



# AP70

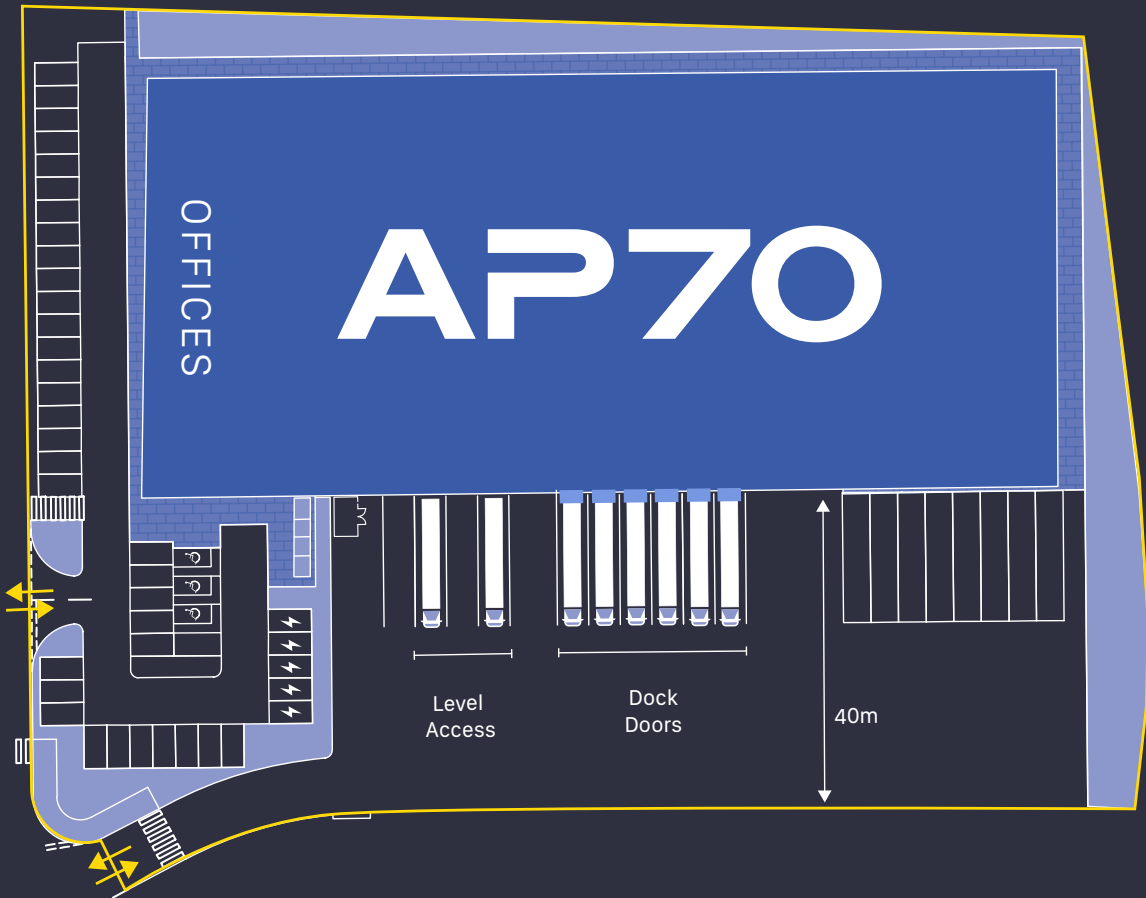
AVAILABLE NOW

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

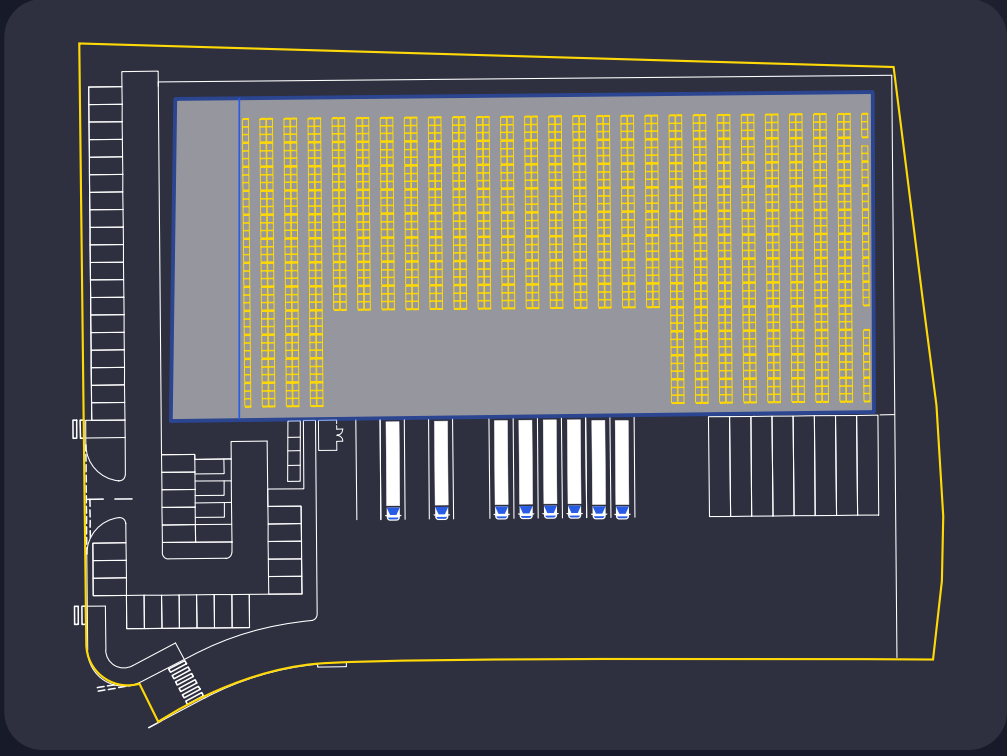
Great local labour residential population of 664,410 within a 20 minute drive

Ease of access to central London and national transport networks

# FLEXIBLE RACKING LAYOUTS

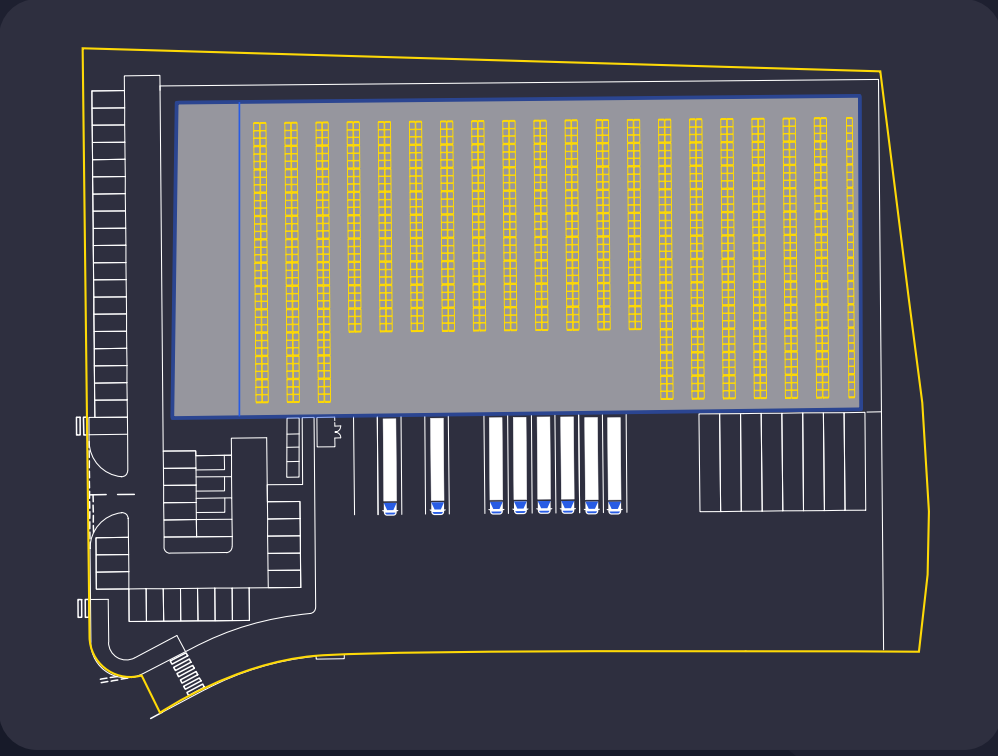
## NARROW AISLE OPTION

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'



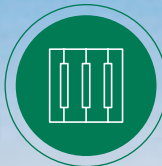
BREEAM 'Excellent'



Rooftop Solar PV Panels\*



5 EV Charging



Rooflights Providing Natural Light



Air Tightness Exceeding Building Regulations

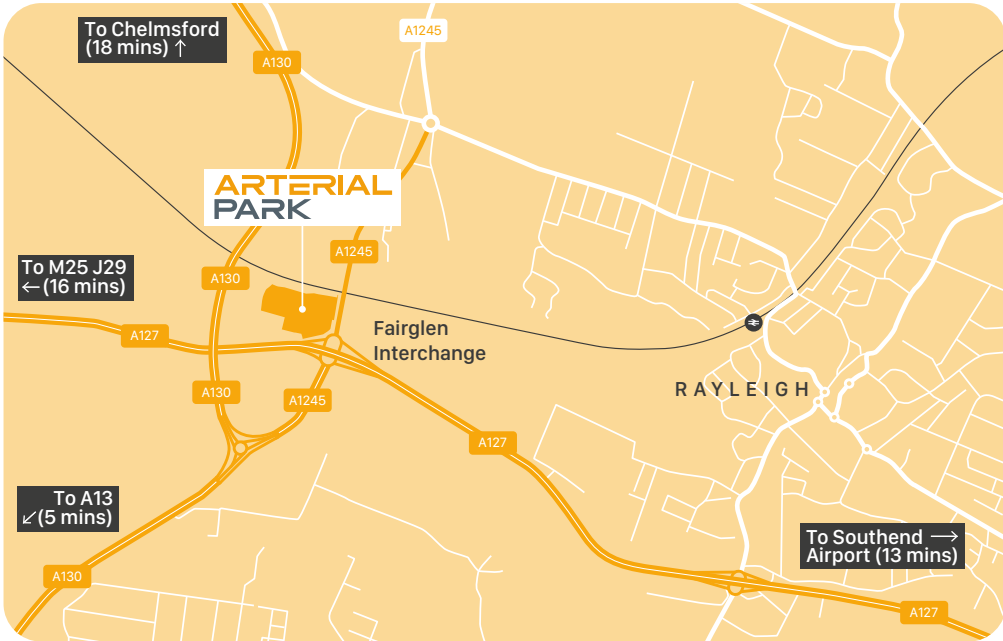
## \*BESPOKE SOLAR PACKAGES

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.

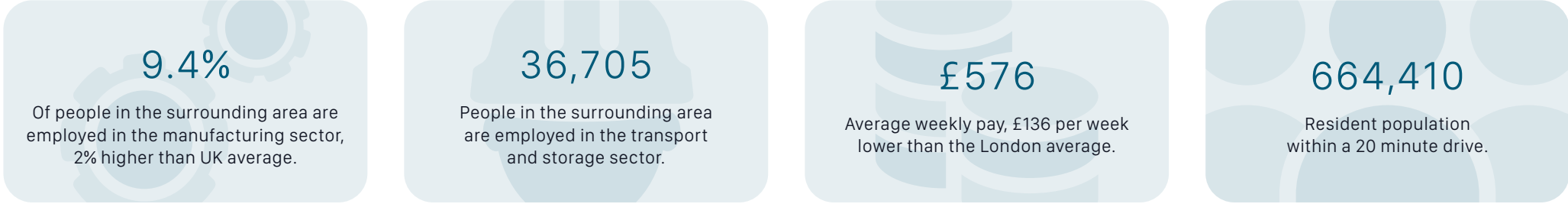
Please contact our agents if you would like more information on a bespoke package.

# 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.



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





# FURTHER INFORMATION

## Terms

Available leasehold only.

For further information please  
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