



MIRASTAR

ARTERIAL PARK

A127 | Essex
Rayleigh | SS6 7FY

A MODERN INDUSTRIAL/DISTRIBUTION DEVELOPMENT

IMMEDIATELY AVAILABLE TO LET

1 REMAINING UNIT - 10,140 SQ FT



YOU DEMAND

ARTERIAL PARK IS A NEW INDUSTRIAL/DISTRIBUTION DEVELOPMENT IN RAYLEIGH, ESSEX, BUILT TO THE HIGHEST OF SPECIFICATION

ARTERIAL PARK

8 MINS to BASILDON
16MINS TO M25 J29

A127

A130

PHASE 2
CONSTRUCTION STARTED
AVAILABLE Q2 2024

A1245

PHASE 1
10,140 SQ FT UNIT
IMMEDIATELY AVAILABLE

OPPORTUNITY

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 (Junction 29) within 14 miles. A short distance to the south is the A130 which connects with the A12 and thereafter the east coast ports. The A13 is within 0.5 miles and provides swift access to London Gateway Port (12 Miles)

and also the M25 (Junction 30/31) within 17 miles. The site offers a variety of unit sizes ranging from 10,140 - 30,196 SQ FT. Arterial Park is an ideal development for a magnitude of businesses, being suitable for a variety of industries such as industrial, distribution, logistics, manufacturing, trade and many more.



BREEAM 'Very Good' rating.
EPC A Rating



New industrial / distribution
Unit size available 10,140 SQ FT



Prominent location
fronting the A127



Established industrial /
distribution location



Excellent local labour pool with
664,410 resident population 20
minutes drive of the park



Strategically located
between the M25 (J29),
A130 and A12 road networks



Swift access to London
Gateway coastal port



Ease of access to central
London and national
transport network



High quality and enhanced
specification private estate with
a landscaped environment.

WE SUPPLY

YOU WANT FLEXIBILITY? UNIT SIZE AVAILABLE 10,140 SQ FT

AVAILABLE FOR IMMEDIATE OCCUPATION

WAREHOUSE

- 50m shared yard depth.
- 10m clear height.
- 50kN/m2 floor loading.
- EPC A Rating.
- BREEAM 'Very Good' Rating.
- 15% roof lights to warehouse.

OFFICES

- Grade A open plan office.
- LED lighting with smart control.
- VRF to provide heating and comfort cooling.
- Double height glazed entrance / HQ reception.

EXTERNAL

- Secured entrance with independent gates.
- Paladin fencing around the perimeter of the estate.
- 40 bicycle spaces allocated to Phase 1 in covered shelters.
- 20 electric car charging points.
- Additional On Site Communal Parking



UNIT 2	
	SQ FT
WAREHOUSE	8,591
OFFICES	1,549
TOTAL	10,140
LEVEL ACCESS LOADING DOORS	1
CAR PARKING SPACES	5
POWER SUPPLY	100 kVa

IN A CLASS OF ITS OWN





PRIME LOCATION NATIONAL CONNECTIONS

PLACES

	DISTANCE	JOURNEY
M25	14 MILES	16 MINS
M11	24 MILES	27 MINS
A2	23 MILES	27 MINS
M1/A1	43 MILES	65 MINS
CENTRAL LONDON	36.6 MILES	1 HRS 7 MINS
LEICESTER	127 MILES	2 HRS 20 MINS
BIRMINGHAM	143 MILES	2 HRS 28 MINS
NOTTINGHAM	153 MILES	2 HRS 43 MINS
DERBY	155 MILES	2 HRS 40 MINS
SHEFFIELD	193 MILES	3 HRS 17 MINS
LEEDS	211 MILES	3 HRS 34 MINS
MANCHESTER	225 MILES	3 HRS 57 MINS

AIRPORTS

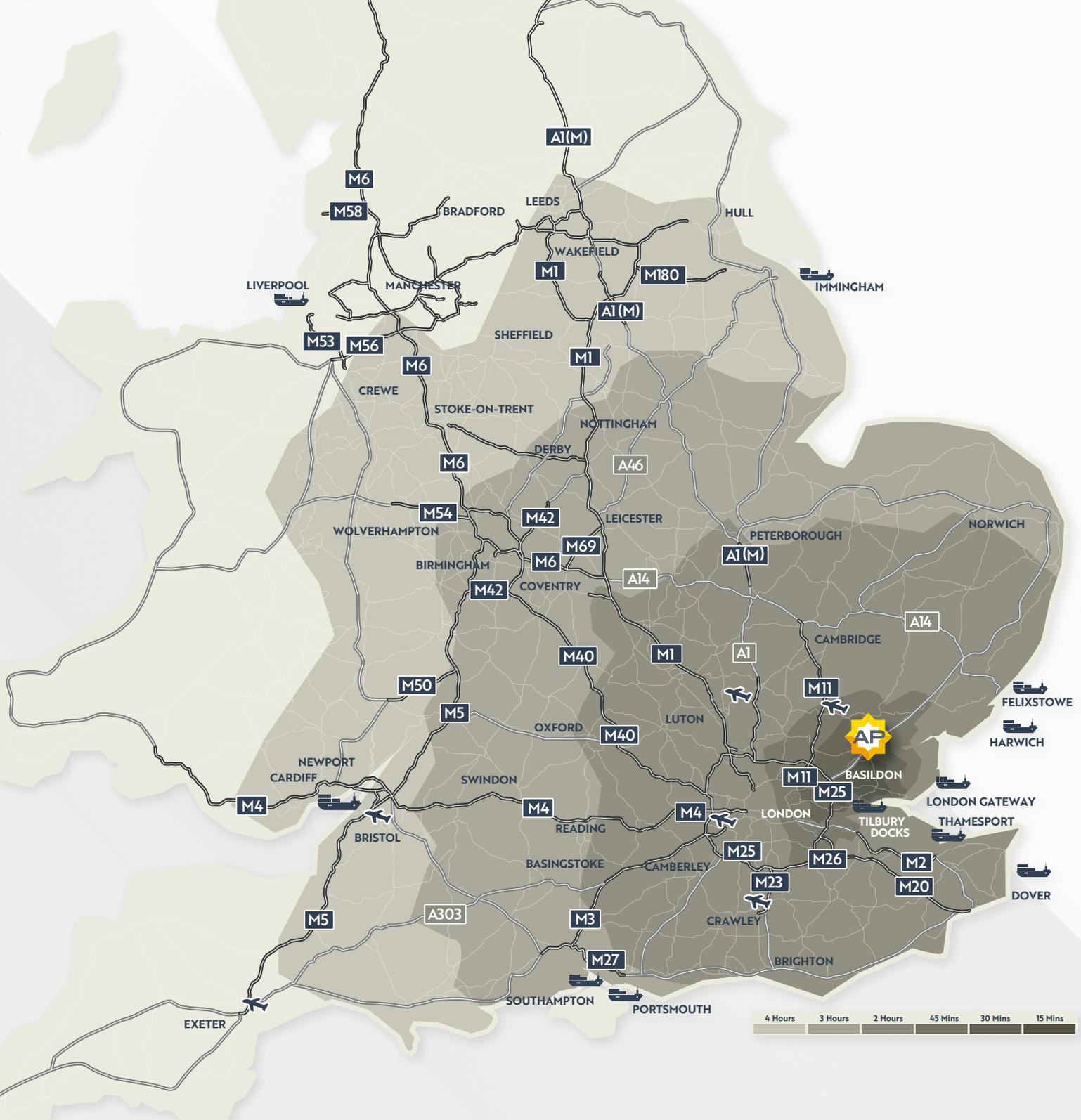
SOUTHEND	13 MILES	21 MINS
LONDON CITY	37 MILES	43 MINS
GATWICK	54 MILES	58 MINS
HEATHROW	68 MILES	1 HR 10 MINS
BIRMINGHAM	136 MILES	2 HRS 21 MINS
EAST MIDLANDS	141 MILES	2 HRS 23 MINS

RAIL FREIGHT

DIRFT	107 MILES	1 HRS 53 MINS
HAMS HALL	139 MILES	2 HRS 23 MINS
MARITIME RFT	142 MILES	2 HRS 23 MINS
BIFT	144 MILES	2 HRS 30 MINS

PORTS

TILBURY	24 MILES	16 MINS
LONDON GATEWAY	12 MILES	21 MINS
FELIXSTOWE	65 MILES	1 HR 27 MINS
SOUTHAMPTON	127 MILES	2 HRS 15 MINS
IMMINGHAM	197 MILES	3 HRS 26 MINS
LIVERPOOL	243 MILES	4 HRS 7 MINS



PRIME LOCATION LOCAL CONNECTIONS

LOCATION

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PLACES

	DISTANCE	JOURNEY
BASILDON	4.4 MILES	8 MINS
BRENTWOOD	13 MILES	20 MINS
SOUTHEND ON SEA	13 MILES	25 MINS
CHELMSFORD	17 MILES	25 MINS
WEST THURROCK	20 MILES	26 MINS

SKILLED LABOUR LOCALLY SOURCED

Arterial Park benefits from a large neighbouring population with over 664,410 people living within a 20 minute drive. The local authority offers an appropriate skill base with over 6% employed in the transportation and storage sector (national average is less at 4.7%). Labour costs are also extremely competitive, the average being £576 per week, over £136 per week lower than London.



664,410

RESIDENT POPULATION
WITHIN A 20 MINUTE DRIVE



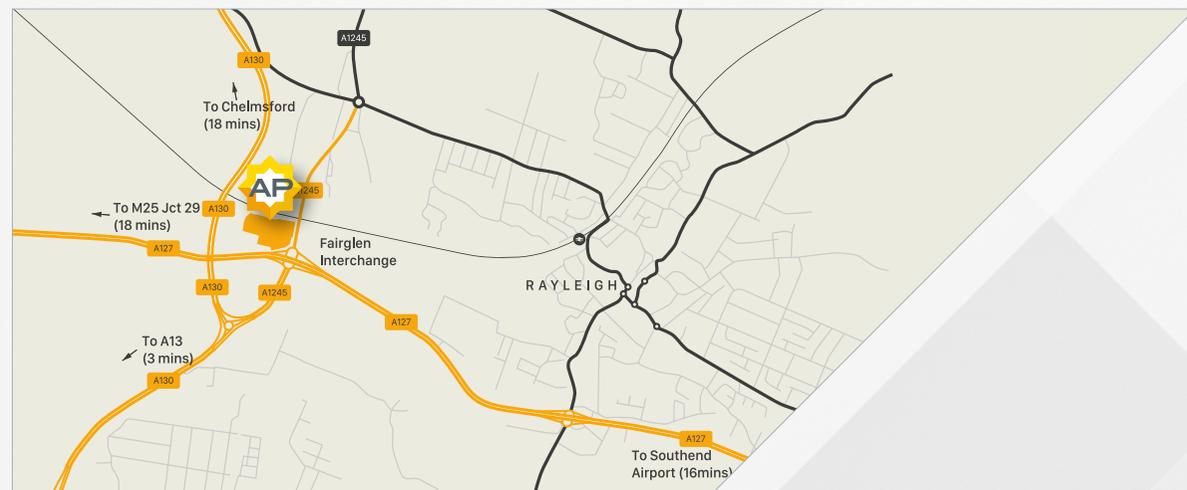
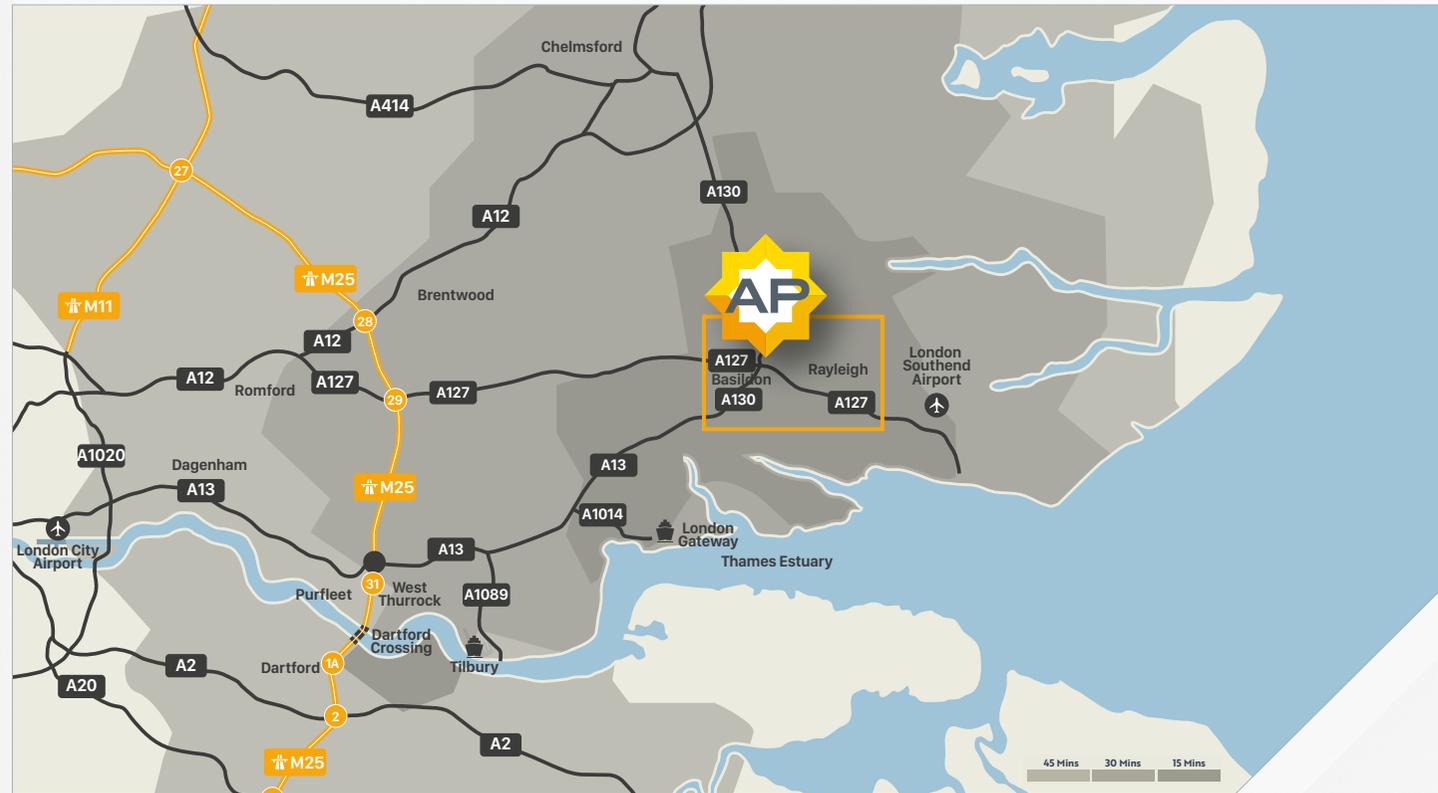
6%

APPROPRIATE SKILL
BASE HIGHER THAN
NATIONAL AVERAGE



£576

AVERAGE WEEKLY PAY



ARTERIAL PARK

A127 | Essex
Rayleigh | SS6 7FY

ADDRESS

1-9 ARTERIAL PARK, CHELMSFORD ROAD, RAYLEIGH, ESSEX, SS6 7FY

TERMS

Available leasehold only.

FURTHER INFORMATION

For further information please contact the joint agents:

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**EXPERIENCE
EXPERTISE**



MIRASTAR

Mirastar Real Estate is a specialist pan-European developer, investor and manager of big box logistics assets established by Ekaterina Avdonina - CEO and Anthony Butler - CIO, in a joint venture with KKR.

ARTERIALPARK.CO.UK

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