

ARTERIAL PARK

READY FOR OCCUPATION NOW

BRAND NEW INDUSTRIAL/
WAREHOUSE UNITS TO LET
FROM 4,240 – 71,140 SQ FT



BUILDING TOMORROW

Arterial Park is a highly specified industrial / distribution development located in Rayleigh, Essex. The combined development combines an approximate floor space of 411,000 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 residential population of 664,410 within a 20 minute drive



Ease of access to central London and national transport networks

BUILT TO LAST



Unit 12 / 4 Level Access
Unit 13-19 / 1 Level Access



Secured Yards
Available



50kn/m2 Floor
Loading



Up to
350 KvA Power



Grade A Open
Plan Offices



Double Height Glazed
Entrance / HQ Reception



LED Lighting
with Smart Control



VRF to Provide Heating
and Comfort Cooling



10m
Clear Height



Secure
Estate



UNIT 2	SQ FT
Warehouse	8,591
Offices	1,549
Total	10,140
Car parking	5
Power	100kva

UNIT 4	SQ FT
Warehouse	4,459
Offices	421
Total	4,880
Car parking	4
Power	150kva

UNIT 11 - AP70	SQ FT
Warehouse	65,652
Offices	5,485
Total	71,137

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

UNIT 12 - AP38	SQ FT
Warehouse	35,770
Offices	2,855
Total	38,625
Car parking	22
Power	350kva

UNIT 13	SQ FT
Warehouse	6,298
Offices	1,141
Total	7,439
Car parking	4
Power	100kva

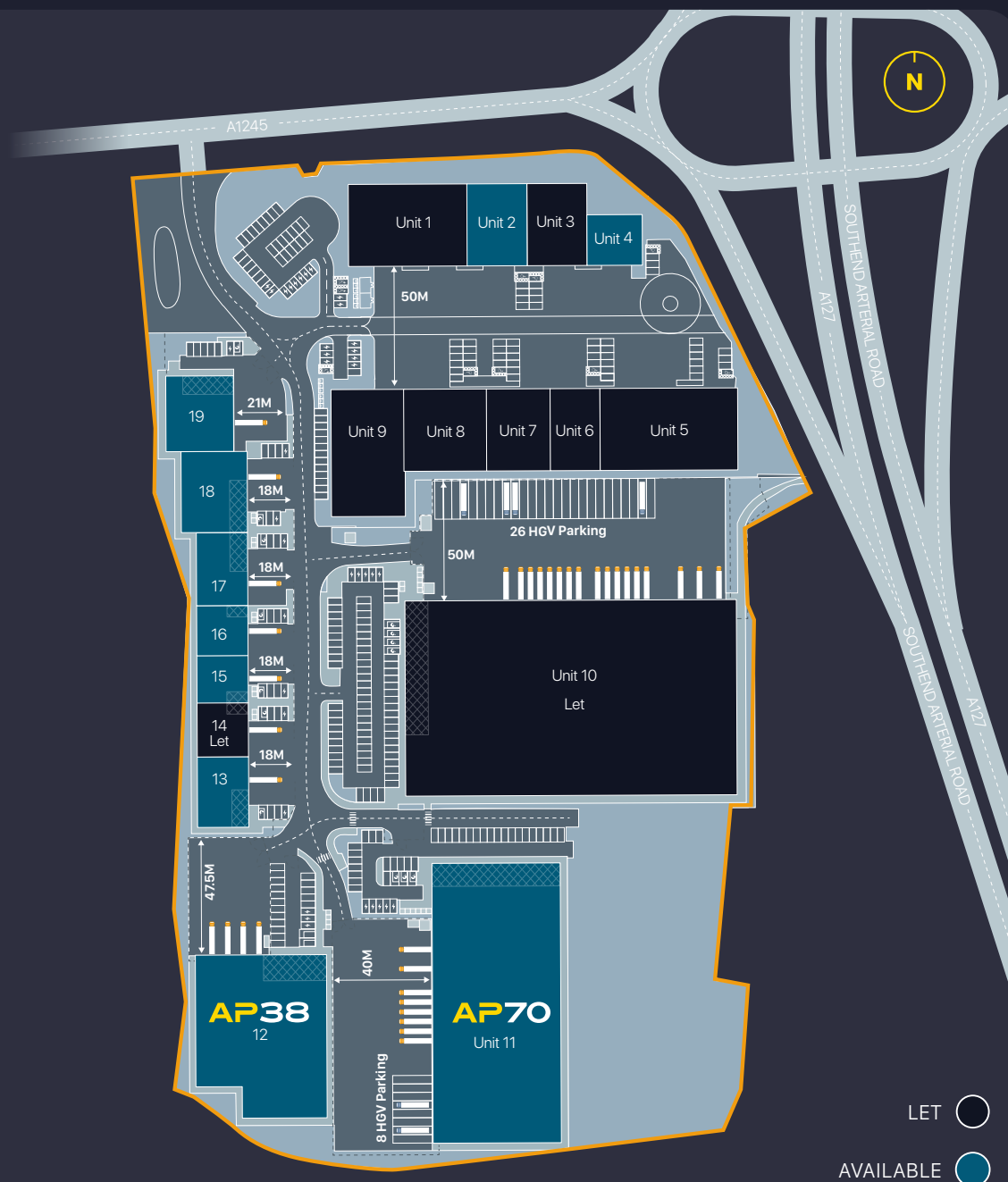
UNIT 15	SQ FT
Warehouse	3,830
Offices	409
Total	4,239
Car parking	4
Power	90kva

UNIT 16	SQ FT
Warehouse	3,998
Offices	403
Total	4,401
Car parking	4
Power	90kva

UNIT 17	SQ FT
Warehouse	6,734
Offices	1,139
Total	7,873
Car parking	4
Power	125kva

UNIT 18	SQ FT
Warehouse	9,516
Offices	1,436
Total	10,952
Car parking	7
Power	150kva

UNIT 19	SQ FT
Warehouse	9,370
Offices	1,435
Total	10,805
Car parking	7
Power	150kva



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'



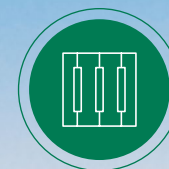
BREEAM
'Excellent'



Rooftop Solar
PV Panels*



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 Midlands can be reached in under 3 hours.



A13
2 miles / 5 mins

M25
13 miles / 16 mins

M1 / A1
43 miles / 1hr 5 mins

Central London
33 miles / 45 mins



Southend
7 miles / 13 mins

London City
29 miles / 35 mins

Gatwick
54 miles / 58 mins

Heathrow
68 miles / 1 hr 10 mins



Rayleigh
2.3 miles / 6 mins

Pitsea (c2c)
4 miles / 7 mins

London Liverpool St
33 miles / 45 mins

London Fenchurch St
33.3 miles / 1 hrs 20 mins



London Gateway
12 miles / 16 mins

Tilbury
15 miles / 16 mins

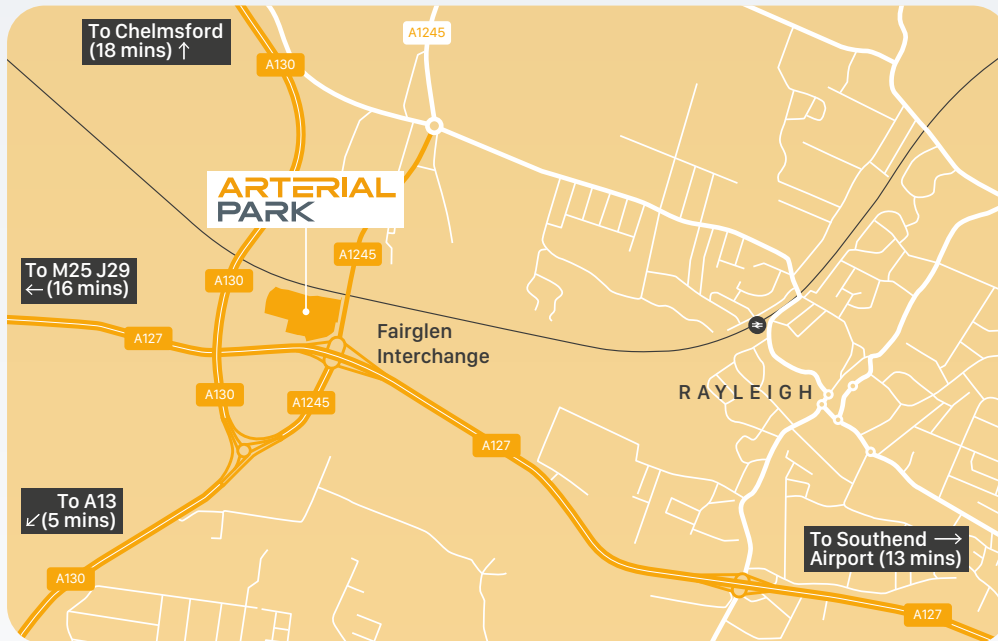
Felixstowe
61 miles / 1 hr 5 mins

Immingham
202 miles / 3 hrs 41 mins



2 Hours 3 Hours 4 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.



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.

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

and local amenities:

SCREWFIX

EVRI

YODEL

TOOLSTATION

Sainsbury's



M&S

ARTERIAL PARK



FURTHER INFORMATION

Terms

Available leasehold only.

For further information please
contact the joint agents:

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references to condition and necessary permission for use and occupation, and other details, are given
in good faith and are believed to be correct but any intending purchasers or tenants should not rely on
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