



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.



BUILT TO LAST



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 16	SQ FT
Warehouse	3,998
Offices	403
Total	4,401
Car parking	4
EV charging points	1
Power	90kva

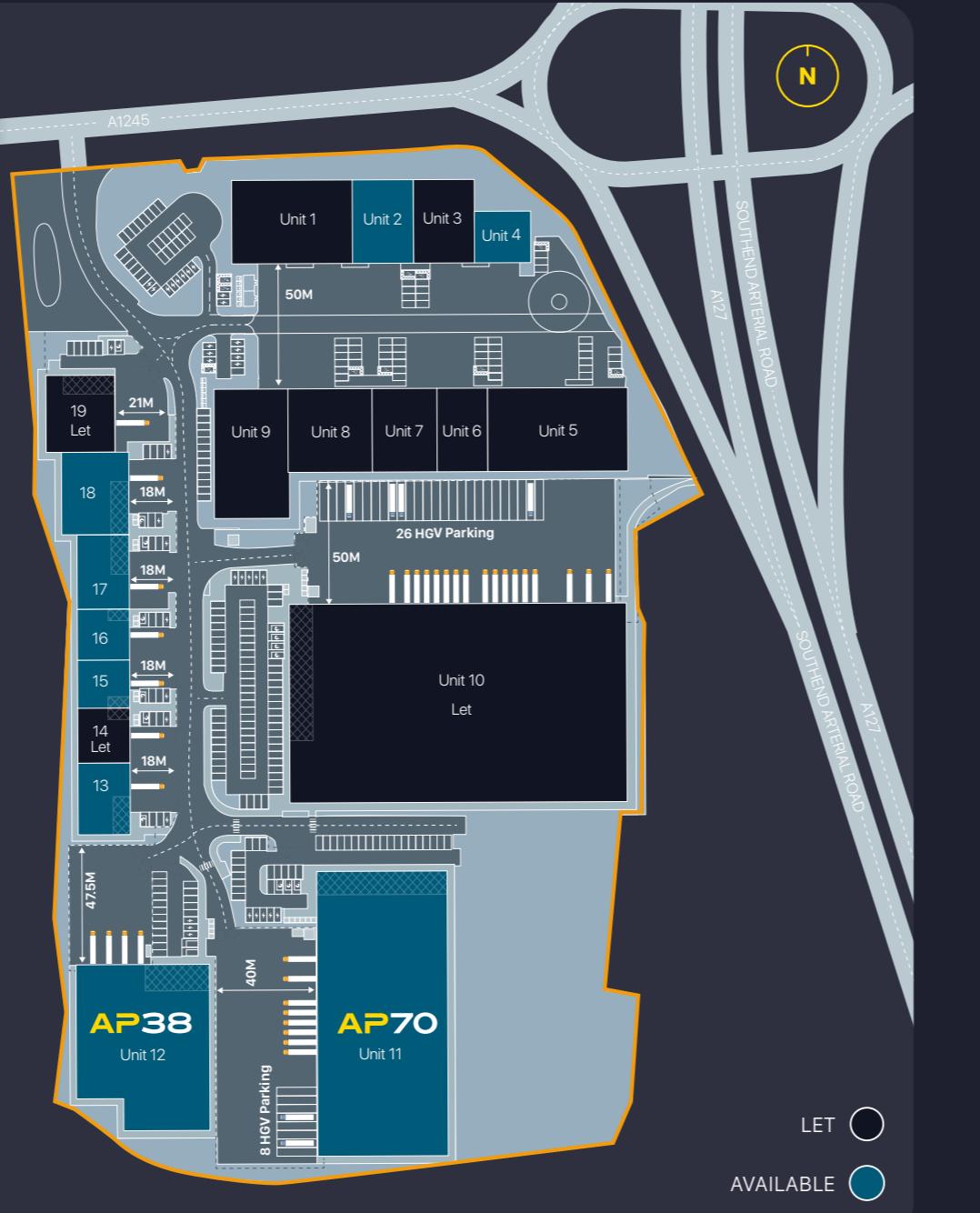
UNIT 12 - AP38	SQ FT
Warehouse	35,770
Offices	2,855
Total	38,625
Car parking	22
EV charging points	3
Power	350kva

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

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

UNIT 18	SQ FT
Warehouse	9,516
Offices	1,436
Total	10,952
Car parking	7
EV charging points	2
Power	150kva

UNIT 15	SQ FT
Warehouse	3,830
Offices	409
Total	4,239
Car parking	4
EV charging points	1
Power	90kva



THINKING OF THE FUTURE

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



EPC
Rating 'A'



BREEAM
'Excellent'



Rooftop Solar
PV Panels*



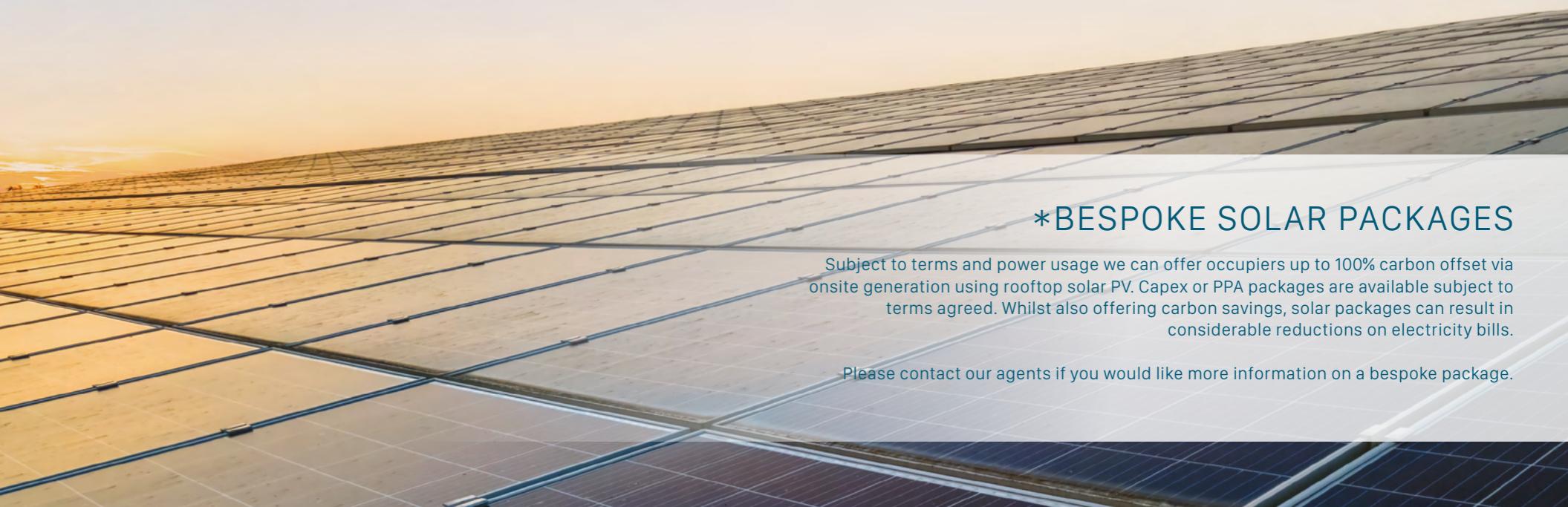
EV
Charging



Rooflights Providing
Natural Light



Air Tightness Exceeding
Building Regulations



UNRIVALLED NETWORK

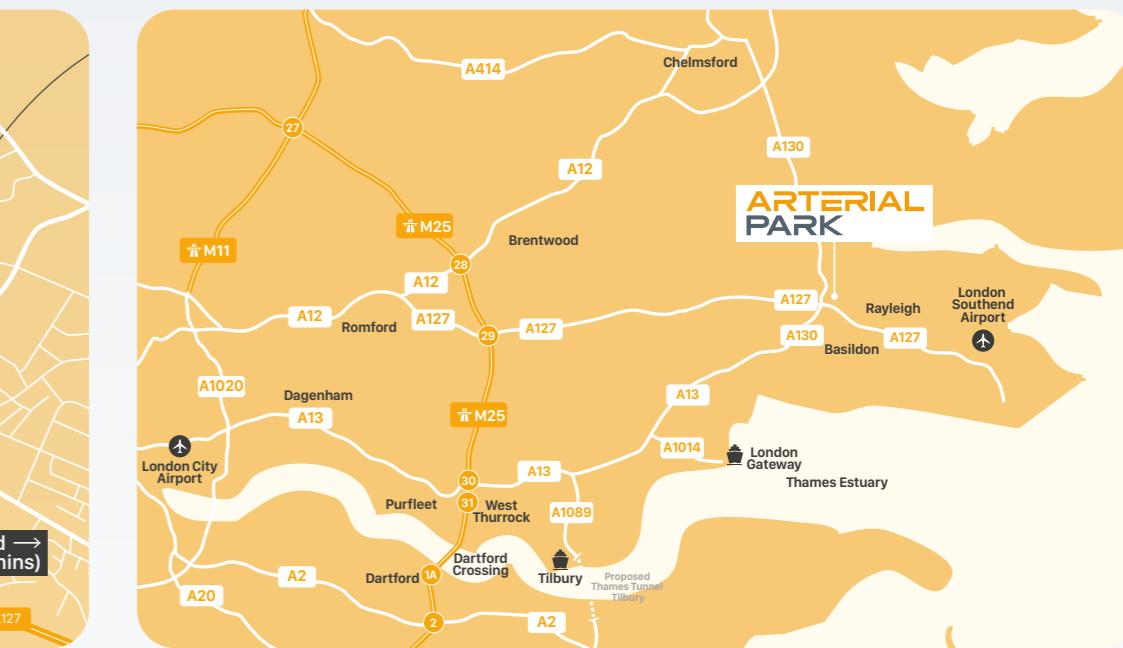
Arterial Park is strategically located four miles to the east of Basildon and ten miles to the south of Chelmsford at the junction of the A127 and A1245 roads. The Midlands can be reached in under 3 hours.

	A13 2 miles / 5 mins		Southend 7 miles / 13 mins
M25 13 miles / 16 mins		London City 29 miles / 35 mins	
M1 / A1 43 miles / 1hr 5 mins		Gatwick 54 miles / 58 mins	
Central London 33 miles / 45 mins		Heathrow 68 miles / 1 hr 10 mins	

	Rayleigh 2.3 miles / 6 mins		London Gateway 12 miles / 16 mins
Pitsea (c2c) 4 miles / 7 mins		Tilbury 15 miles / 16 mins	
London Liverpool St 33 miles / 45 mins		Felixstowe 61 miles / 1 hr 5 mins	
London Fenchurch St 33.3 miles / 1 hrs 20 mins		Immingham 202 miles / 3 hrs 41 mins	



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



9.4

People in the surrounding area are involved in the manufacturing sector, 7% higher than UK average.

36,70

ble in the surrounding
employed in the transp
and storage sector.

Average week
lower than t

664 4

Resident population
within a 20 minute drive

is a popular industrial and logistics location, with local occupiers

EWFIX®

14

ODEL
TOOI

Saint Gobain

ury's

M&S

FURTHER INFORMATION

Terms

Available leasehold only.

For further information please
contact the joint agents:



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



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

Ryan Anderson
07468 186 415
r.anderson@glenney.co.uk

Daniel Wink
07717 545 532
d.wink@glenney.com



Alice Hampden-Smith
07508 371 884
alice.hampden-smith@dtre.com

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

Oscar Bryan
07469 820 140
oscar.bryan@dtre.com

For the joint agents and the vendors or lessors of this property whose agents they are, give notice that:
1.) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. 2.) All descriptions, dimensions, 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 them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 3.) No person in the employment of the joint agents has any authority to make or give any representation or warranty whatever in relation to this property. January 2026 - Design by cormackadvertising.com