



# 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.



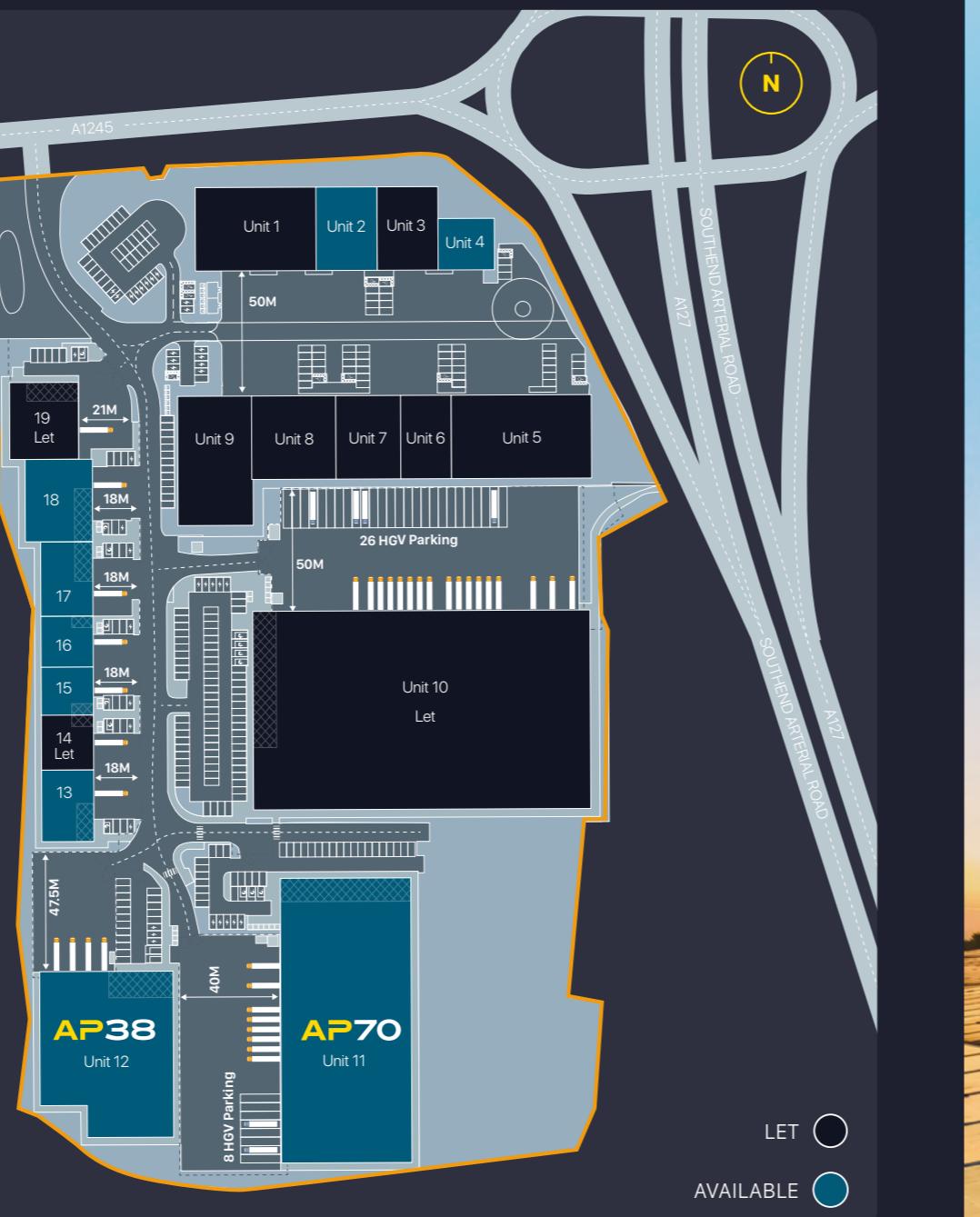
# BUILT TO LAST



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 a tenant's overall operating costs.



EPC  
Rating 'A'



BREEAM  
'Excellent'



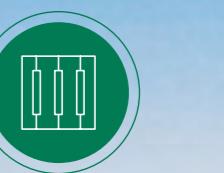
Rooftop Solar  
PV Panels\*



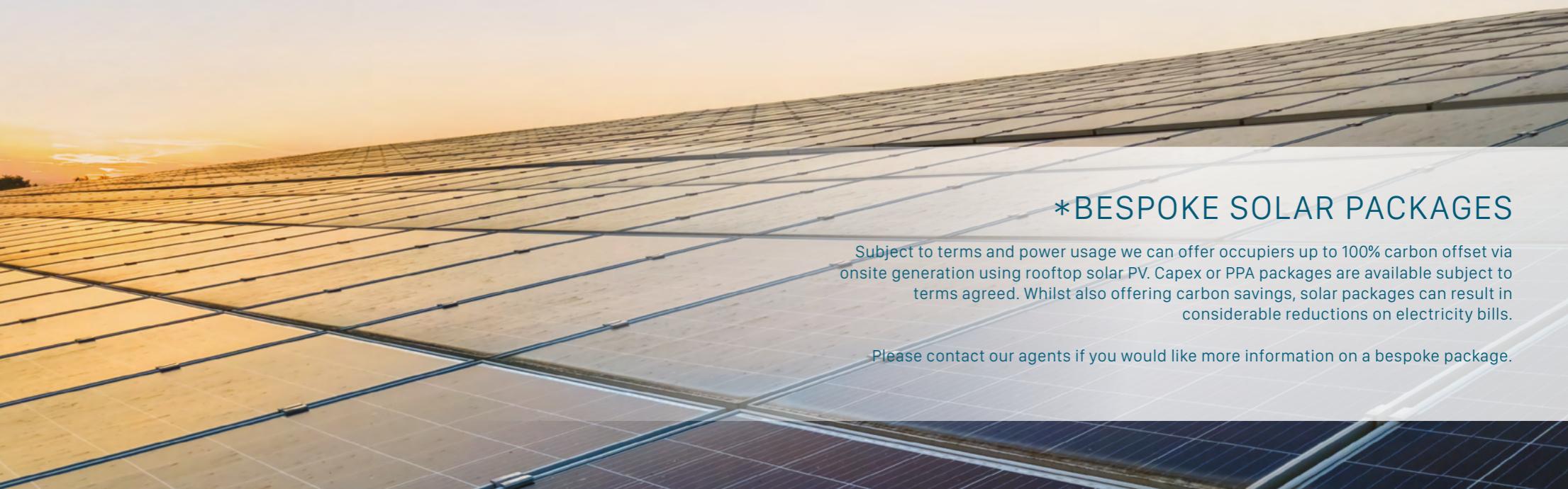
EV  
Charging



Rooflights Providing  
Natural Light



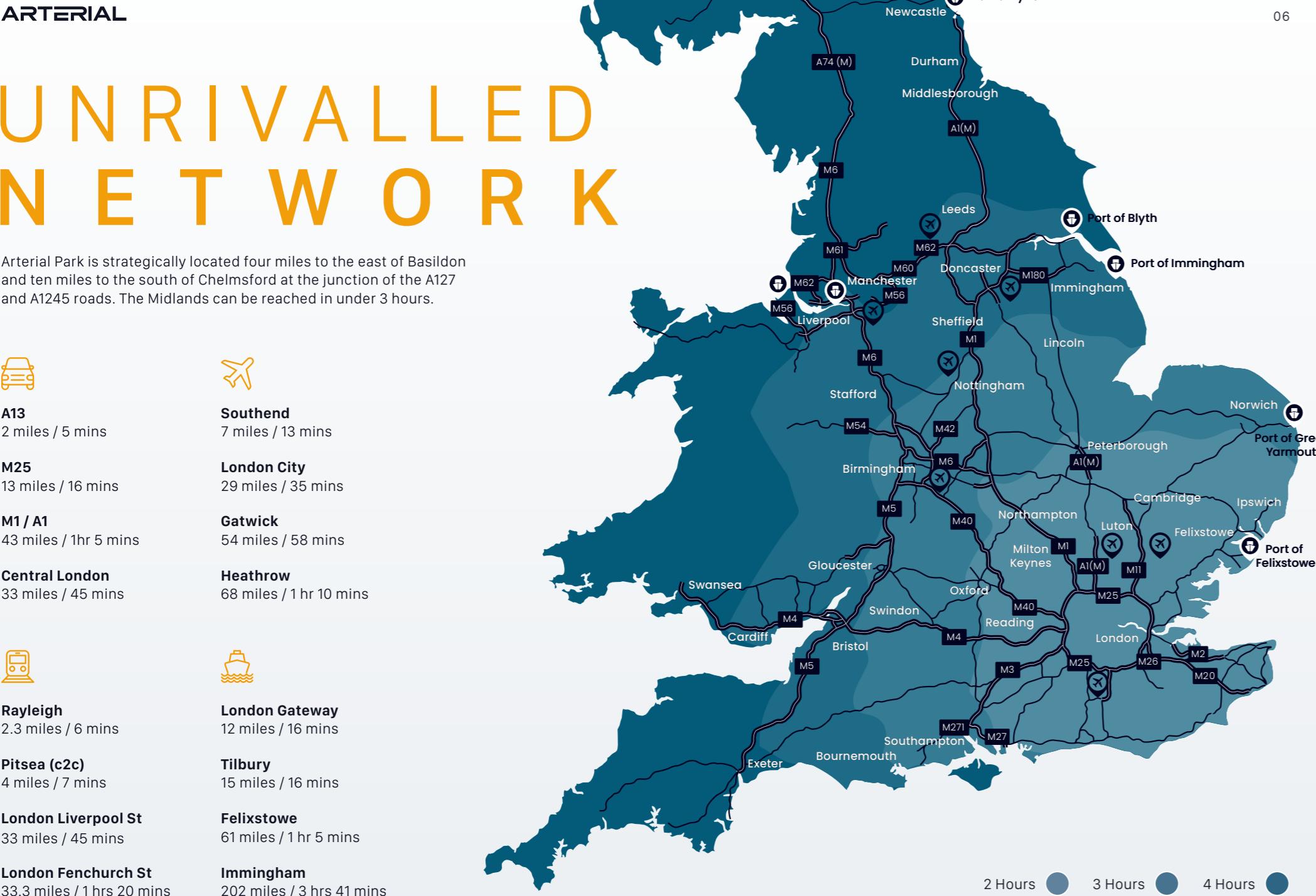
Air Tightness Exceeding  
Building Regulations



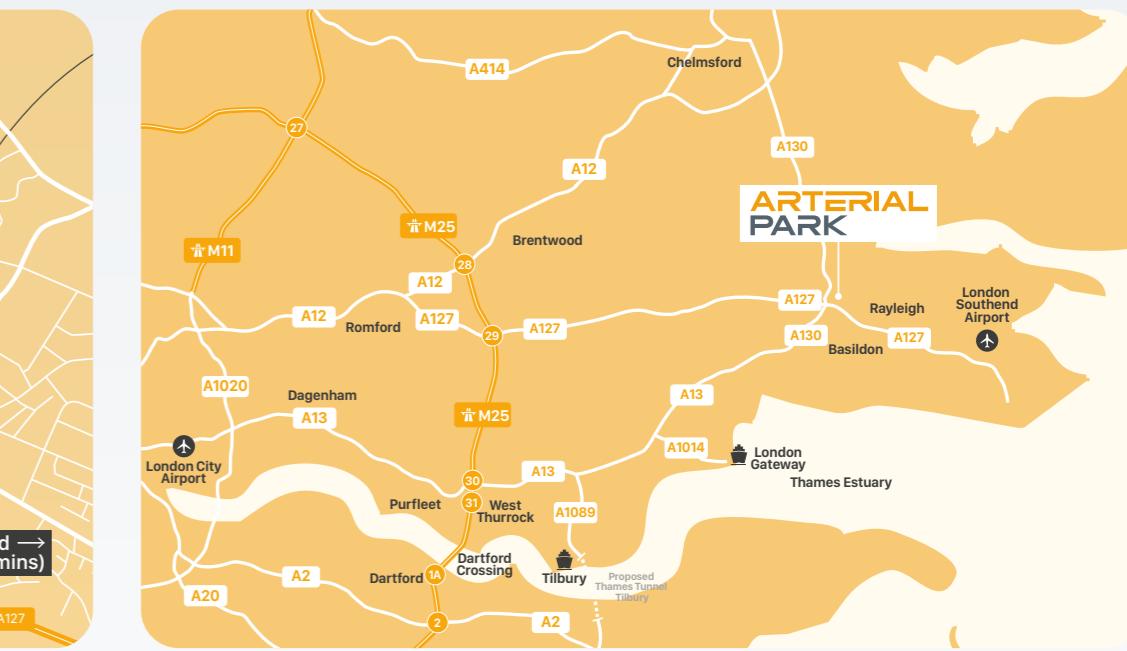
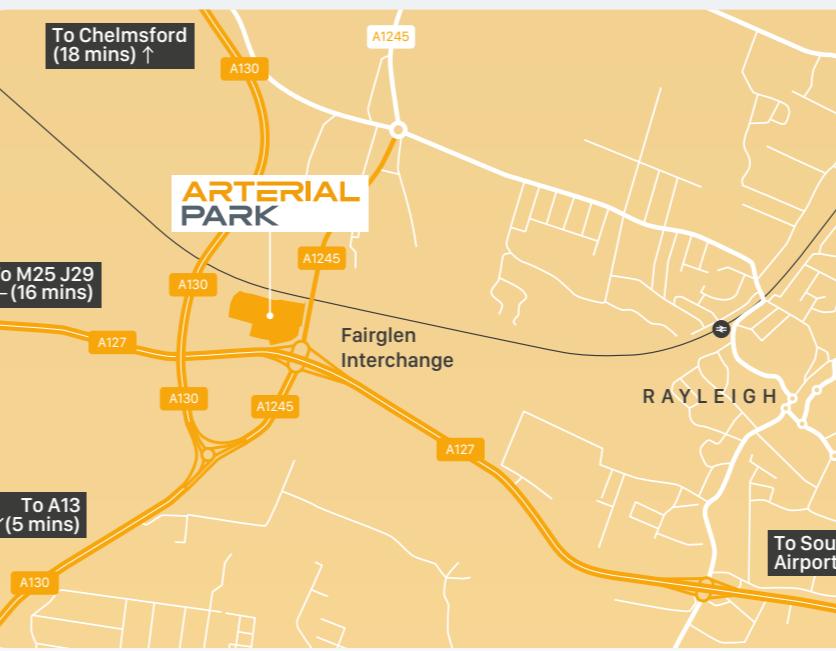
## \*BESPOKE SOLAR PACKAGES

Subject to terms and power usage we can offer occupiers up to 100% onsite generation using rooftop solar PV. Caps on 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.



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:

**SCREWFIX**

**EVRI**

**YODEL**

**TOOLSTATION**

**Sainsbury's**

**M**

**M&S**

## FURTHER INFORMATION

### Terms

Available leasehold only.

For further information please  
contact the joint agents:



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For the joint agents and the vendors or lessors of this property whose agents they are, give notice that:  
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