



50% OF PHASE 2 PRE-LET

ARTERIAL PARK PHASE 2

ARTERIAL PARK, ESSEX, RAYLEIGH, SS6 7FY

A PROMINENT
INDUSTRIAL
DEVELOPMENT
UNITS FROM
4,210 - 70,800 SQ FT



MIRASTAR

WE SUPPLY

Phase 2 is a brand new highly specified industrial/ distribution development located in Arterial Park, Rayleigh, Essex. The development follows on from the success of the 120,000 sq ft Phase 1 which comprises 9 units. Once built, the development will provide 10 units with an approximate total floor space of 290,000 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 population with a 664,410 residential population within a 20 minute drive

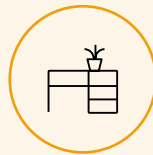


Ease of access to central London and national transport networks

BUILT TO LAST



Grade A Open
Plan Offices



Double Height Glazed
Entrance / HQ Reception



LED Lighting
with Smart Control



VRF to Provide Heating
and Comfort Cooling



Cycle
Storage



Paladin Fencing Around the
Perimeter of the Estate



BUILT FOR LOGISTICS

UNIT 10 - PRE-LET AGREED	SQ FT
WAREHOUSE	117,385
OFFICE AND AMENITY	12,110
TOTAL	129,495
POWER	1,150KVA

UNIT 11 - AP70	SQ FT
WAREHOUSE	64,565
OFFICE AND AMENITY	6,235
TOTAL	70,800
POWER	750KVA

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

UNIT 12	SQ FT
WAREHOUSE	35,015
OFFICE AND AMENITY	3,430
TOTAL	38,445
MINIMUM EAVES HEIGHT	10M
GROUND LEVEL LOADING DOORS	4
CAR PARKING	22
FLOOR LOADING	50KN
EV CHARGING POINTS	3
POWER	350KVA

UNIT 14 - PRE-LET AGREED	SQ FT
WAREHOUSE	4,500
OFFICES	400
TOTAL	4,900
MINIMUM EAVES HEIGHT	10M
GROUND LEVEL LOADING DOORS	1
CAR PARKING	4
FLOOR LOADING	50KN
EV CHARGING POINTS	1
POWER	85KVA

UNIT 13	SQ FT
WAREHOUSE	5,875
OFFICE AND AMENITY	1,505
TOTAL	7,380
MINIMUM EAVES HEIGHT	10M
GROUND LEVEL LOADING DOORS	1
CAR PARKING	4
FLOOR LOADING	50KN
EV CHARGING POINTS	1
POWER	100KVA

UNIT 17	SQ FT
WAREHOUSE	6,305
OFFICE AND AMENITY	1,505
TOTAL	7,810
MINIMUM EAVES HEIGHT	10M
GROUND LEVEL LOADING DOORS	1
CAR PARKING	4
FLOOR LOADING	50KN
EV CHARGING POINTS	1
POWER	125KVA

UNIT 15	SQ FT
WAREHOUSE	3,810
OFFICES	400
TOTAL	4,210
MINIMUM EAVES HEIGHT	10M
GROUND LEVEL LOADING DOORS	1
CAR PARKING	4
FLOOR LOADING	50KN
EV CHARGING POINTS	1
POWER	90KVA

UNIT 18	SQ FT
WAREHOUSE	9,095
OFFICE AND AMENITY	1,800
TOTAL	10,895
MINIMUM EAVES HEIGHT	10M
GROUND LEVEL LOADING DOORS	1
CAR PARKING	7
FLOOR LOADING	50KN
EV CHARGING POINTS	2
POWER	150KVA

UNIT 16	SQ FT
WAREHOUSE	3,980
OFFICES	400
TOTAL	4,380
MINIMUM EAVES HEIGHT	10M
GROUND LEVEL LOADING DOORS	1
CAR PARKING	4
FLOOR LOADING	50KN
EV CHARGING POINTS	1
POWER	90KVA

UNIT 19	SQ FT
WAREHOUSE	8,935
OFFICE AND AMENITY	1,800
TOTAL	10,735
MINIMUM EAVES HEIGHT	10M
GROUND LEVEL LOADING DOORS	1
CAR PARKING	7
FLOOR LOADING	50KN
EV CHARGING POINTS	1
POWER	150KVA



WITH THE FUTURE IN MIND



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.



Targeting EPC
Rating 'A'



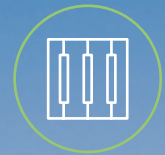
Targeting BREEAM
'Excellent'



Rooftop Solar
PV Panels*



EV
Charging



Rooflights Providing
Natural Light



Pir Controlled LED Lighting
to Offices and External Areas



Water Leak
Detection



Air Tightness Exceeding
Building Regulations

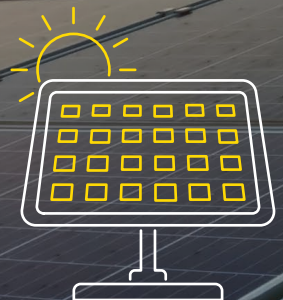


Cycle
Shelters

*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 ACCESS

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
12.5 miles / 16 mins

M1 / A1
43 miles / 1hr 5 mins

Central London
33 miles / 45 mins



Southend
7.1 miles / 13 mins

London City
29 miles / 35 mins

Gatwick
54 miles / 58 mins

Heathrow
68 miles / 1 hr 10 mins



Pitsea (c2c)
4 miles / 7 mins

Rayleigh
2.3 miles / 6 mins

London Liverpool St
33.3 miles / 45 mins

Euston
36.1 miles / 55 mins



Tilbury
15 miles / 16 mins

London Gateway
12 miles / 16 mins

Felixstowe
61 miles / 1 hr 5 mins

Immingham
202 miles / 3 hrs 41 mins

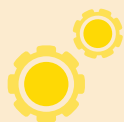


DRIVE TIME

● 4 HOURS ● 3 HOURS ● 2 HOURS

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.

DEMOGRAPHICS



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



and local amenities:

Sainsbury's



M&S

PHASE 2

FURTHER INFORMATION

For further information please contact the joint agents:

TERMS

Available leasehold only.

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