FOUR NEW HIGH QUALITY
Industrial / Warehouse Units
15,400 Sq Ft - 102,460 Sq Ft

FOR SALE / TO LET

READY FOR OCCUPATION WITHIN 12 MONTHS

MAXIM ERITH
Europa Trading Estate
Fraser Road, Erith
DA8 1QL



MAXIM ERITH

PRIME URBAN LOGISTICS

Maxim Erith is an exciting speculative urban logistics development. Located on Europa Trading Estate off Bronze Age Way – an established business location and home to a number of well-known local and global brands.

From the scheme J1A M25 (via A206) is 5 miles to the east with Central London only 15 miles north west. Erith mainline station is only a short 200 metres walk away from the estate and provides direct links to London Bridge in approximately 35 minutes.



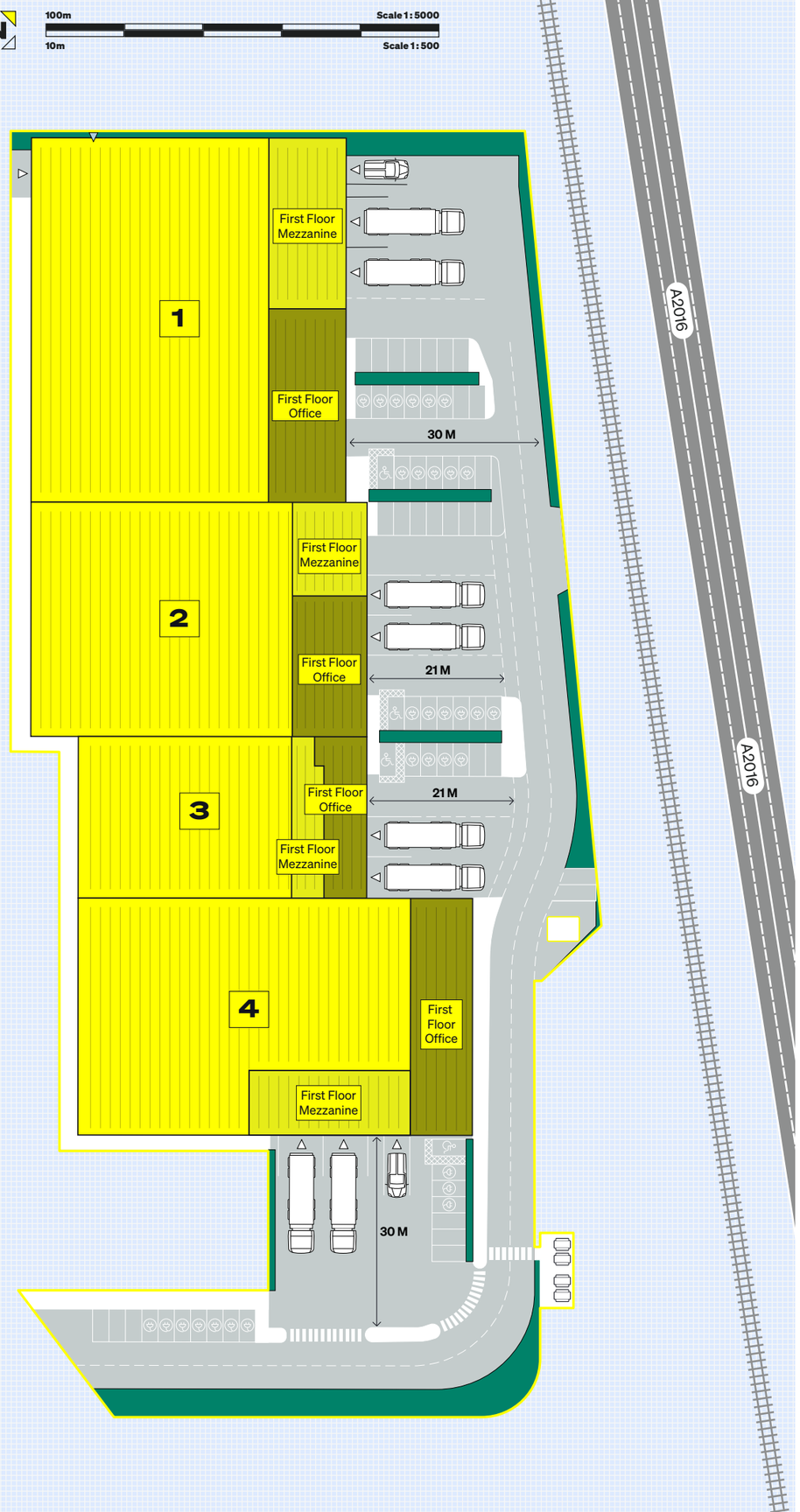


◀ **Unit 4**
Loading & Parking

Unit 3 & 2
▼ Loading & Parking







Fully Fitted First Floor Offices (CAT A)

Floor loading 50kN/m2 Floor racking loading 90kN/m2 Mezzanine and office loading 7.5kN/m2

Secure Gated Site

2 - 5 Level Access Doors

21M - 30M Yard Depths

10M Eaves Height

10 Bicycle Spaces Per Unit

EV Charging Spaces

Minimum EPC Rating A

Target BREEAM Excellent

Grassland & Forest Habitat

1.2 MVA Power Available

OPTIMAL SPECIFICATION

Maxim Erith comprises four new high quality industrial / warehouse / manufacturing units ranging from 15,400 sq ft - 34,930 sq ft, totalling 102,460 sq ft.

The scheme incorporates the highest standards of design and offers a self-contained, secure site with generous parking provision and enhanced ESG credentials - all delivered in an attractive Grade-A environment.

Each unit will be built to the highest specification incorporating fully fitted offices with full access raised floors, LED low energy lighting, comfort cooling, with an additional mezzanine area providing 7.5KN/m2 loading or the option to extend the office space.

Maxim Erith will employ the latest environmentally friendly technologies to reduce the costs of occupation and target a minimum EPC rating of A for their units. As a result, occupational costs to the end user will be reduced.

UNIT 1

Ground Floor	27,400 Sq Ft	2,545 Sq M
First Floor Office	3,150 Sq Ft	293 Sq M
First Floor Mezzanine	2,900 Sq Ft	269 Sq M
Total Area (GEA)	**33,450 Sq Ft**	**3,107 Sq M**
Canopy	1,773 Sq Ft	165 Sq M

Level Access Doors	5
Car Parking	22 (12 EV Spaces)
Eaves Height	10m
Target Power Capacity	500 kVA

UNIT 2

Ground Floor	18,650 Sq Ft	1,733 Sq M
First Floor Office	2,100 Sq Ft	195 Sq M
First Floor Mezzanine	1,700 Sq Ft	158 Sq M
Total Area (GEA)	**22,450 Sq Ft**	**2,086 Sq M**
Canopy	1,367 Sq Ft	127 Sq M

Level Access Doors	2
Car Parking	14 (7 EV Spaces)
Eaves Height	10m
Target Power Capacity	300 kVA

UNIT 3

Ground Floor	11,800 Sq Ft	1,096 Sq M
First Floor Office	1,250 Sq Ft	116 Sq M
First Floor Mezzanine	1,550 Sq Ft	144 Sq M
Total Area (GEA)	**14,600 Sq Ft**	**1,356 Sq M**
Canopy	1,106 Sq Ft	103 Sq M

Level Access Doors	2
Car Parking	9 (5 EV Spaces)
Eaves Height	10m
Target Power Capacity	250 kVA

UNIT 4

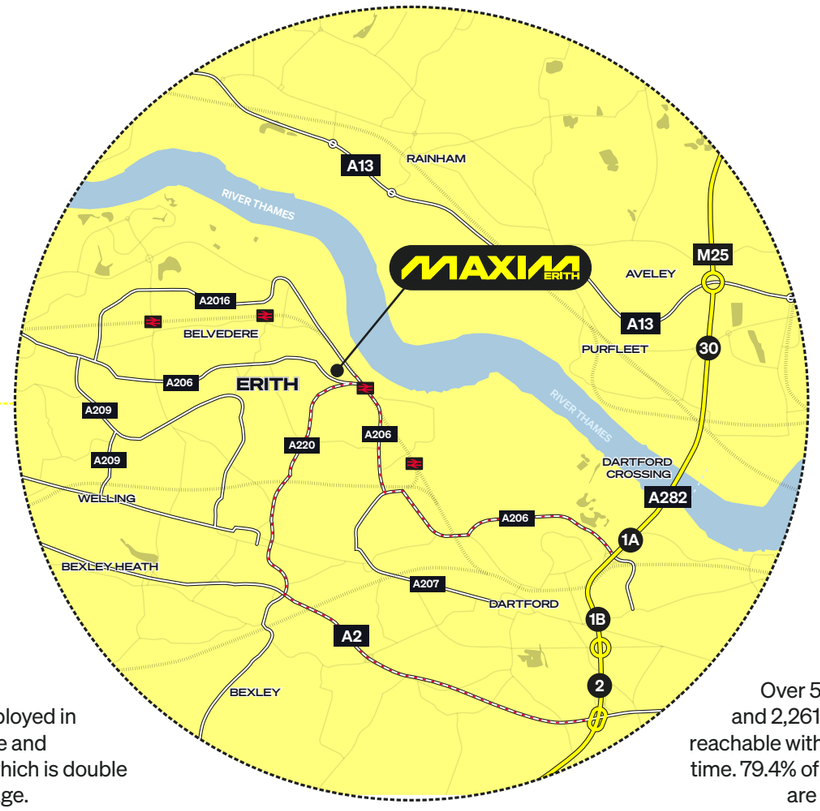
Ground Floor	22,200 Sq Ft	2,062 Sq M
First Floor Office	3,330 Sq Ft	309 Sq M
First Floor Mezzanine	2,000 Sq Ft	186 Sq M
Total Area (GEA)	**27,530 Sq Ft**	**2,557 Sq M**
Canopy	1,106 Sq Ft	103 Sq M

Level Access Doors	3
Car Parking	17 (11 EV Spaces)
Eaves Height	10m
Target Power Capacity	400 kVA

ENVIRONMENT AWARE

LAST MILE DISTRIBUTION

Maxim Erith is situated in an excellent inner-M25 urban logistics location, well positioned in the heart of the Erith & Belvedere Industrial zone. This strategic location offers easy access to both the M25 J1A, which is less than 5 miles away and can be reached in 15 minutes and Central London is less than 20 miles away and reached within 1 hour.



14.5%

14.5% of the local population is employed in transport, storage and manufacturing, which is double the London average.

500,000+

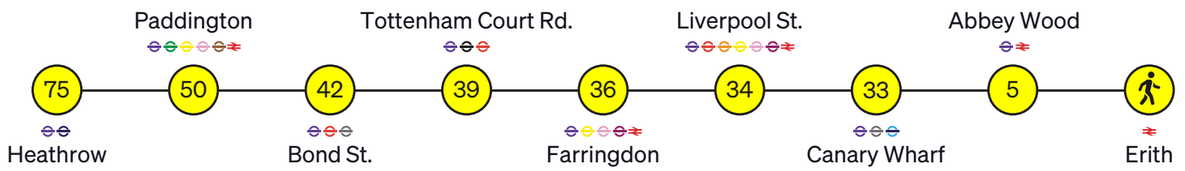
Over 500,000 households and 2,261,882 inhabitants are reachable within a 30 minute drive time. 79.4% of the local population are economically active.

ROADS	TIME
M25 J2	10 Minutes
A2	12 Minutes
A205	14 Minutes
A20	18 Minutes

PORT	TIME
Tilbury	24 Minutes
London Gateway	26 Minutes
Dover	70 Minutes
Felixstowe	95 Minutes

AIRPORT	TIME
London City Airport	28 Minutes
Gatwick	40 Minutes
Stansted	45 Minutes
Heathrow	60 Minutes

Maxim Erith is situated next to Erith Train station which offers National Rail and Elizabeth Line links.



MAXIMERITH



DESIGN & BUILD

The site has detailed planning consent for 102,460 sq ft of industrial and distribution space in 4 units. However our client would also consider a design and build of a single unit to suit an occupiers needs up to this size or smaller if a larger yard is required on a subject to planning pre-let which would be deliverable in 18 – 24 months. Please speak to the joint agents to discuss this option further.

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ARAX PROPERTIES

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