

MOMENTUM  
RAINHAM — LONDON

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

TO LET / FOR SALE  
HIGHLY SUSTAINABLE UNITS  
AVAILABLE NOW  
42,507 & 69,552 SQ FT

UNIT 1 + 2

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



# UNIT 1

E (G)(III), B2 & B8 USE CLASSES

4

LEVEL ACCESS  
DOORS

4

DOCK  
LEVELLERS

900

KVA POWER  
SUPPLY

255

KW PV OUTPUT IN  
ADDITION TO GRID

45<sub>M</sub>

YARD  
DEPTH

15<sub>M</sub>

EAVES  
HEIGHT

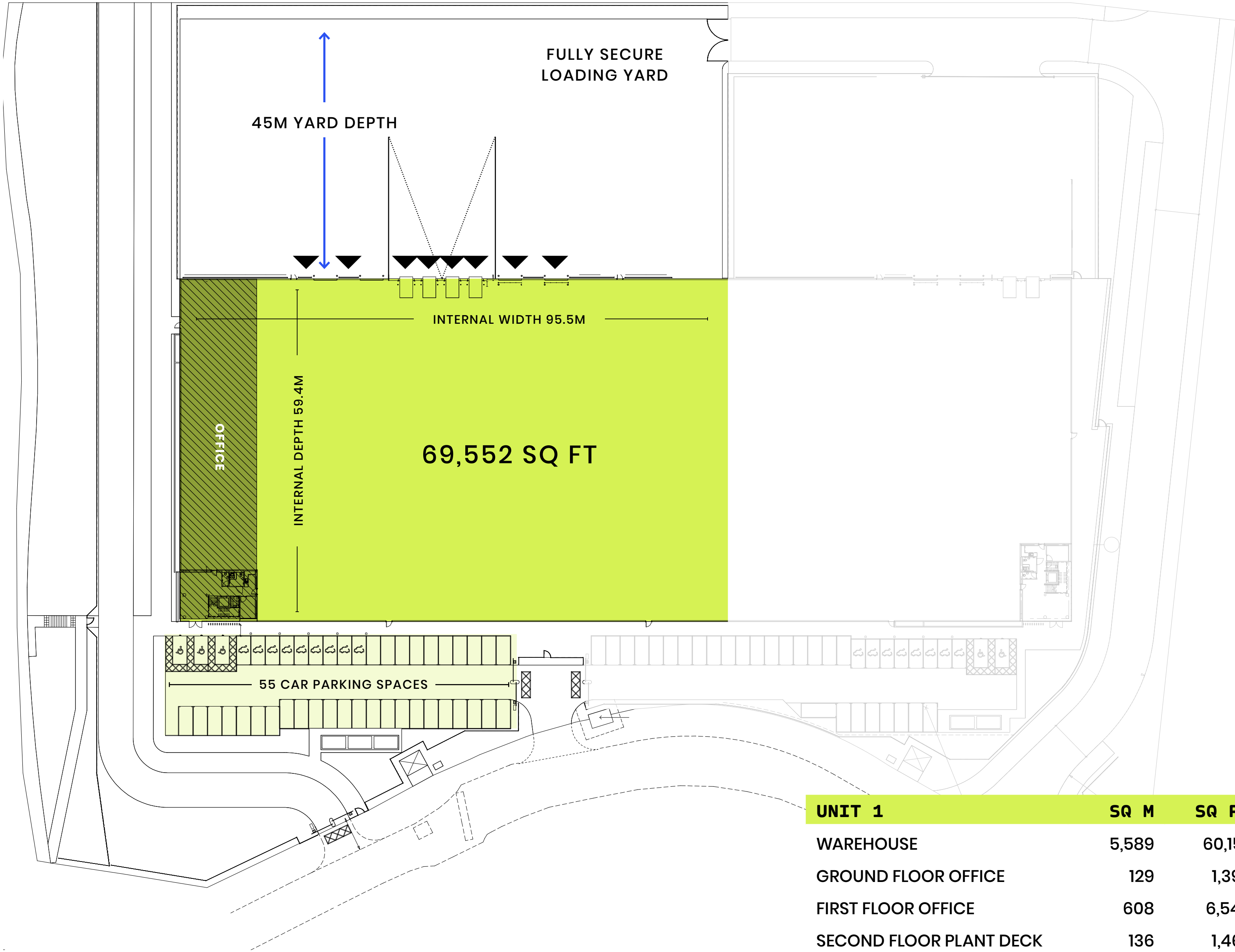
9

EV CHARGERS

55

TOTAL CAR  
PARKING SPACES

RIVER THAMES



UNIT 1	SQ M	SQ FT
WAREHOUSE	5,589	60,157
GROUND FLOOR OFFICE	129	1,393
FIRST FLOOR OFFICE	608	6,540
SECOND FLOOR PLANT DECK	136	1,462
TOTAL GEA	6,462	69,552

# UNIT 2

E (G)(III), B2 & B8 USE CLASSES

2

LEVEL ACCESS  
DOORS

2

DOCK  
LEVELLERS

556

KVA POWER  
SUPPLY

150

KW PV OUTPUT IN  
ADDITION TO GRID

35<sub>M</sub>

YARD  
DEPTH

15<sub>M</sub>

EAVES  
HEIGHT

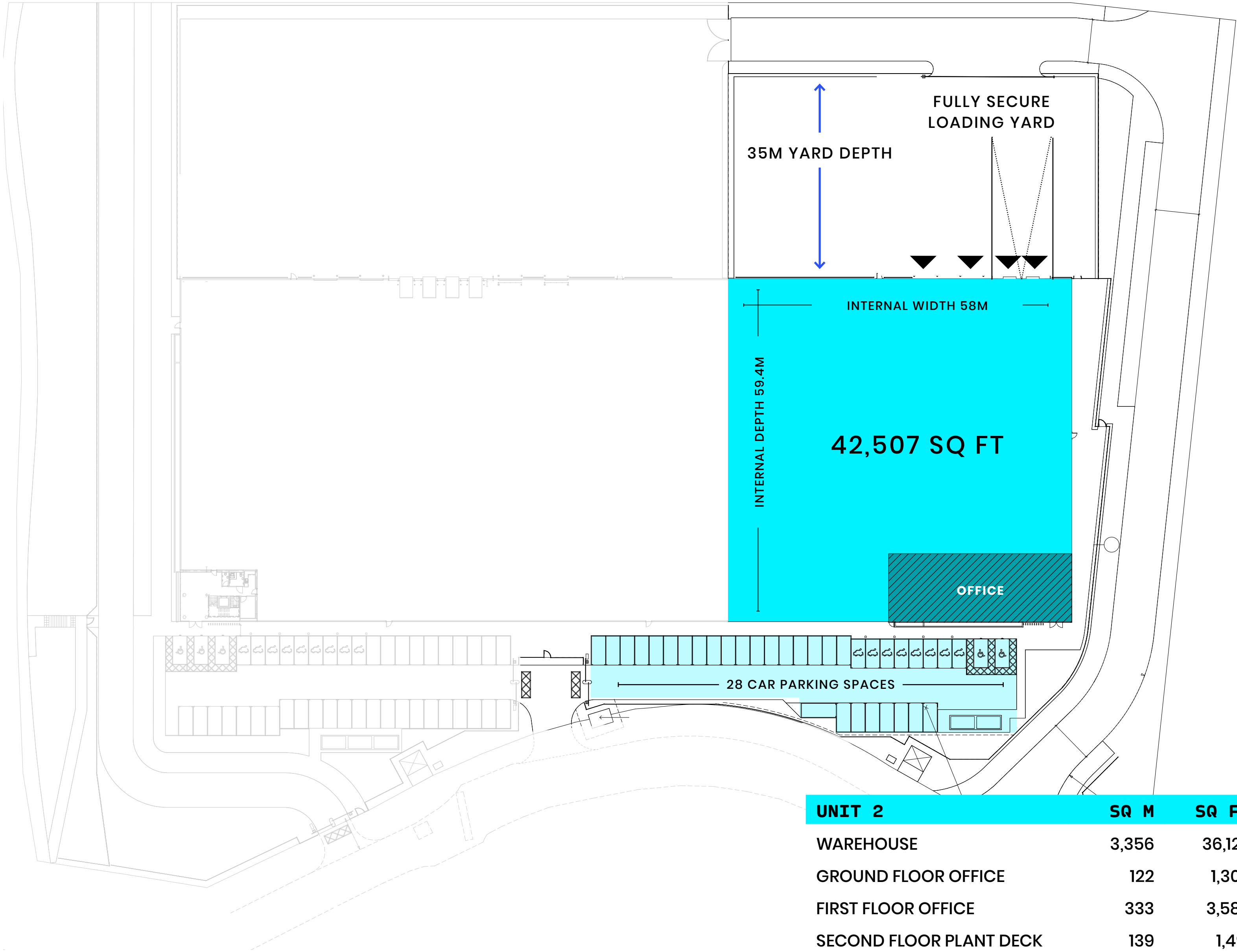
8

EV CHARGERS

28

TOTAL CAR  
PARKING SPACES

RIVER THAMES

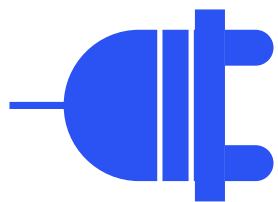


UNIT 2	SQ M	SQ FT
WAREHOUSE	3,356	36,120
GROUND FLOOR OFFICE	122	1,308
FIRST FLOOR OFFICE	333	3,588
SECOND FLOOR PLANT DECK	139	1,491
TOTAL GEA	3,949	42,507

14 MIN TO  
M25 J13



HIGH GRID  
POWER SUPPLY



Unit 1: 900kVA / Unit 2: 556kVA

ENERGY  
EFFICIENCY

A+

EPC

SECURE  
SITE



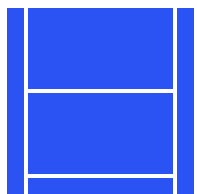
24/7 monitored and access-  
controlled environment

REGULAR SHUTTLE  
SERVICE TO  
RAINHAM STATION



Regular service with  
11-minute journey times

HIGH PALLET  
CAPACITY



Unit 1:5,360 / Unit 2: 3,376  
wide aisle pallet capacity

SUSTAINABILITY  
RATING

BREEAM  
EXCELLENT

LARGE LOCAL  
WORKFORCE

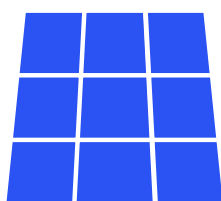


Of over 170,000 people

3 MILES  
TO A13



HIGH PV  
COVERAGE



Up to 255kw / 150kw of green  
discounted energy

20% ACTIVE EV  
SPACES



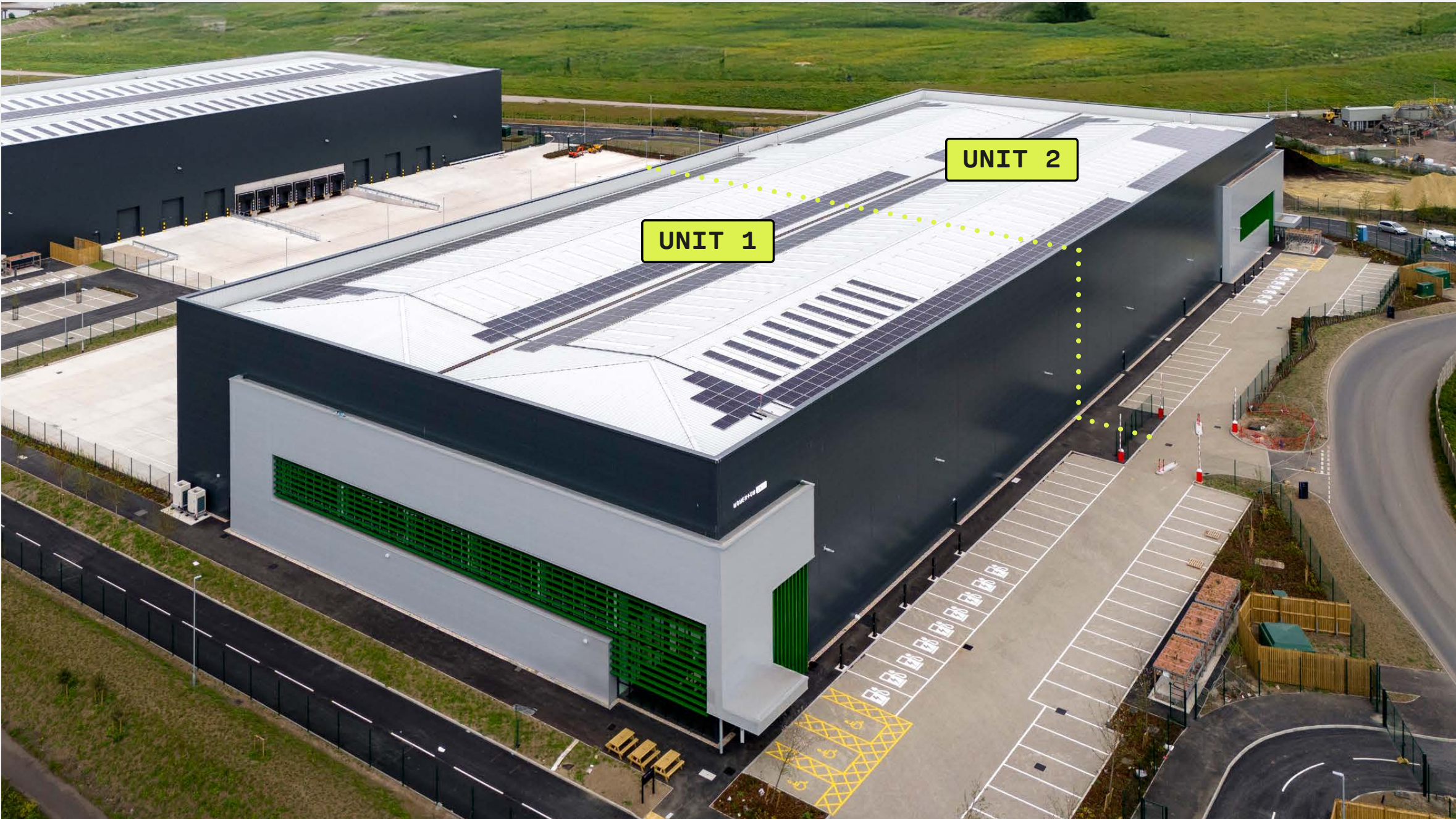
Future proofing for 35%  
additional spaces

HIGH CUBIC  
CAPACITY



15 metres to underside of haunch



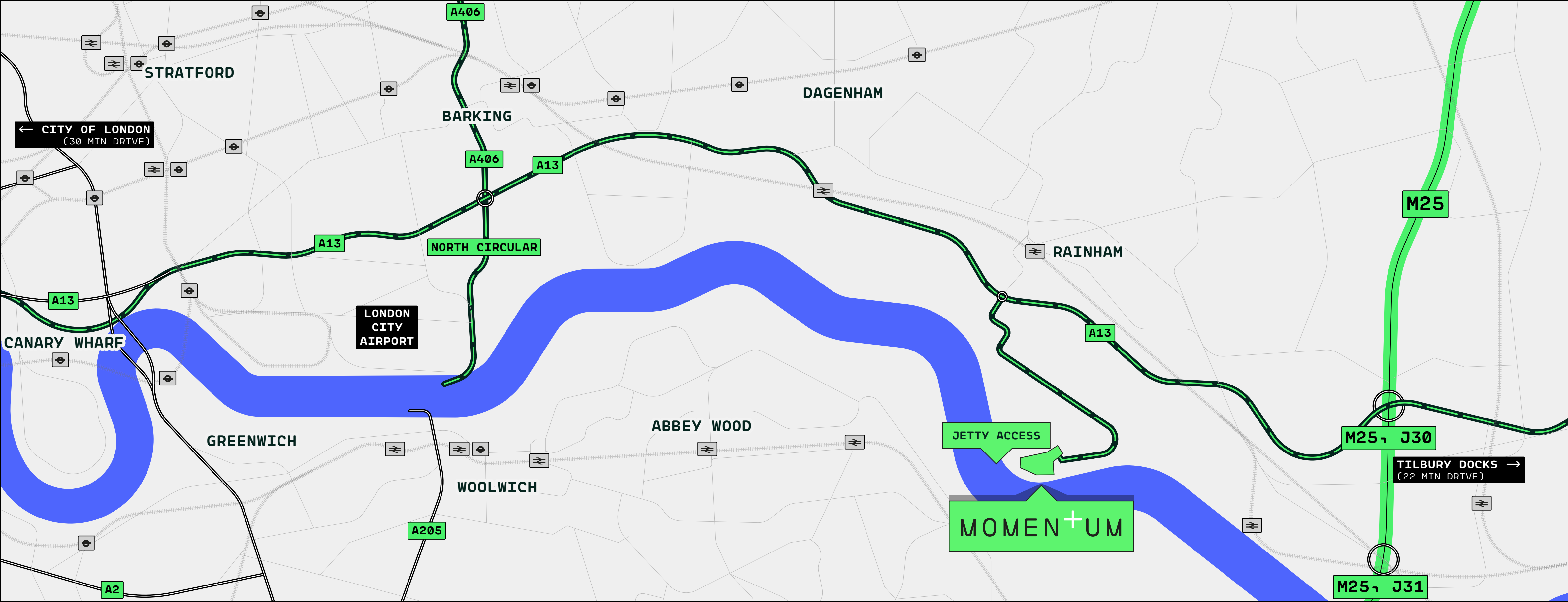




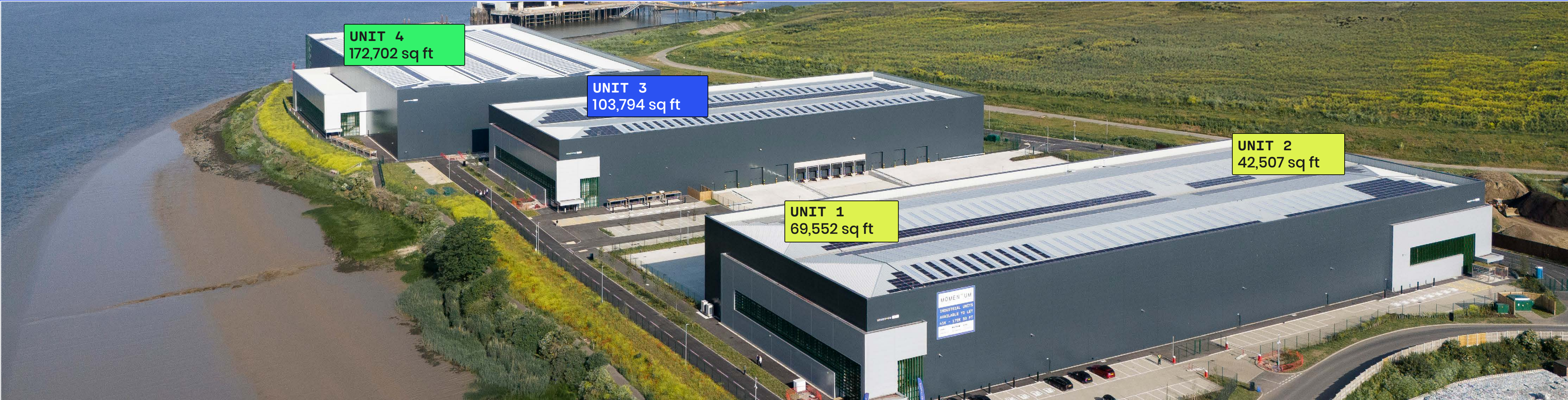
# IDEALLY SITUATED

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 ROAD	TRAVEL DISTANCES	BY ROAD
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







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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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