



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 |
|-----------|--------|
| Warehouse | 65,652 |
| Offices | 5,485 |
| Total GIA | 71,137 |

| OFFICES |
|--|
| Grade A open plan office |
| VRF to provide heating and comfort cooling |
| 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



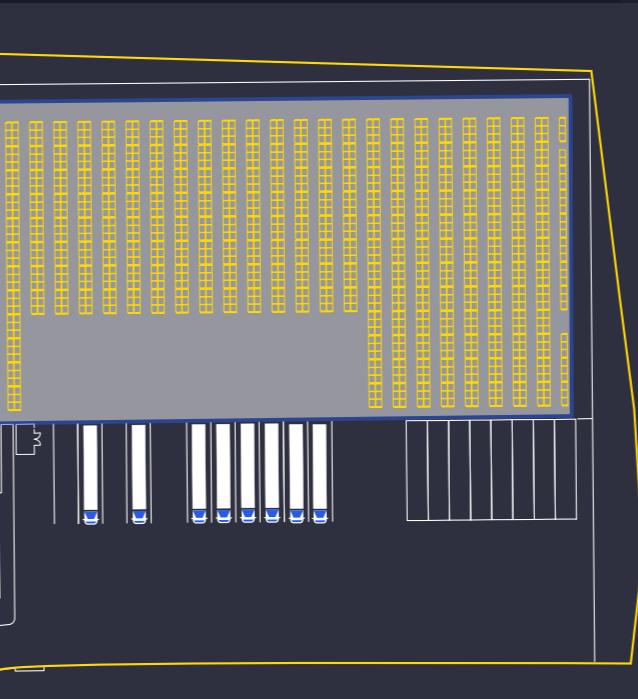
Ease of access to central London
and national transport networks



FLEXIBLE RACKING LAYOUTS

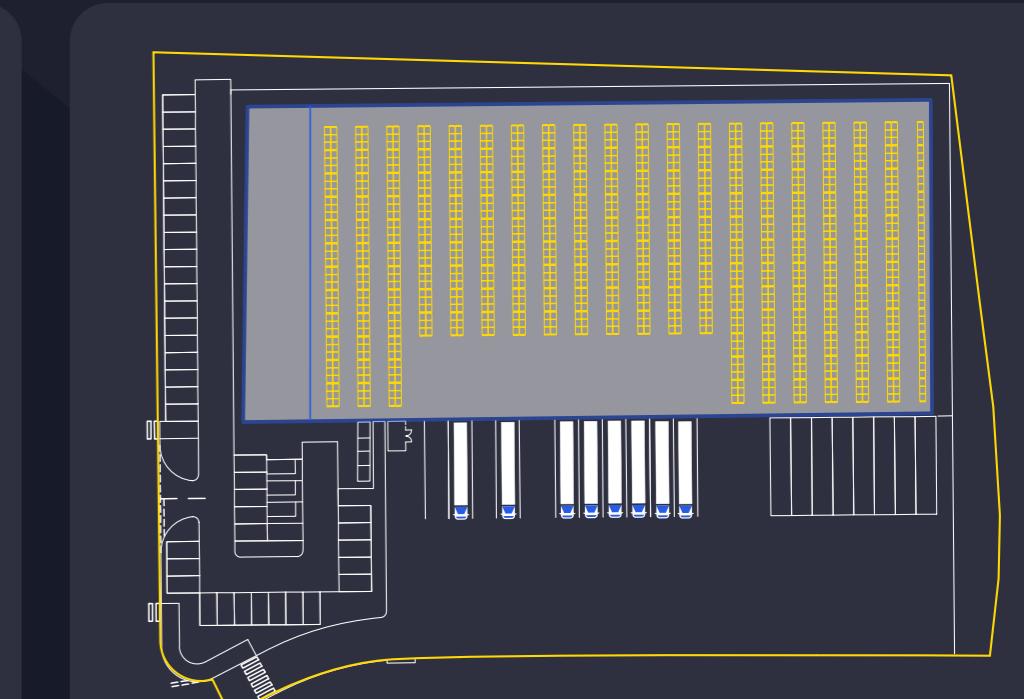
NARROW AISLE OPTION

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



EPC
Rating 'A'



BREEAM
'Excellent'



Rooftop Solar
PV Panels*



5 EV
Charging



Rooftlights 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.

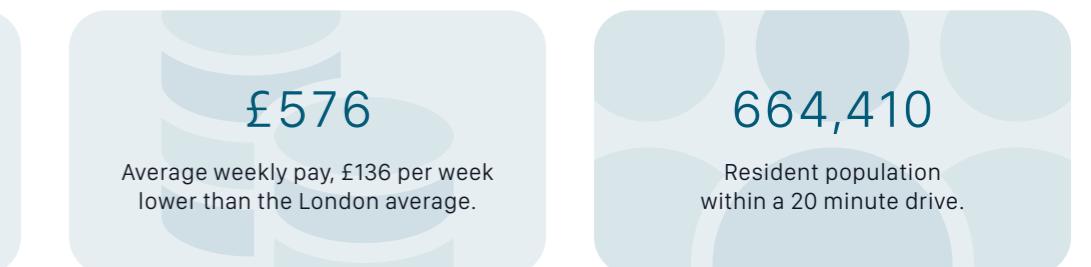
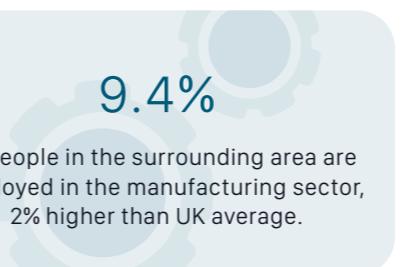
Mirastar have an unrivalled track record in developing environmentally sustainable buildings. The focus on ESG objectives ensures a tenant's environmental impact is reduced, whilst at the same time minimising a tenant's overall operating costs.

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 | M25 | M / A1 | Central London |
|--|--------------------------------------|-----------------------------------|---|---|
| | 2 miles / 5 mins | 13 miles / 16 mins | 43 miles / 1 hr 5 mins | 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 | Birmingham 202 miles / 3 hrs 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 |



FURTHER INFORMATION

Terms

Available leasehold only.

For further information please
contact the joint agents:



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