



# AP70

AVAILABLE NOW

BRAND NEW INDUSTRIAL /  
DISTRIBUTION UNIT TO LET  
71,137 SQ FT

AP70 is a brand new highly specified industrial/distribution unit located on Arterial Park, Rayleigh, Essex. This 71,137 sq ft detached secured warehouse benefits from great access to the M25 along with best in class ESG credentials.

AP70	SQ FT
Warehouse	65,652
Offices	5,485
Total GIA	71,137

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

SPECIFICATION	
Minimum Eaves Height	12.5M
Dock Loading Doors	6
Ground Level Loading Doors	2
Floor Loading	50KN
Car Parking	43
HGV Parking	8
Cycle Spaces	30
Power	750KVA
Yard Depth	40m



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

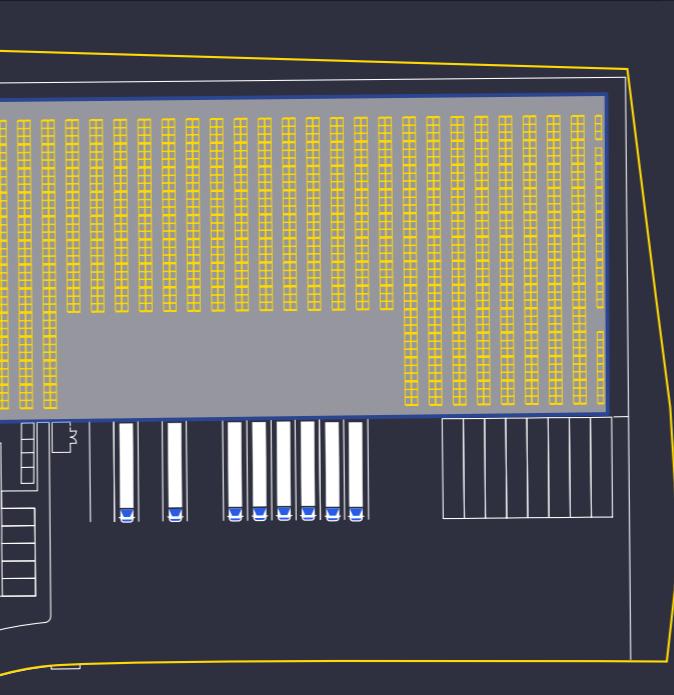


Ease of access to central London  
and national transport networks



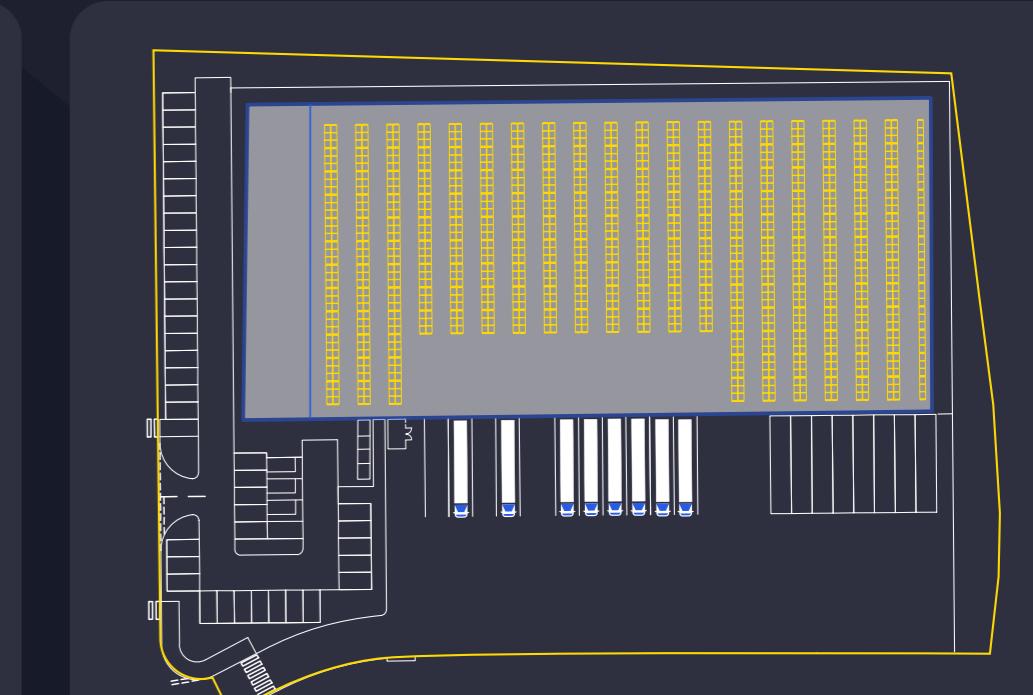
## NARROW AISLE OPTION

1.8m Pallet Height, Total Pallets - 8,066  
1.6m Pallet Height, Total Pallets - 9,680



## WIDE AISLE OPTION

1.8m Pallet Height, Total Pallets - 6,121  
1.6m Pallet Height, Total Pallets - 7,346



# FLEXIBLE RACKING LAYOUTS





# THINKING OF THE FUTURE



EPC  
Rating 'A'



BREEAM  
'Excellent'



Rooftop Solar  
PV Panels\*



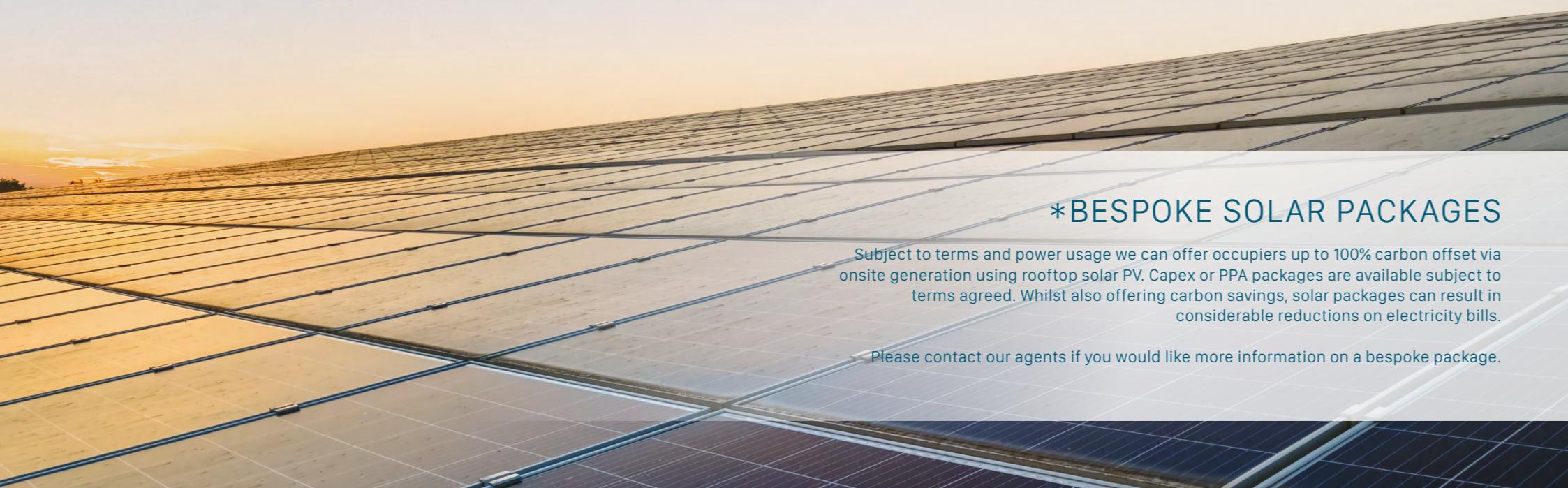
5 EV  
Charging



Rooflights Providing  
Natural Light



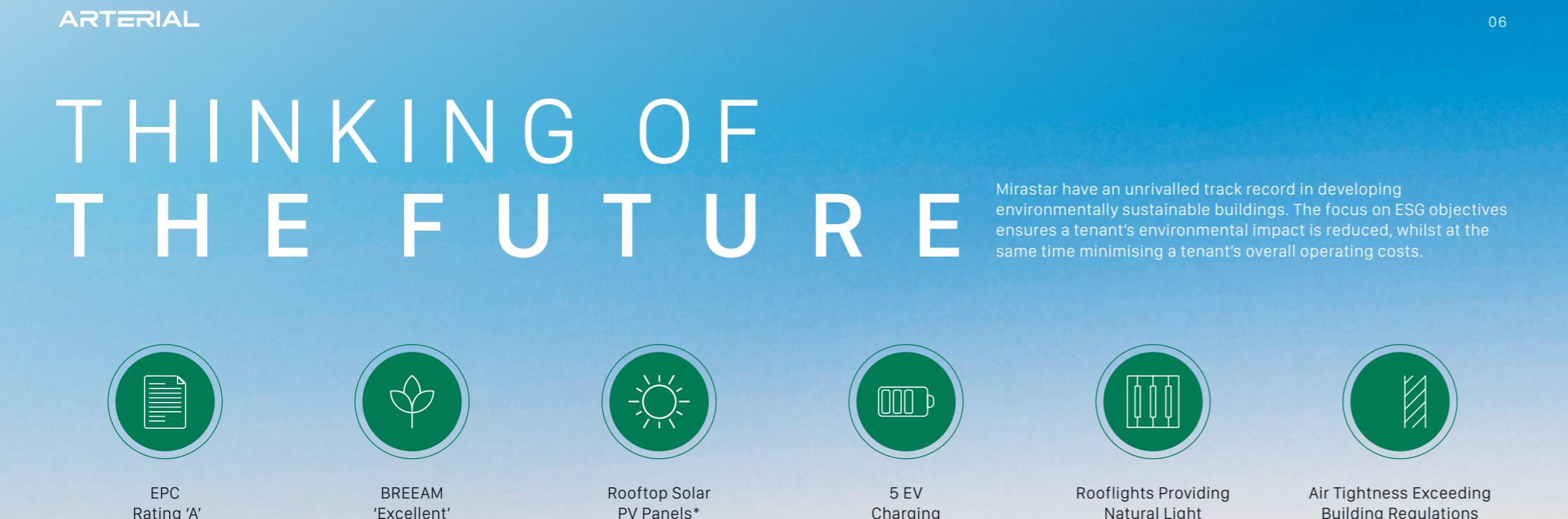
Air Tightness Exceeding  
Building Regulations



## \*BESPOKE SOLAR PACKAGES

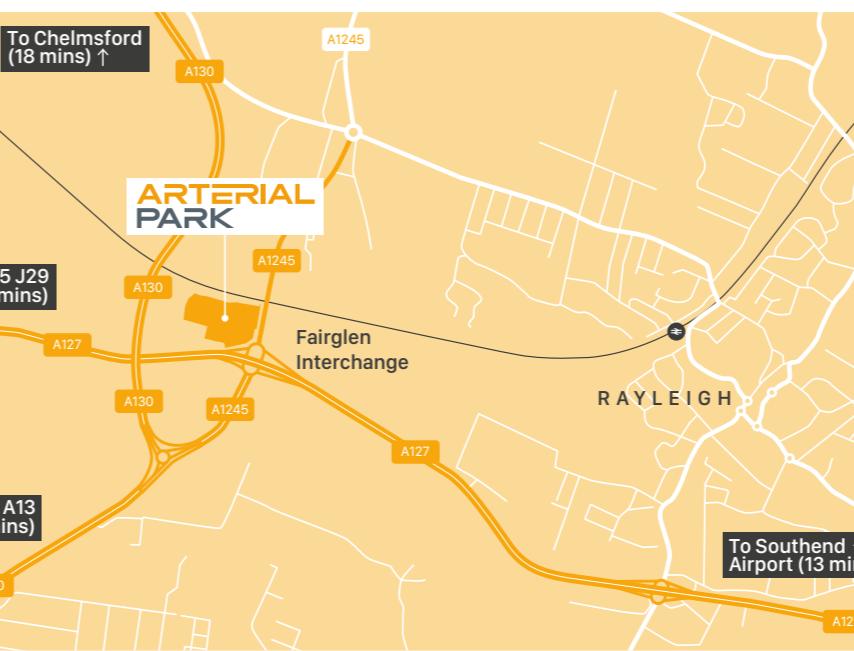
Subject to terms and power usage we can offer occupiers up to 100% carbon offset via onsite generation using rooftop solar PV. Capex or PPA packages are available subject to terms agreed. Whilst also offering carbon savings, solar packages can result in considerable reductions on electricity bills.

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 A127 gives direct access to the M25 (J29) in just 14 minutes, enabling further access into central London and onto the wider motorway network across the UK. The Midlands can be reached in under 3 hours.



**A13**  
2 miles / 5 mins



**Rayleigh**  
2.3 miles / 6 mins



**London Gateway**  
12 miles / 16 mins



**Southend**  
7 miles / 13 mins

**M25**  
13 miles / 16 mins

**Pitsea (c2c)**  
4 miles / 7 mins

**Tilbury**  
15 miles / 16 mins

**London City**  
29 miles / 35 mins

**M / A1**  
43 miles / 1 hr 5 mins

**London Liverpool St**  
33 miles / 45 mins

**Euston**  
36 miles / 55 mins

**Central London**  
33 miles / 45 mins

**Felixstowe**  
61 miles / 1 hr 5 mins

**Birmingham**  
202 miles / 3 hrs 45 mins

**Heathrow**  
68 miles / 1 hr 10 mins

**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.

# FURTHER INFORMATION

## Terms

Available leasehold only.

For further information please  
contact the joint agents:

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For the joint agents and the vendors or lessors of this property whose agents they are, give notice that:  
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