

# MOMENTUM

RAINHAM — LONDON

[www.momentum.london](http://www.momentum.london)

TO LET / FOR SALE  
HIGHLY SUSTAINABLE UNIT,  
AVAILABLE NOW  
172,702 SQ FT

UNIT 4

MOMENTUM LOGISTICS PARK,  
COLDHARBOUR LANE, RAINHAM,  
RM13 9PJ



# UNIT 4

8

LEVEL ACCESS  
DOORS

8

DOCK  
LEVELLERS

2.25

MVA POWER  
SUPPLY

660

KW PV OUTPUT

45<sub>M</sub>

YARD DEPTH

18<sub>M</sub>

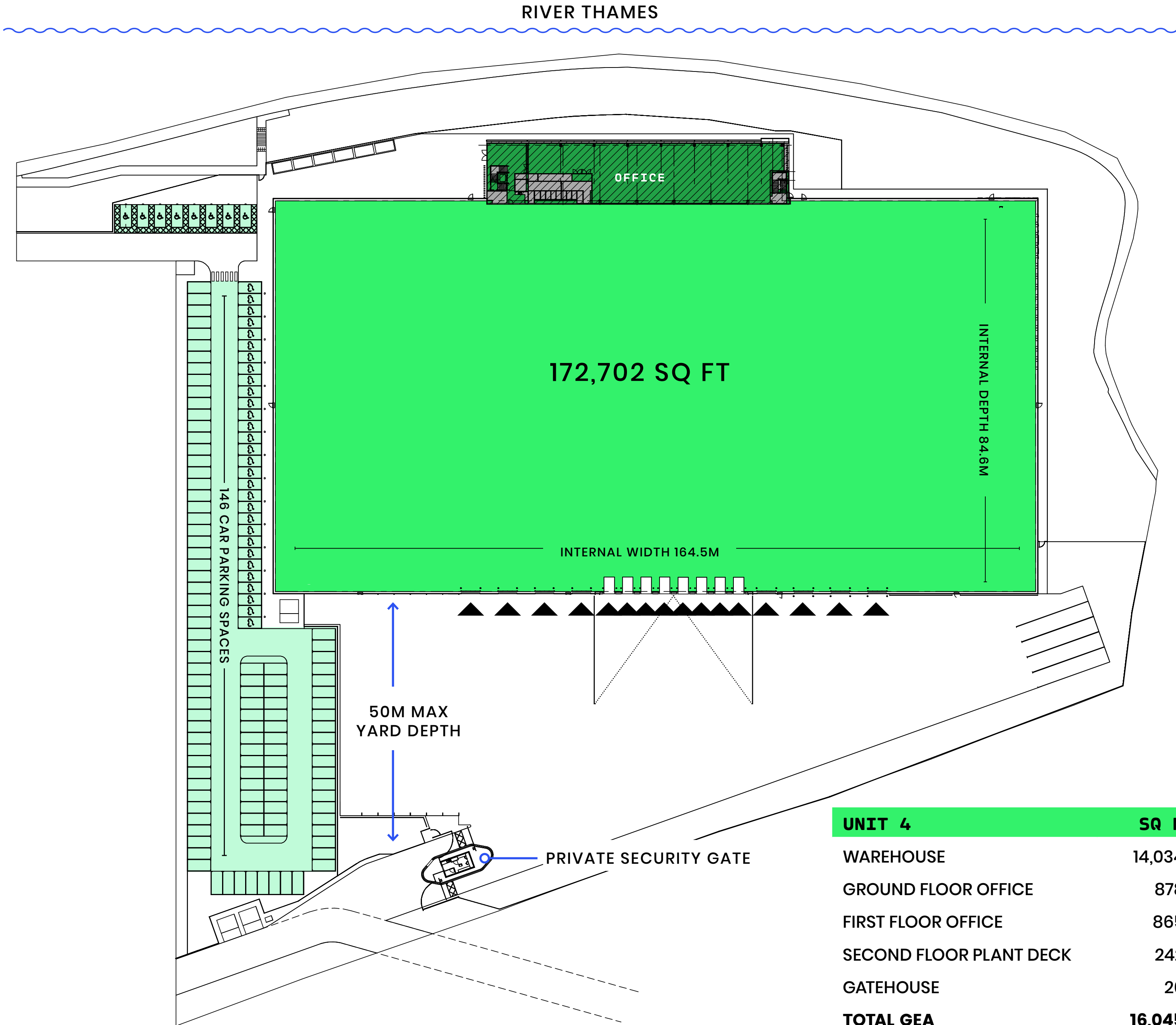
EAVES  
HEIGHT

30

EV CHARGERS

146

TOTAL CAR  
PARKING SPACES



UNIT 4	SQ M	SQ FT
WAREHOUSE	14,034	151,057
GROUND FLOOR OFFICE	878	9,454
FIRST FLOOR OFFICE	865	9,314
SECOND FLOOR PLANT DECK	242	2,601
GATEHOUSE	26	276
<b>TOTAL GEA</b>	<b>16,045</b>	<b>172,702</b>



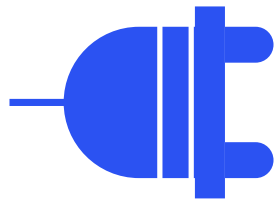




14 MIN TO  
M25 J13



HIGH GRID  
POWER SUPPLY



ENERGY  
EFFICIENCY

A+

EPC

SECURE  
SITE



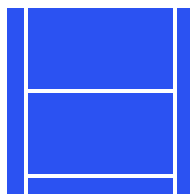
24/7 monitored and access-  
controlled environment

REGULAR SHUTTLE  
SERVICE TO  
RAINHAM STATION



Regular service with  
11-minute journey times

HIGH PALLET  
CAPACITY



Wide aisle pallet capacity

SUSTAINABILITY  
RATING

BREEAM  
EXCELLENT

LARGE LOCAL  
WORKFORCE

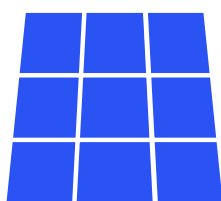


Of over 170,000 people

3 MILES  
TO A13



HIGH PV  
COVERAGE



Up to 255kw / 150kw of green  
discounted energy

20% ACTIVE EV  
SPACES



Future proofing for 35%  
additional spaces

HIGH CUBIC  
CAPACITY



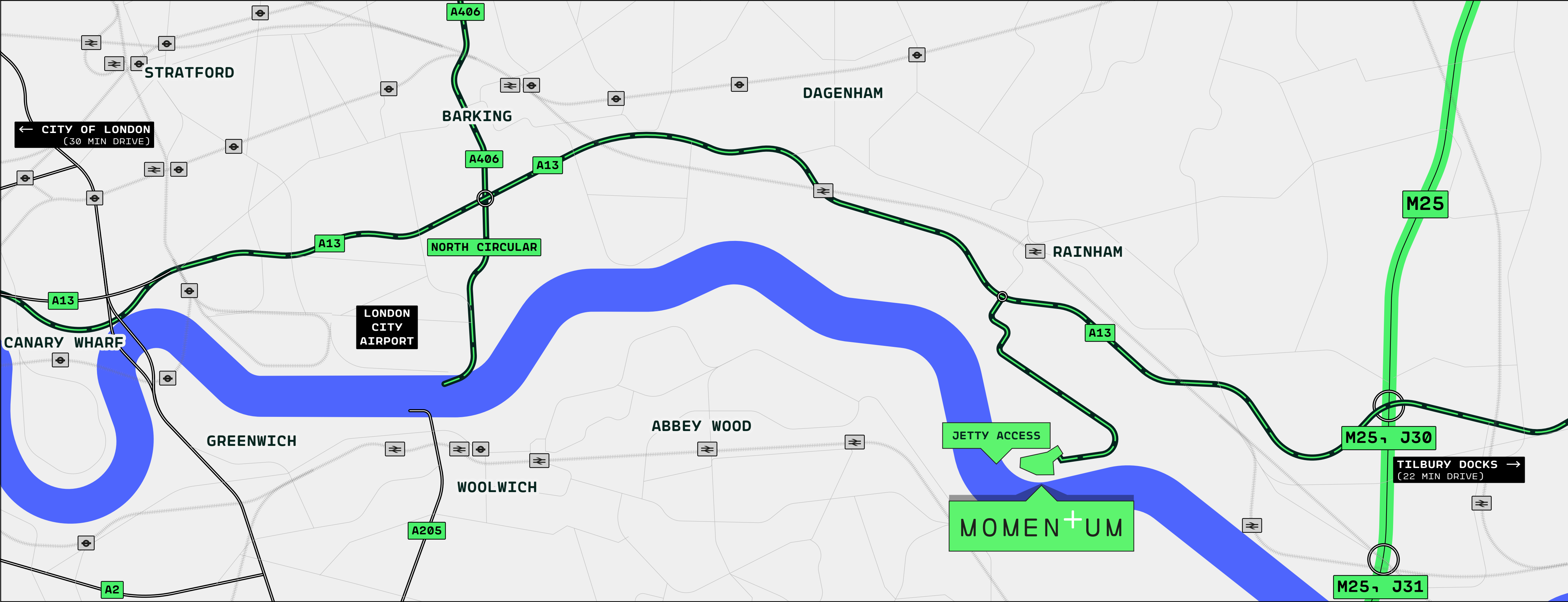
15 metres to underside of haunch



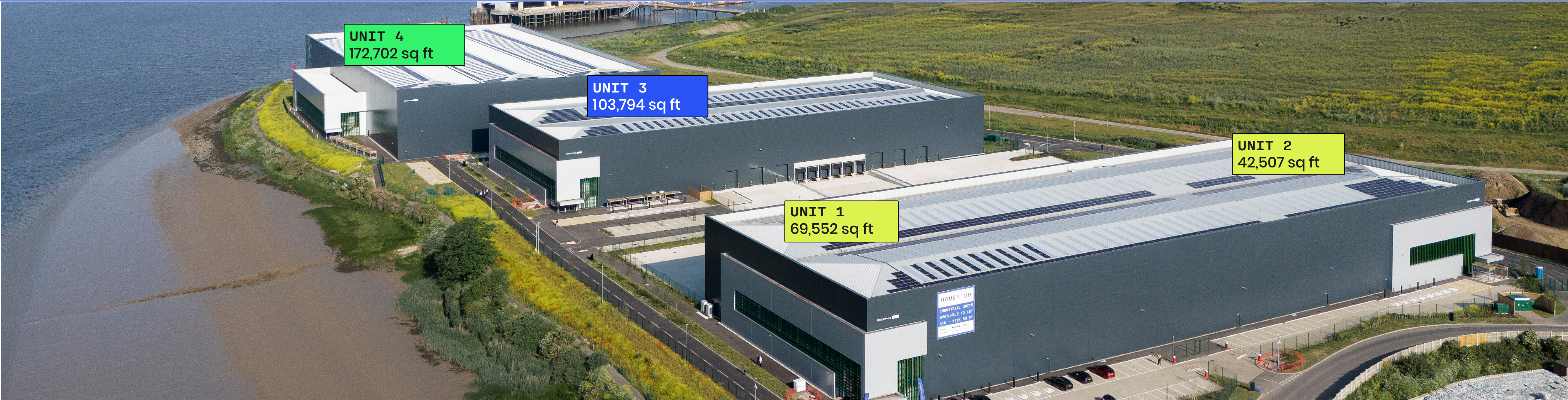
# IDEALLY SITUATED

Momentum London is within a 30-mile radius of 279,862 postcodes, sitting just 3 miles from the A13 and 7.3 miles from Junction 31 of the M25. It also benefits from the nearby Coldharbour Jetty, which provides access to the River Thames. There is also a convenient shuttle bus service which runs between Momentum and Rainham Station.

TRAVEL DISTANCES	BY CAR	TRAVEL DISTANCES	BY CAR
A13	10 MINS	LONDON CITY AIRPORT	29 MINS
M25	14 MINS	LONDON GATEWAY	31 MINS
A406 NORTH CIRCULAR	19 MINS	SOUTHEND AIRPORT	43 MINS
DARTFORD CROSSING	19 MINS	CENTRAL LONDON	60 MINS
TILBURY DOCKS	22 MINS	HARWICH INTERNATIONAL PORT	90 MINS
SOUTH CIRCULAR	23 MINS	PORT OF FELIXSTOWE	96 MINS







# GET IN TOUCH

FOR MORE INFORMATION OR TO REQUEST A TENANT PACK PLEASE CONTACT:

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A development by:



PART OF HENRY BOOT

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