



MIRASTAR

# ARTERIAL PARK

A127 | Essex  
Rayleigh | SS6 7FY

A MODERN INDUSTRIAL/DISTRIBUTION DEVELOPMENT

**IMMEDIATELY AVAILABLE TO LET**

**1 REMAINING UNIT - 10,140 SQ FT**





# YOU DEMAND

ARTERIAL PARK IS A NEW INDUSTRIAL/DISTRIBUTION DEVELOPMENT  
IN RAYLEIGH, ESSEX, BUILT TO THE HIGHEST OF SPECIFICATION

## ARTERIAL PARK

8 MINS to BASILDON  
16MINS TO M25 J29

A127

A1245

A130

PHASE 2  
CONSTRUCTION STARTED  
AVAILABLE Q2 2024

**PHASE 1**  
10,140 SQ FT UNIT  
IMMEDIATELY AVAILABLE

### OPPORTUNITY

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) within 14 miles. A short distance to the south is the A130 which connects with the A12 and thereafter the east coast ports. The A13 is within 0.5 miles and provides swift access to London Gateway Port (12 Miles)

and also the M25 (Junction 30/31) within 17 miles. The site offers a variety of unit sizes ranging from 10,140 - 30,196 SQ FT. Arterial Park is an ideal development for a magnitude of businesses, being suitable for a variety of industries such as industrial, distribution, logistics, manufacturing, trade and many more.





BREEAM 'Very Good' rating.  
EPC A Rating



New industrial / distribution  
Unit size available 10,140 SQ FT



Prominent location  
fronting the A127



Established industrial /  
distribution location



Excellent local labour pool with  
664,410 resident population 20  
minutes drive of the park



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



Swift access to London  
Gateway coastal port



Ease of access to central  
London and national  
transport network



High quality and enhanced  
specification private estate with  
a landscaped environment.

# WE SUPPLY



# YOU WANT FLEXIBILITY? UNIT SIZE AVAILABLE 10,140 SQ FT

AVAILABLE FOR IMMEDIATE OCCUPATION

## WAREHOUSE

- 50m shared yard depth.
- 10m clear height.
- 50kN/m2 floor loading.
- EPC A Rating.
- BREEAM 'Very Good' Rating.
- 15% roof lights to warehouse.

## OFFICES

- Grade A open plan office.
- LED lighting with smart control.
- VRF to provide heating and comfort cooling.
- Double height glazed entrance / HQ reception.

## EXTERNAL

- Secured entrance with independent gates.
- Paladin fencing around the perimeter of the estate.
- 40 bicycle spaces allocated to Phase 1 in covered shelters.
- 20 electric car charging points.
- Additional On Site Communal Parking



### UNIT 2

|              | SQ FT         |
|--------------|---------------|
| WAREHOUSE    | 8,591         |
| OFFICES      | 1,549         |
| <b>TOTAL</b> | <b>10,140</b> |

|                            |         |
|----------------------------|---------|
| LEVEL ACCESS LOADING DOORS | 1       |
| CAR PARKING SPACES         | 5       |
| POWER SUPPLY               | 100 kVa |



IN A CLASS  
OF ITS OWN









## PRIME LOCATION NATIONAL CONNECTIONS

### PLACES

|                | DISTANCE   | JOURNEY       |
|----------------|------------|---------------|
| M25            | 14 MILES   | 16 MINS       |
| M11            | 24 MILES   | 27 MINS       |
| A2             | 23 MILES   | 27 MINS       |
| M1/A1          | 43 MILES   | 65 MINS       |
| CENTRAL LONDON | 36.6 MILES | 1 HRS 7 MINS  |
| LEICESTER      | 127 MILES  | 2 HRS 20 MINS |
| BIRMINGHAM     | 143 MILES  | 2 HRS 28 MINS |
| NOTTINGHAM     | 153 MILES  | 2 HRS 43 MINS |
| DERBY          | 155 MILES  | 2 HRS 40 MINS |
| SHEFFIELD      | 193 MILES  | 3 HRS 17 MINS |
| LEEDS          | 211 MILES  | 3 HRS 34 MINS |
| MANCHESTER     | 225 MILES  | 3 HRS 57 MINS |

### AIRPORTS

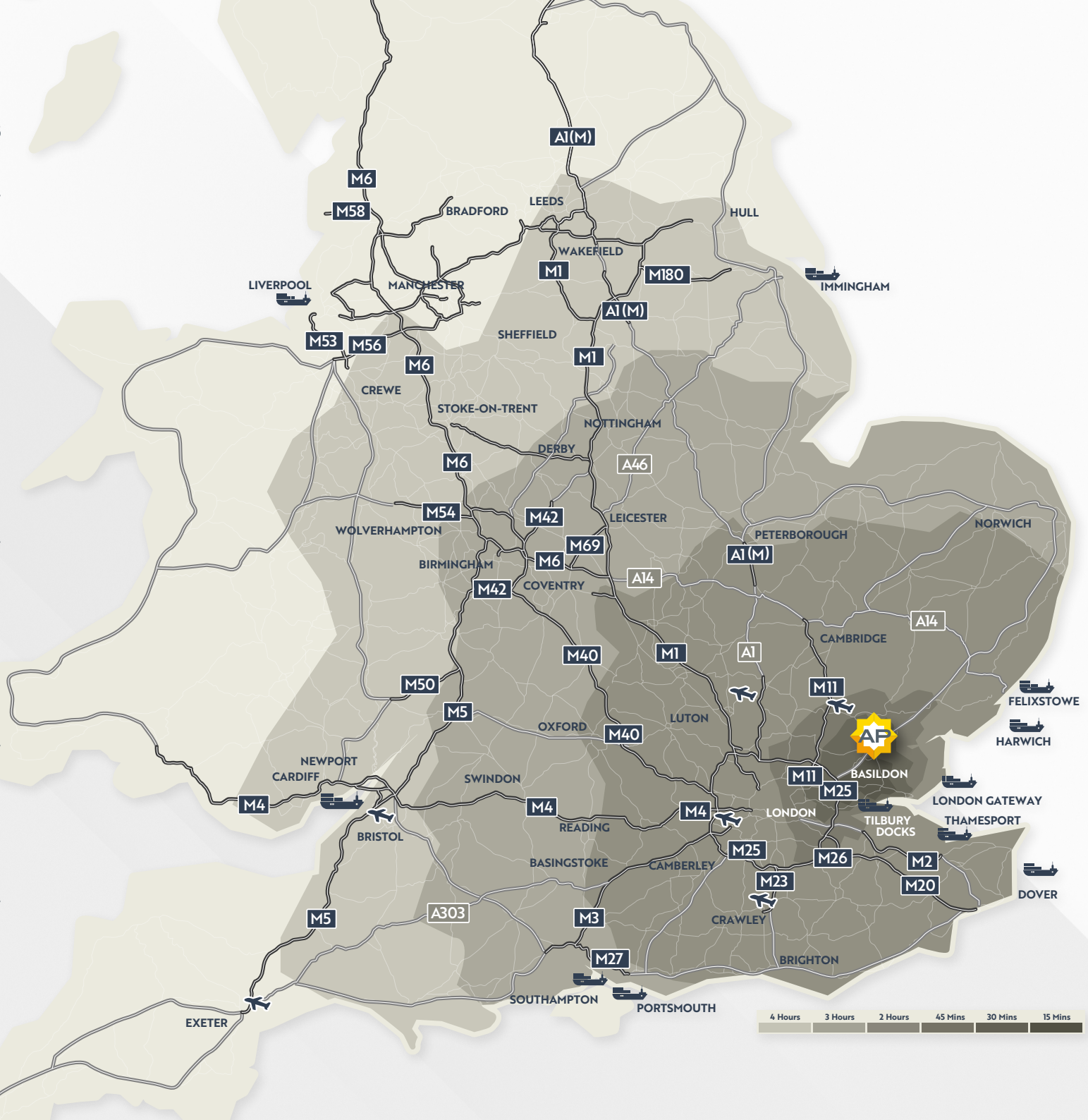
|               |           |               |
|---------------|-----------|---------------|
| SOUTHEND      | 13 MILES  | 21 MINS       |
| LONDON CITY   | 37 MILES  | 43 MINS       |
| GATWICK       | 54 MILES  | 58 MINS       |
| HEATHROW      | 68 MILES  | 1 HR 10 MINS  |
| BIRMINGHAM    | 136 MILES | 2 HRS 21 MINS |
| EAST MIDLANDS | 141 MILES | 2 HRS 23 MINS |

### RAIL FREIGHT

|              |           |               |
|--------------|-----------|---------------|
| DIRFT        | 107 MILES | 1 HRS 53 MINS |
| HAMS HALL    | 139 MILES | 2 HRS 23 MINS |
| MARITIME RFT | 142 MILES | 2 HRS 23 MINS |
| BIFT         | 144 MILES | 2 HRS 30 MINS |

### PORTS

|                |           |               |
|----------------|-----------|---------------|
| 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      | 197 MILES | 3 HRS 26 MINS |
| LIVERPOOL      | 243 MILES | 4 HRS 7 MINS  |





## PRIME LOCATION LOCAL CONNECTIONS

### LOCATION

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### PLACES

|                 | DISTANCE  | JOURNEY |
|-----------------|-----------|---------|
| BASILDON        | 4.4 MILES | 8 MINS  |
| BRENTWOOD       | 13 MILES  | 20 MINS |
| SOUTHEND ON SEA | 13 MILES  | 25 MINS |
| CHELMSFORD      | 17 MILES  | 25 MINS |
| WEST THURROCK   | 20 MILES  | 26 MINS |

## SKILLED LABOUR LOCALLY SOURCED

Arterial Park benefits from a large neighbouring population with over 664,410 people living within a 20 minute drive. The local authority offers an appropriate skill base with over 6% employed in the transportation and storage sector (national average is less at 4.7%). Labour costs are also extremely competitive, the average being £576 per week, over £136 per week lower than London.



664,410

RESIDENT POPULATION  
WITHIN A 20 MINUTE DRIVE



6%

APPROPRIATE SKILL  
BASE HIGHER THAN  
NATIONAL AVERAGE



£576

AVERAGE WEEKLY PAY





# ARTERIAL PARK

A127 | Essex  
Rayleigh | SS6 7FY

## ADDRESS

1-9 ARTERIAL PARK, CHELMSFORD ROAD, RAYLEIGH, ESSEX, SS6 7FY

## TERMS

Available leasehold only.

## FURTHER INFORMATION

For further information please contact the joint agents:



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## EXPERIENCE EXPERTISE



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.

ARTERIALPARK.CO.UK

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