

PHASE 2  
AVAILABLE TO LEASE

# ARTERIAL PARK PHASE 2

ARTERIAL PARK, ESSEX, RAYLEIGH, SS6 7FY



A PROMINENT  
INDUSTRIAL  
DEVELOPMENT  
UNITS FROM  
4,210 - 129,495 SQ FT



MIRASTAR



# 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.



Swift access to London Gateway Container Port



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



Established industrial / distribution location



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



Ease of access to central London and national transport networks



Grade A Open Plan Offices



Double Height Glazed Entrance / HQ Reception



LED Lighting with Smart Control



VRF to Provide Heating and Comfort Cooling



Cycle Storage



Paladin Fencing Around the Perimeter of the Estate





# BUILT FOR LOGISTICS

| UNIT 10 - AP129    | SQ FT           |
|--------------------|-----------------|
| WAREHOUSE          | 117,385         |
| OFFICE AND AMENITY | 12,110          |
| <b>TOTAL</b>       | <b>129,495</b>  |
| <b>POWER</b>       | <b>1,150KVA</b> |

| UNIT 11 - AP70     | SQ FT         |
|--------------------|---------------|
| WAREHOUSE          | 64,565        |
| OFFICE AND AMENITY | 6,235         |
| <b>TOTAL</b>       | <b>70,800</b> |
| <b>POWER</b>       | <b>650KVA</b> |

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

| UNIT 12                    | SQ FT         |
|----------------------------|---------------|
| WAREHOUSE                  | 35,015        |
| OFFICE AND AMENITY         | 3,430         |
| <b>TOTAL</b>               | <b>38,445</b> |
| MINIMUM EAVES HEIGHT       | 10M           |
| GROUND LEVEL LOADING DOORS | 4             |
| CAR PARKING                | 22            |
| FLOOR LOADING              | 50KN          |
| EV CHARGING POINTS         | 3             |
| POWER                      | 350KVA        |

| UNIT 13                    | SQ FT        |
|----------------------------|--------------|
| WAREHOUSE                  | 5,875        |
| OFFICE AND AMENITY         | 1,505        |
| <b>TOTAL</b>               | <b>7,380</b> |
| MINIMUM EAVES HEIGHT       | 10M          |
| GROUND LEVEL LOADING DOORS | 1            |
| CAR PARKING                | 4            |
| FLOOR LOADING              | 50KN         |
| EV CHARGING POINTS         | 1            |
| POWER                      | 100KVA       |

| UNIT 14                    | SQ FT        |
|----------------------------|--------------|
| WAREHOUSE                  | 4,500        |
| OFFICES                    | 400          |
| <b>TOTAL</b>               | <b>4,900</b> |
| MINIMUM EAVES HEIGHT       | 10M          |
| GROUND LEVEL LOADING DOORS | 1            |
| CAR PARKING                | 4            |
| FLOOR LOADING              | 50KN         |
| EV CHARGING POINTS         | 1            |
| POWER                      | 85KVA        |

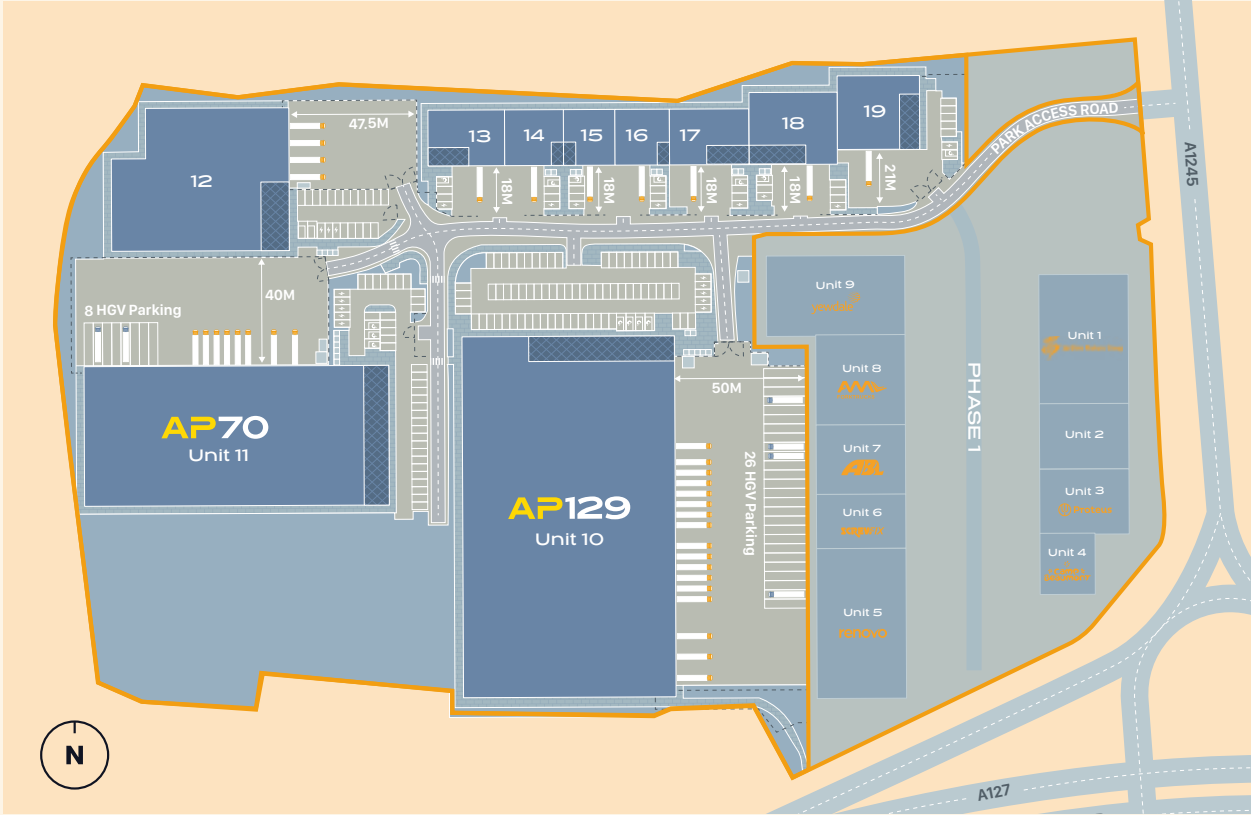
| UNIT 17                    | SQ FT        |
|----------------------------|--------------|
| WAREHOUSE                  | 6,305        |
| OFFICE AND AMENITY         | 1,505        |
| <b>TOTAL</b>               | <b>7,810</b> |
| MINIMUM EAVES HEIGHT       | 10M          |
| GROUND LEVEL LOADING DOORS | 1            |
| CAR PARKING                | 4            |
| FLOOR LOADING              | 50KN         |
| EV CHARGING POINTS         | 1            |
| POWER                      | 125KVA       |

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

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

| UNIT 16                    | SQ FT        |
|----------------------------|--------------|
| WAREHOUSE                  | 3,980        |
| OFFICES                    | 400          |
| <b>TOTAL</b>               | <b>4,380</b> |
| MINIMUM EAVES HEIGHT       | 10M          |
| GROUND LEVEL LOADING DOORS | 1            |
| CAR PARKING                | 4            |
| FLOOR LOADING              | 50KN         |
| EV CHARGING POINTS         | 1            |
| POWER                      | 90KVA        |

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



# WITH THE FUTURE IN MIND

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'



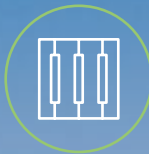
Targeting BREEAM 'Excellent'



Rooftop Solar PV Panels\*



EV Charging



Rooflights Providing Natural Light



Pir Controlled LED Lighting to Offices and External Areas



Water Leak Detection



Air Tightness Exceeding Building Regulations

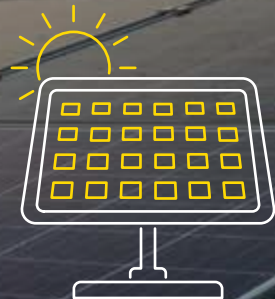


Cycle Shelters

## \*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 terms agreed.** 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.



# UNRIVALLED ACCESS

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 Midlands can be reached in under 3 hours.



THE A127 GIVES DIRECT ACCESS TO THE M25 (J29) IN JUST 16 MINUTES, ENABLING FURTHER ACCESS INTO CENTRAL LONDON AND ONTO THE WIDER MOTORWAY NETWORK ACROSS THE UK.

## DEMOGRAPHICS



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



and local amenities:





# PHASE 2

## FURTHER INFORMATION

For further information please contact the joint agents:

## TERMS

Available leasehold only.

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