



AP70

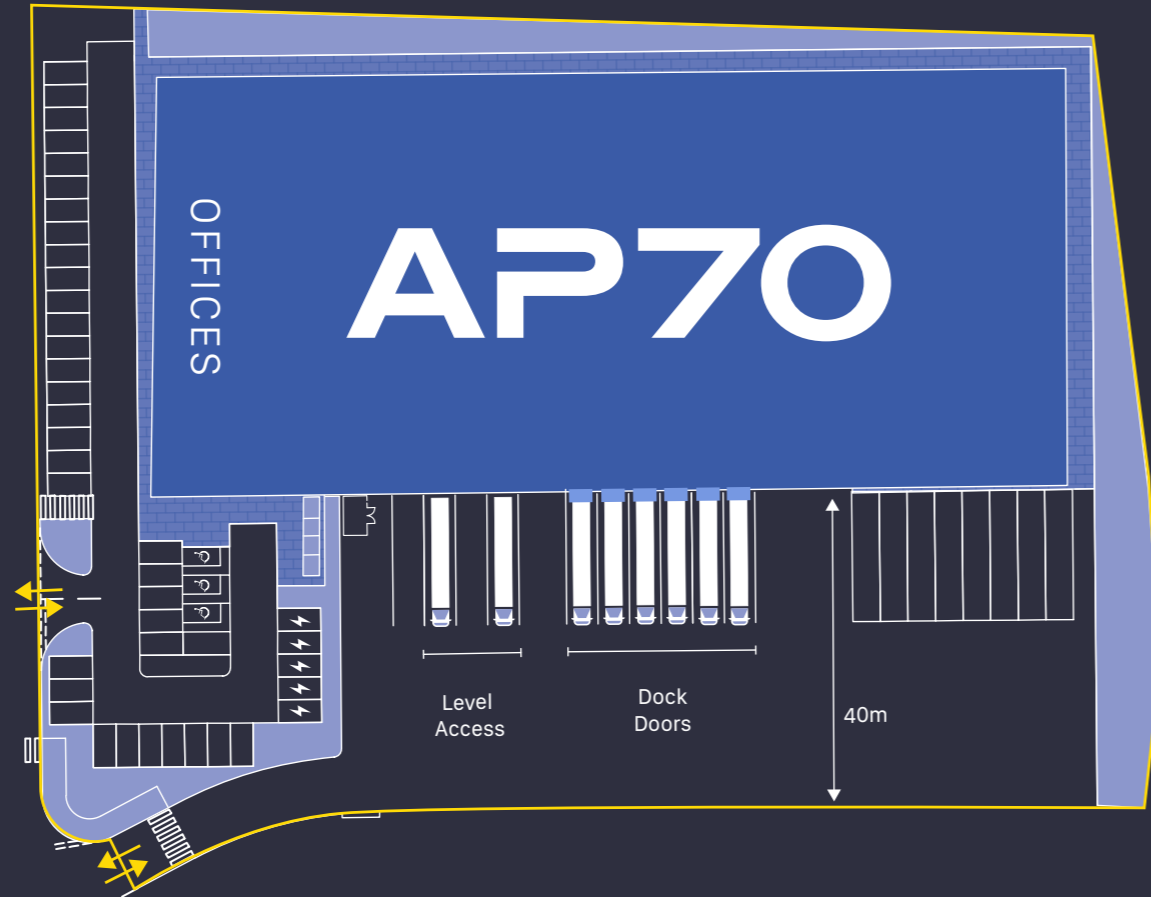
AVAILABLE NOW

BRAND NEW INDUSTRIAL /
DISTRIBUTION UNIT TO LET
71,137 SQ FT

AP70 is a brand new highly specified industrial/distribution unit located on Arterial Park, Rayleigh, Essex. This 71,137 sq ft detached secured warehouse benefits from great access to the M25 along with best in class ESG credentials.

AP70	SQ FT	OFFICES
Warehouse	65,652	Grade A open plan office
Offices	5,485	VRF to provide heating and comfort cooling
Total GIA	71,137	Double height glazed entrance / HQ reception LED lighting with smart control

SPECIFICATION	
Minimum Eaves Height	12.5M
Dock Loading Doors	6
Ground Level Loading Doors	2
Floor Loading	50KN
Car Parking	43
HGV Parking	8
Cycle Spaces	30
Power	750KVA
Yard Depth	40m



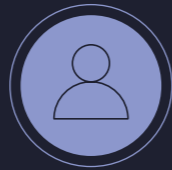
Swift access to London Gateway Container Port



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



Established industrial / distribution location



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

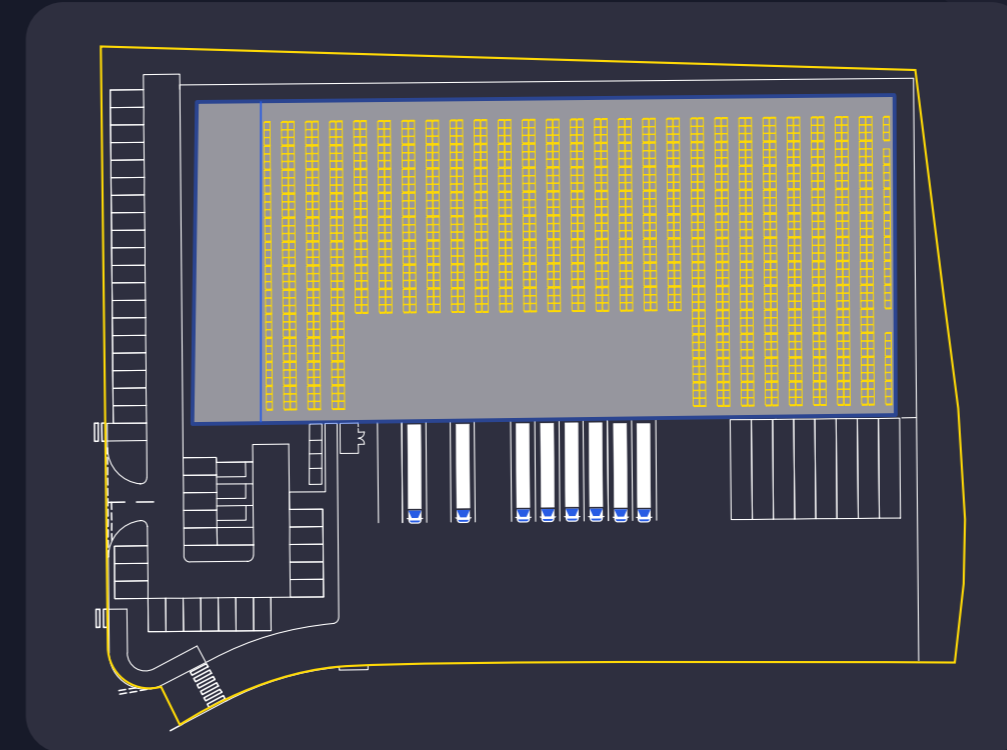


Ease of access to central London and national transport networks

FLEXIBLE RACKING LAYOUTS

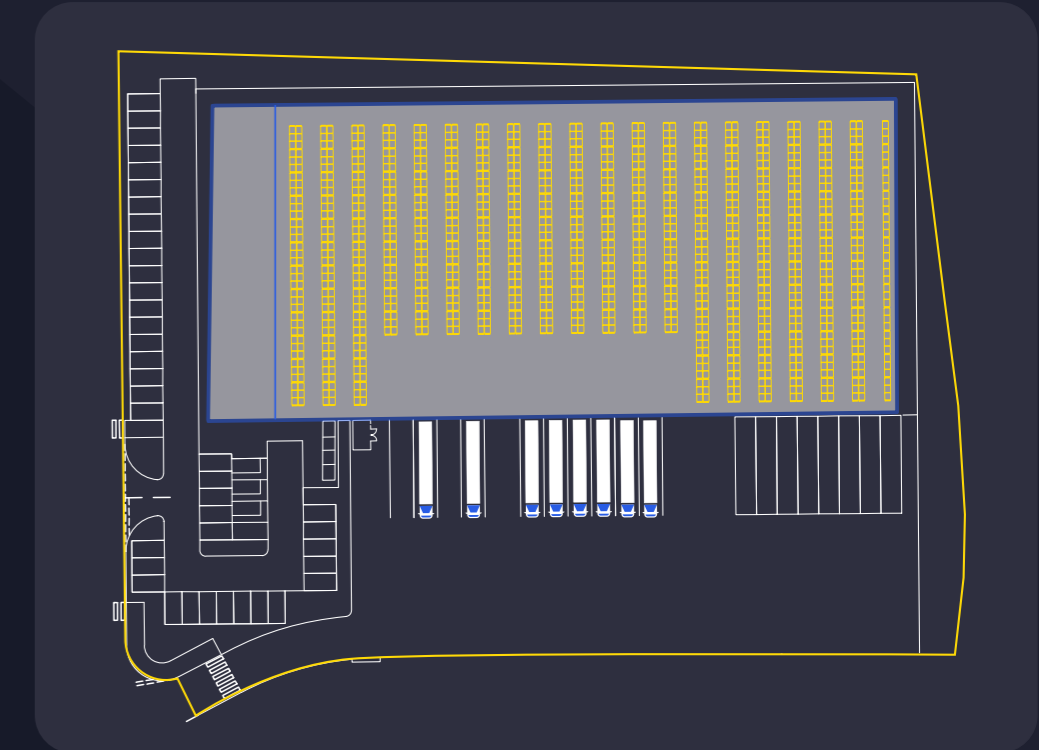
NARROW AISLE OPTION

1.8m Pallet Height, Total Pallets - 8,066
1.6m Pallet Height, Total Pallets - 9,680



WIDE AISLE OPTION

1.8m Pallet Height, Total Pallets - 6,121
1.6m Pallet Height, Total Pallets - 7,346





THINKING OF THE FUTURE

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.



EPC Rating 'A'



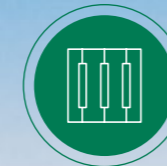
BREEAM 'Excellent'



Rooftop Solar PV Panels*



5 EV Charging



Rooflights Providing Natural Light



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 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 NETWORK

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.



A13 2 miles / 5 mins	M25 13 miles / 16 mins	M1 / A1 43 miles / 1 hr 5 mins	Central London 33 miles / 45 mins
Rayleigh 2.3 miles / 6 mins	Pitsea (c2c) 4 miles / 7 mins	London Liverpool St 33 miles / 45 mins	Euston 36 miles / 55 mins
London Gateway 12 miles / 16 mins	Tilbury 15 miles / 16 mins	Felixstowe 61 miles / 1 hr 5 mins	Immingham 202 miles / 3 hrs 41 mins
Southend 7 miles / 13 mins	London City 29 miles / 35 mins	Gatwick 54 miles / 58 mins	Heathrow 68 miles / 1 hr 10 mins

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.

FURTHER INFORMATION

Terms

Available leasehold only.

For further information please
contact the joint agents:

CBRE

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

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

Joe Aherne
07501 098 788
joseph.aherne@cbre.com

GLENNY

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

Ryan Anderson
07833 299 439
r.anderson@glenny.co.uk

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

DTRE

Richard Harman
07776 200 143
richard.harman@dtre.com

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

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

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