



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



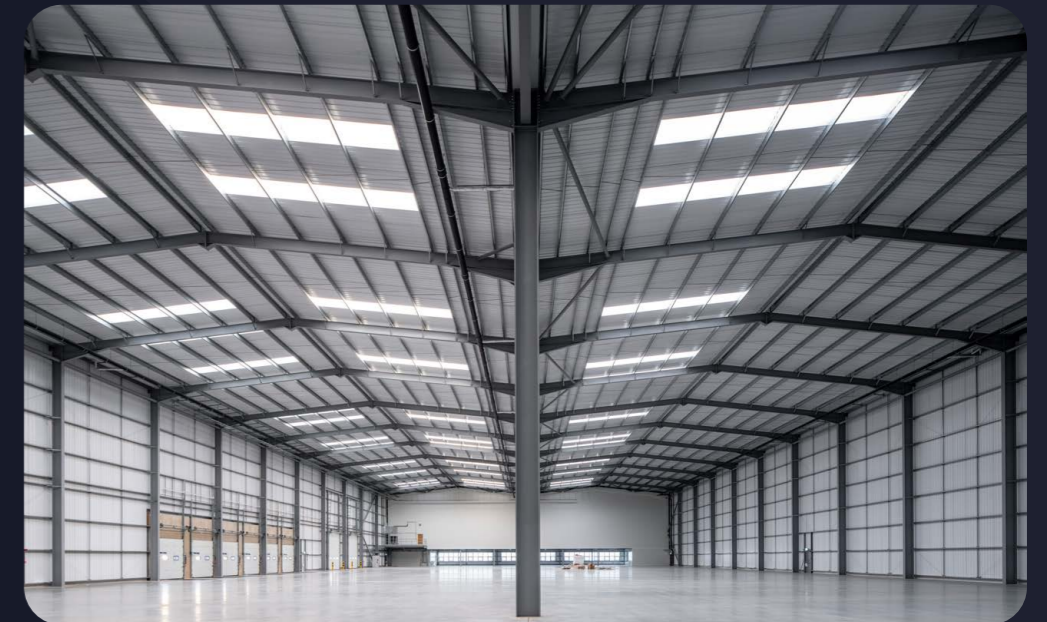
VRF to Provide Heating and Comfort Cooling



10m Clear Height



Secure Estate



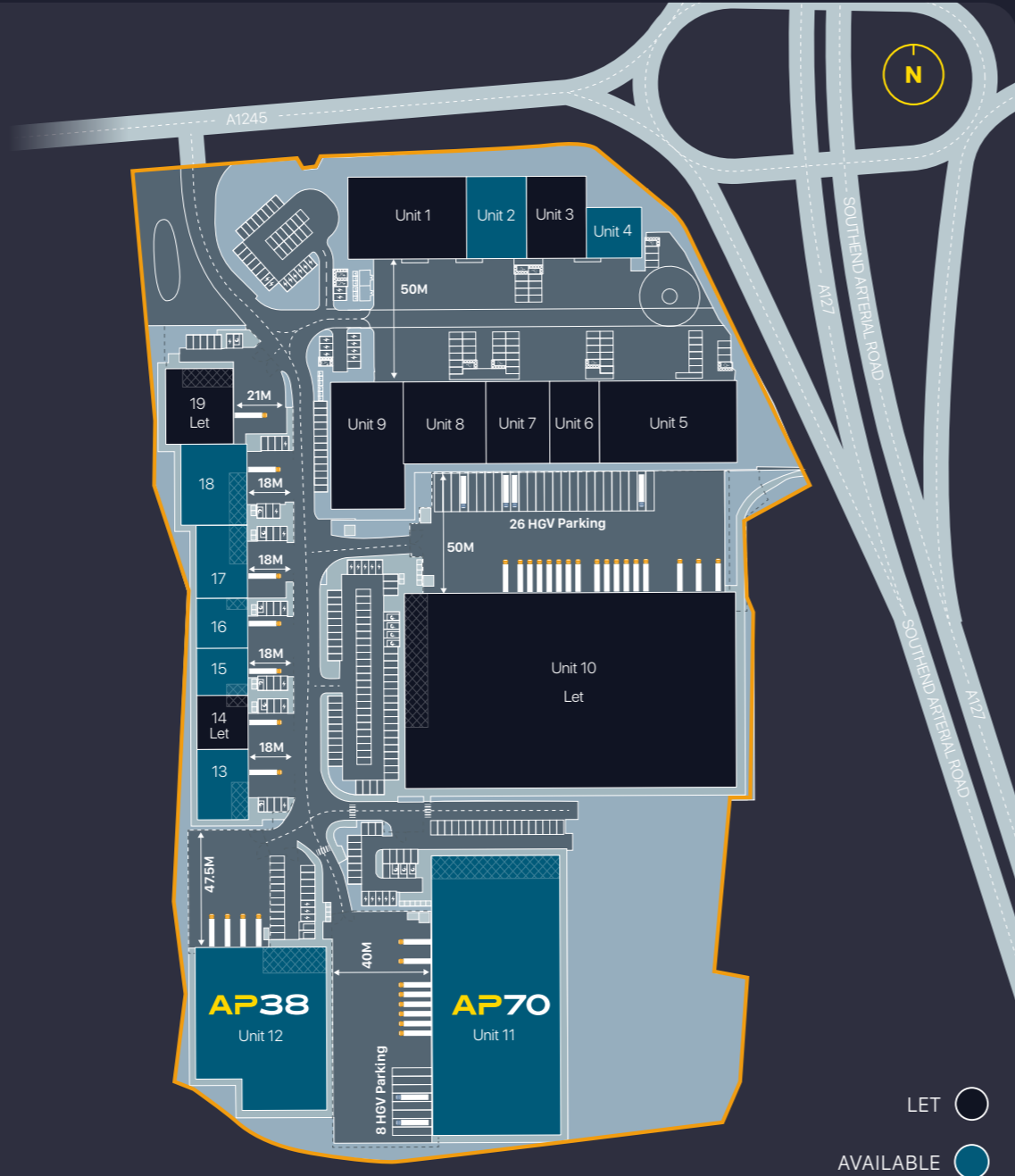
UNIT 11 - AP70	SQ FT	UNIT 16	SQ FT
Warehouse	65,652	Warehouse	3,998
Offices	5,485	Offices	403
Total	71,137	Total	4,401
		Car parking	4
		EV charging points	1
		Power	90kva

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

UNIT 12 - AP38	SQ FT	UNIT 17	SQ FT
Warehouse	35,770	Warehouse	6,734
Offices	2,855	Offices	1,139
Total	38,625	Total	7,873
Car parking	22	Car parking	4
EV charging points	3	EV charging points	1
Power	350kva	Power	125kva

UNIT 13	SQ FT	UNIT 18	SQ FT
Warehouse	6,298	Warehouse	9,516
Offices	1,141	Offices	1,436
Total	7,439	Total	10,952
Car parking	4	Car parking	7
EV charging points	1	EV charging points	2
Power	100kva	Power	150kva

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



LET

AVAILABLE

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'



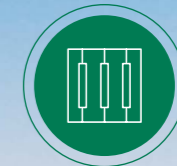
BREEAM 'Excellent'



Rooftop Solar PV Panels*



EV Charging



Rooflights Providing Natural Light

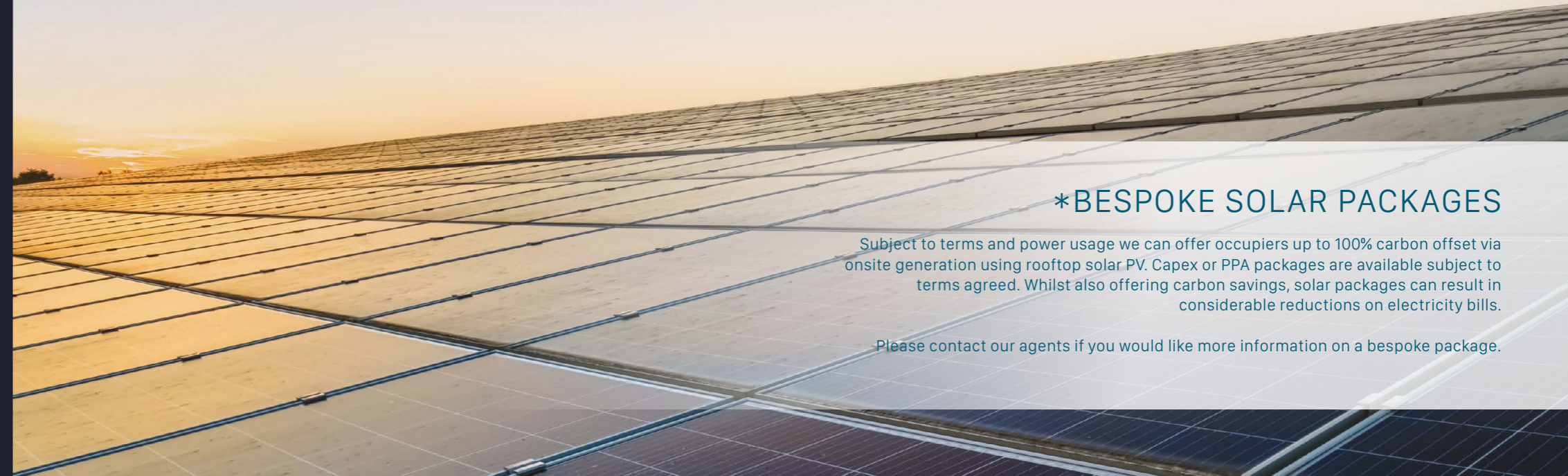


Air Tightness Exceeding Building Regulations

*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.



FURTHER INFORMATION

Terms

Available leasehold only.

For further information please
contact the joint agents:

CBRE

Alex Schofield
07971 067 984
alex.schofield@cbre.com

Tom Erxleben
07710 966 234
tom.erxleben@cbre.com

Lila Greenwood
07385 557 434
lila.greenwood@cbre.com

GLENNY

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

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

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

DTRE

Robert Cohu
07860 659 043
robert.cohu@dtre.com

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

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

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