures available for AP129 and AP70. All areas are GIA.



- Offices
- Pavement



SITE SPECIFICATION

- OFFICE
- GRADE A OPEN PLAN OFFICES
- LED LIGHTING WITH SMART CONTROL
- VRF TO PROVIDE HEATING AND COMFORT COOLING
- DOUBLE HEIGHT GLAZED ENTRANCE / HQ RECEPTION
- EXTERNAL
- INDIVIDUALLY SECURED YARDS
- PALADIN FENCING AROUND THE PERIMETER OF THE ESTATE
- CYCLE STORAGE

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.



Target EPC
Rating 'A'



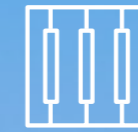
Target BREEAM
'Excellent'



EV
Charging



PIR Controlled
LED Lighting to Offices



Rooflights Providing
Natural Light



Rooftop
Solar PV*



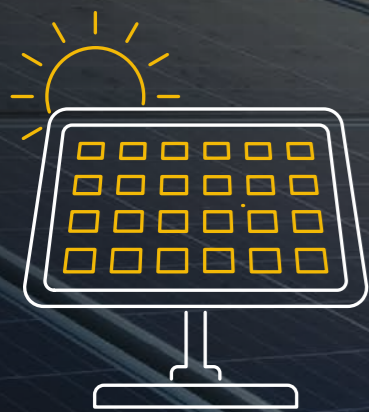
Water Leak
Detection



Cycle
Shelters



Air Tightness Exceeding
Building Regulations



*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 (Junction 29) in just 14 minutes, enabling further access into central London and also onto the wider motorway network across the UK. The Midlands can be reached in under 3 hours.

CAR PLACES **DISTANCE** **JOURNEY**

| | | |
|----------------|------------|---------------|
| A13 | 3.4 MILES | 13 MINS |
| M25 | 14 MILES | 16 MINS |
| M11 | 24 MILES | 27 MINS |
| A2 | 23 MILES | 27 MINS |
| M1/A1 | 43 MILES | 1HR 5 MINS |
| CENTRAL LONDON | 36.6 MILES | 1 HRS 7 MINS |
| LEICESTER | 127 MILES | 2 HRS 20 MINS |
| BIRMINGHAM | 143 MILES | 2 HRS 28 MINS |

AIRPORTS **DISTANCE** **JOURNEY**

| | | |
|-------------|------------|--------------|
| SOUTHEND | 7.1 MILES | 13 MINS |
| STANSTED | 33.5 MILES | 51 MINS |
| LONDON CITY | 37 MILES | 43 MINS |
| GATWICK | 54 MILES | 58 MINS |
| HEATHROW | 68 MILES | 1 HR 10 MINS |

RAIL (TO LONDON) **JOURNEY**

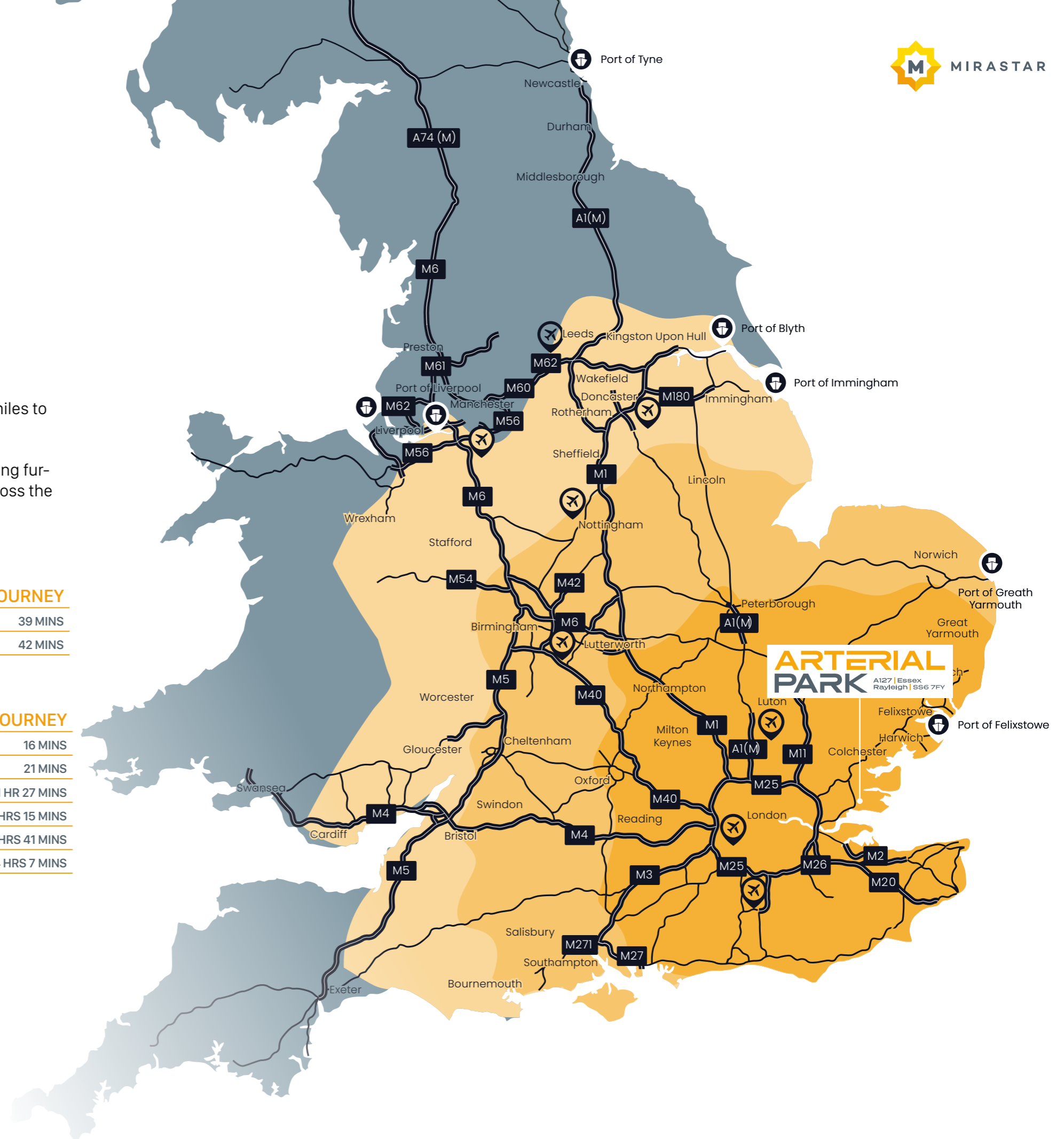
| | |
|---------------------------|---------|
| PITSEA (C2C) | 39 MINS |
| RAYLEIGH (GREATER ANGLIA) | 42 MINS |

PORTS **DISTANCE** **JOURNEY**

| | | |
|----------------|-----------|---------------|
| TILBURY | 24 MILES | 16 MINS |
| LONDON GATEWAY | 12 MILES | 21 MINS |
| FELIXSTOWE | 65 MILES | 1 HR 27 MINS |
| SOUTHAMPTON | 127 MILES | 2 HRS 15 MINS |
| IMMINGHAM | 202 MILES | 3 HRS 41 MINS |
| LIVERPOOL | 243 MILES | 4 HRS 7 MINS |

DRIVE TIME

- 4 HOURS
- 3 HOURS
- 2 HOURS



LOCAL CONNECTIVITY

The area is a popular industrial and logistics location, with local occupiers such as:



and local amenities:



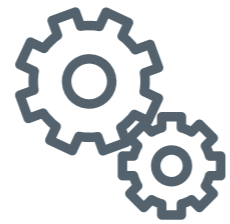
664,410

RESIDENT POPULATION
WITHIN A 20 MINUTE DRIVE.



9.4%

OF PEOPLE IN THE SURROUNDING AREA ARE
EMPLOYED IN THE MANUFACTURING SECTOR,
2% HIGHER THAN UK AVERAGE.



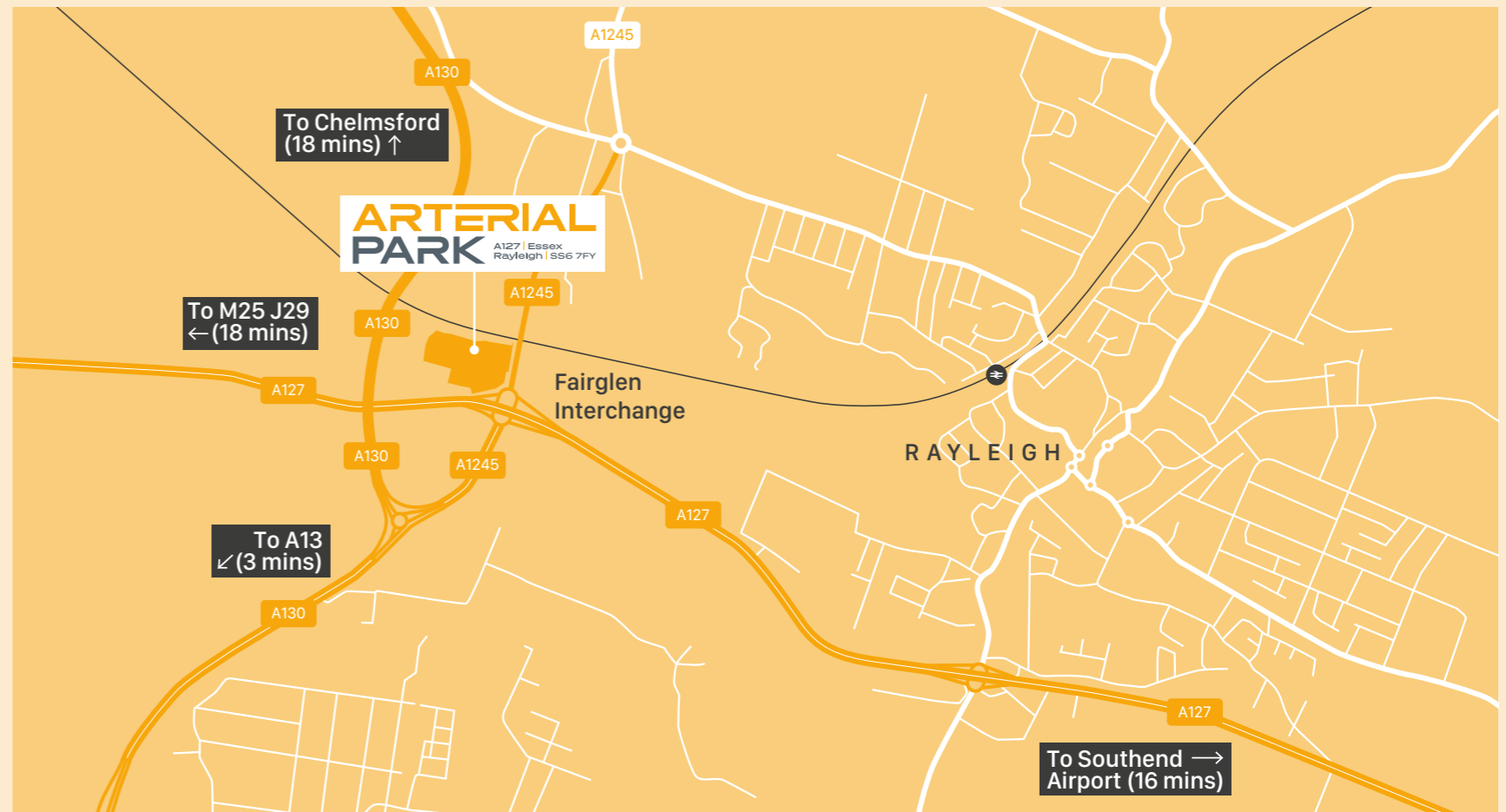
36,705

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.





Mirastar Real Estate is a specialist pan-European developer, investor and manager of big box logistics assets established by Ekaterina Avdonina - CEO and Anthony Butler - CIO, in a joint venture with KKR.

TERMS

Available leasehold only.

ADDRESS

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FURTHER INFORMATION

For further information please contact the joint agents:

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