

Phase One under construction



DISTRIBUTION PARK

A13 | RAINHAM | ESSEX | RM13 9DD

BUILD TO SUIT INDUSTRIAL /
DISTRIBUTION FACILITIES FROM
27,040 - 176,090 SQ FT
(GIA Approx)

www.avocetpark.co.uk



Avocet Park is situated directly adjacent to Junction 16 of the A13 allowing direct access to Central London and to the M25 at Junction 30 and Junction 27 via the A406 / M11.

Stansted Airport	36 miles
M25 - Junction 27	18
London Gateway	13
The City	13
Canary Wharf	10
M25 - Junction 30	4



EXAMPLE 1

Indicative layout below. | All measurements are GIA and approximate.

UNIT 1		
	SQ FT	SQ M
Warehouse	34,450	(3,200)
Office (1st & 2nd floor)	2,000	(186)
TOTAL	36,450	(3,386)

UNIT 2		
	SQ FT	SQ M
Warehouse	46,670	(4,336)
Office (1st floor)	1,880	(174)
TOTAL	48,550	(4,510)

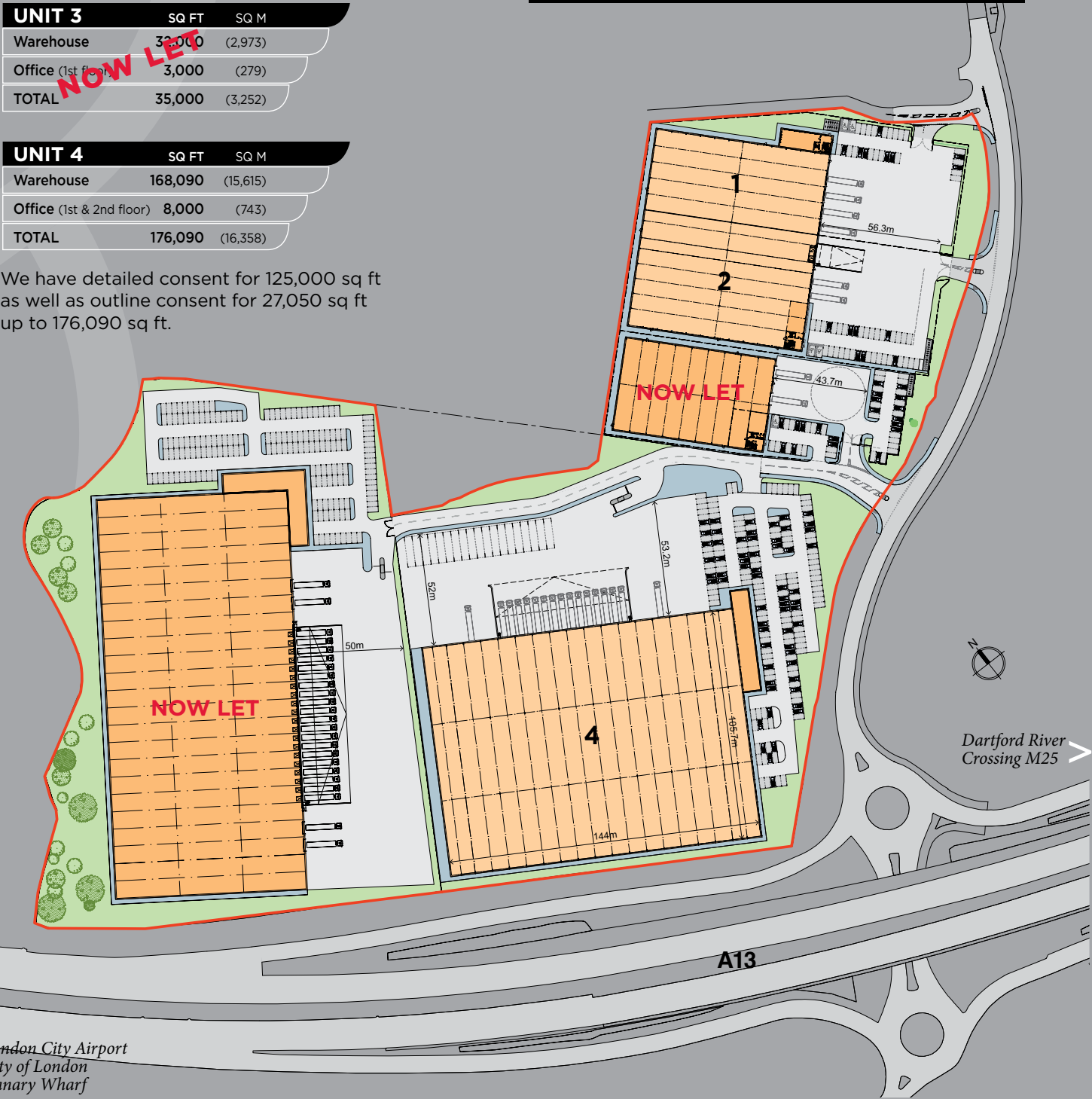
UNIT 3		
	SQ FT	SQ M
Warehouse	32,000	(2,973)
Office (1st floor)	3,000	(279)
TOTAL	35,000	(3,252)

UNIT 4		
	SQ FT	SQ M
Warehouse	168,090	(15,615)
Office (1st & 2nd floor)	8,000	(743)
TOTAL	176,090	(16,358)

We have detailed consent for 125,000 sq ft as well as outline consent for 27,050 sq ft up to 176,090 sq ft.

GENERAL SPECIFICATION

- High quality distribution/production units
- 50kN/m² floor loading
- Dock and level loading access
- Up to 18m eaves
- High quality office space (Cat A)
- Self-contained and secure yards



EXAMPLE 2

Indicative layout below. | All measurements are GIA and approximate.

UNIT 1		
	SQ FT	SQ M
Warehouse	34,450	(3,200)
Office (1st floor)	2,000	(186)
TOTAL	36,450	(3,386)

UNIT 2		
	SQ FT	SQ M
Warehouse	46,670	(4,336)
Office (1st floor)	1,880	(174)
TOTAL	48,550	(4,510)

UNIT 3		
	SQ FT	SQ M
Warehouse	32,000	(2,973)
Office (1st floor)	3,000	(279)
TOTAL	35,000	(3,252)

UNIT 4		
	SQ FT	SQ M
Warehouse	34,735	(3,227)
Office (1st floor)	2,055	(191)
TOTAL	36,790	(3,418)

UNIT 5		
	SQ FT	SQ M
Warehouse	25,235	(2,344)
Office (1st floor)	1,805	(168)
TOTAL	27,040	(2,512)

UNIT 6		
	SQ FT	SQ M
Warehouse	66,800	(6,206)
Office (1st floor)	3,200	(297)
TOTAL	70,000	(6,503)

UNIT 7		
	SQ FT	SQ M
Warehouse	45,250	(4,204)
Office (1st floor)	2,000	(186)
TOTAL	47,250	(4,390)

We have detailed consent for 125,000 sq ft as well as outline consent for 27,050 sq ft up to 176,090 sq ft.





LOCAL AREA

Rainham is ideally located adjacent to the main A13 trunk road between Central London and the Dartford Crossing. Rainham railway station is served by c2c trains, running frequent services between Fenchurch Street in the City of London and Grays in Thurrock.

Several London Bus routes serve Rainham, including routes 103, 165, 287, 372, which provide connections to Barking, Elm Park, Hornchurch, Lakeside and Romford.

TERMS

New leases available on terms to be agreed.

VIEWING

Please contact joint agents.



A development by
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