

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



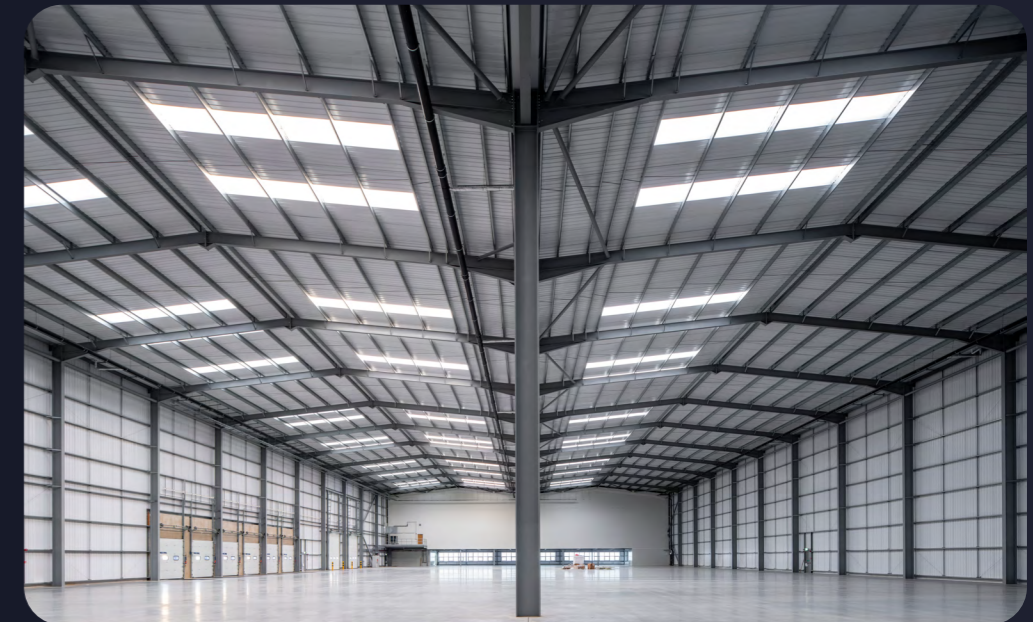
VRF to Provide Heating and Comfort Cooling

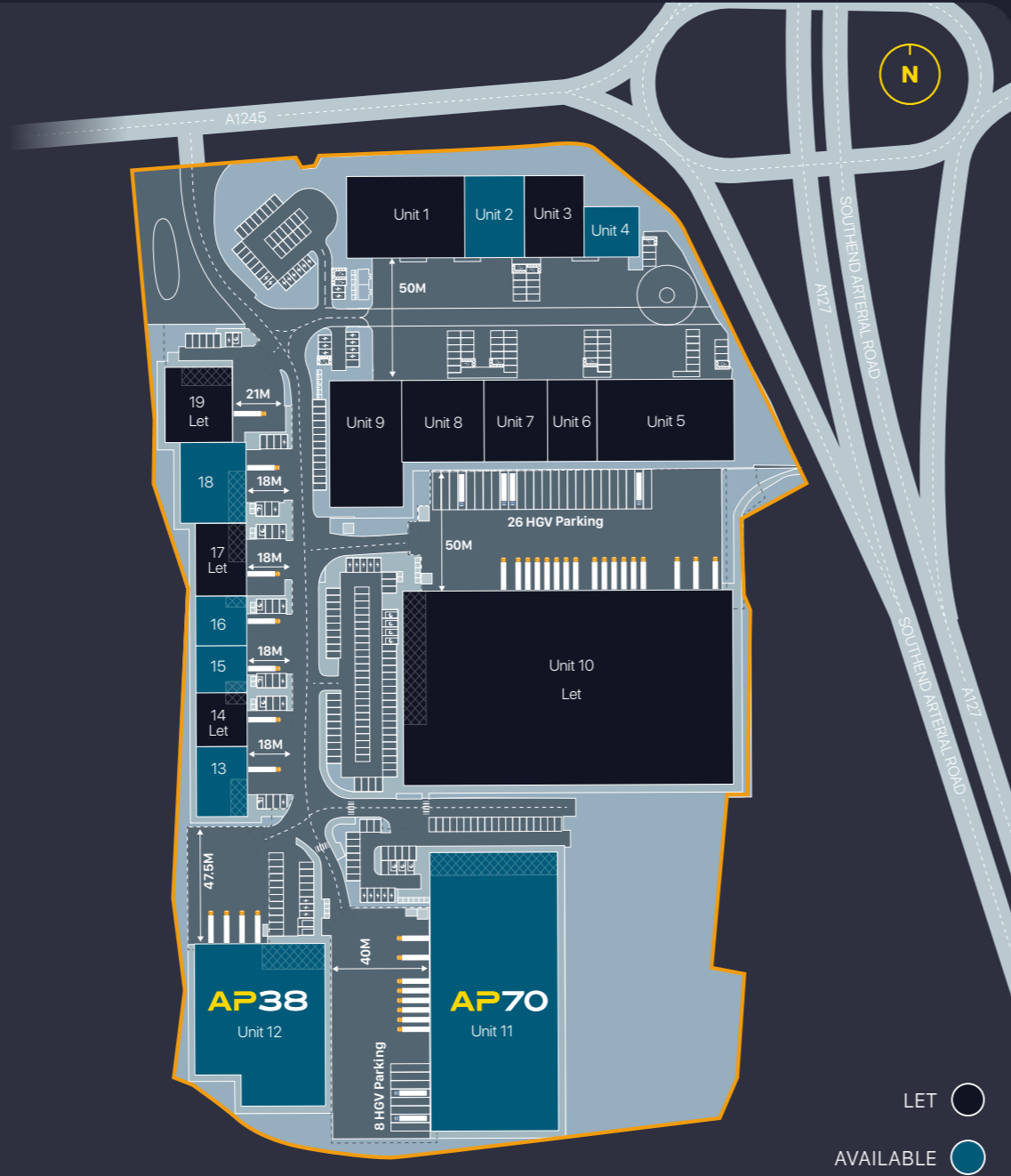


10m Clear Height



Secure Estate





UNIT 11 - AP70	SQ FT
Warehouse	65,652
Offices	5,485
Total	71,137

UNIT 15	SQ FT
Warehouse	3,830
Offices	409
Total	4,239

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
Warehouse	35,770
Offices	2,855
Total	38,625

UNIT 16	SQ FT
Warehouse	3,998
Offices	403
Total	4,401

Car parking	22
EV charging points	3
Power	350kva

Car parking	4
EV charging points	1
Power	90kva

UNIT 13	SQ FT
Warehouse	6,298
Offices	1,141
Total	7,439

UNIT 18	SQ FT
Warehouse	9,516
Offices	1,436
Total	10,952

Car parking	4
EV charging points	1
Power	100kva

Car parking	7
EV charging points	2
Power	150kva

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'



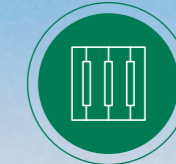
BREEAM 'Excellent'



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.

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

M25
13 miles / 16 mins

M1 / A1
43 miles / 1hr 5 mins

Central London
33 miles / 45 mins



Rayleigh
2.3 miles / 6 mins

Pitsea (c2c)
4 miles / 7 mins

London Liverpool St
33 miles / 45 mins

London Fenchurch St
33.3 miles / 1 hrs 20 mins



Southend
7 miles / 13 mins

London City
29 miles / 35 mins

Gatwick
54 miles / 58 mins

Heathrow
68 miles / 1 hr 10 mins



London Gateway
12 miles / 16 mins

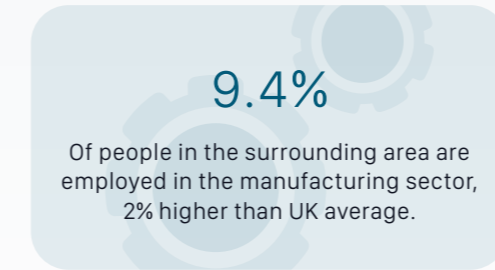
Tilbury
15 miles / 16 mins

Felixstowe
61 miles / 1 hr 5 mins

Immingham
202 miles / 3 hrs 41 mins



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.



The area is a popular industrial and logistics location, with local occupiers such as:



and local amenities:

FURTHER INFORMATION

Terms

Available leasehold only.

For further information please
contact the joint agents:

CBRE

Chris Knight
07872 822 528
chris.knight@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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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
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