ARTERIAL PARK

A127 : ESSEX

YOU DEMAND WE SUPPLY

NEW INDUSTRIAL / DISTRIBUTION OPPORTUNITIES ON LEASEHOLD OR FREEHOLD TERMS
FLEXIBLE BUILDING SIZES FROM 5,000 - 74,500 SQ FT AVAILABLE Q4 2019
BUILD TO SUIT BUILDINGS ALSO AVAILABLE UP TO 320,000 SQ FT

SAT NAV: SS6 7NG

ARTERIAL PARK

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A NEW INDUSTRIAL / DISTRIBUTION DEVELOPMENT WITH
A FLEXIBLE RANGE OF HIGH SPECIFICATION BUILDINGS

Indicative computer generated image

OPPORTUNITY

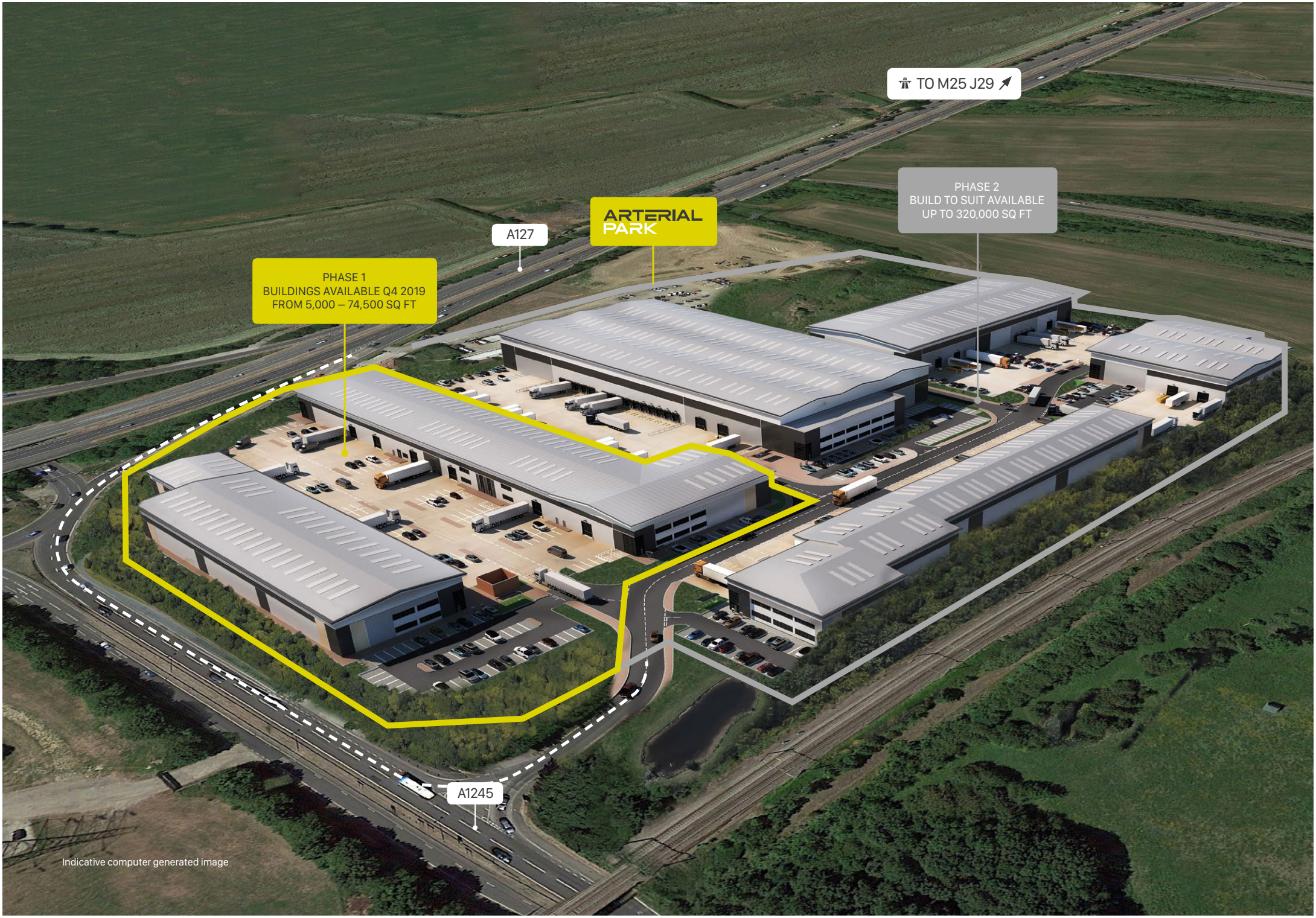
Built to the highest specification, the first phase will offer a variety of units available from 5,000 sq ft – 74,500 sq ft available from Q4 2019. Further design & build options are also available up to 320,000 sq ft.

LOCATION

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 (Junction 29) within 14 miles. A short distance to the south is the A130 which connects with the A12 and thereafter the east coast ports. The A13 is within 0.5 miles and provides swift access to London Gateway Port (12 Miles) and also the M25 (Junction 30/31) within 17 miles.

YOU DEMAND WE SUPPLY

- NEW INDUSTRIAL / WAREHOUSE OPPORTUNITIES AVAILABLE ON LEASEHOLD OR FREEHOLD TERMS
- FLEXIBLE UNIT SIZES FROM 5,000 - 74,500 SQ FT AVAILABLE FROM Q4 2019
- FURTHER BUILT TO SUIT UNITS ALSO AVAILABLE UP TO 320,000 SQ FT
- HIGH QUALITY BUILDINGS WITH GRADE A SPECIFICATION AND IMPROVED ACCESS
- 14 MILES FROM M25 (J29)
- EASY ACCESS TO CENTRAL LONDON, LONDON GATEWAY PORT AND THE NATIONAL TRANSPORT NETWORK
- IDEAL REGIONAL / URBAN DISTRIBUTION DEVELOPMENT
- EXCELLENT LOCAL LABOUR POOL WITH 664,410 RESIDENT POPULATION WITHIN A 20 MINUTE DRIVE


TO M25 J29
ARTERIAL PARK
A127
PHASE 1
BUILDINGS AVAILABLE Q4 2019
FROM 5,000 – 74,500 SQ FT
PHASE 2
BUILD TO SUIT AVAILABLE
UP TO 320,000 SQ FT
A1245
Indicative computer generated image

YOU EXPECT HIGH QUALITY
WE DELIVER HIGH STANDARDS

TYPICAL SPECIFICATION

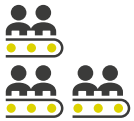
- Targeting BREEAM Very Good and EPC rating of A
- 15% rooflights providing natural daylight – reducing the cost of lighting the warehouse
- Roof & Wall cladding with Confidex 25-year minimum guarantee
- LED office lighting with automatic movement and daylight controls
- LED lighting to external yard areas
- Energy monitoring system with 'smart meters'
- An area of the roof will have the ability to receive occupiers' roof-mount photovoltaics to further reduce power requirements
- 4MVA of power available

YOU REQUIRE SKILLED LABOUR
WE BELIEVE 664,410 INDIVIDUALS SHOULD DO IT

Arterial Park benefits from a large neighbouring population with over 664,410 people living within a 20 minute drive. The local authority offers an appropriate skill base with over 6% employed in the transportation and storage sector (national average is less at 4.7%). Labour costs are also extremely competitive, the average being £576 per week, over £136 per week lower than London.

664,410

RESIDENT POPULATION WITHIN A 20 MINUTE DRIVE



6%

APPROPRIATE SKILL BASE HIGHER THAN NATIONAL AVERAGE

£576

AVERAGE WEEKLY PAY COMPARED TO LONDON

Source: Office for National Statistics

YOU DEMAND EXPERIENCE
WE OFFER THAT, EXPERTISE AND SO MUCH MORE

Equation Properties is an established and experienced development company developing Arterial Park. With proven track records in the procurement of industrial / warehouse schemes over many years, together with a team of professional consultants with whom they have worked on numerous projects, Equation have the skill, expertise and funding to deliver the development of Arterial Park.

EQUATION. PROPERTIES

FAST TRACK DESIGN & BUILD OPPORTUNITIES

Bespoke build to suit buildings up to 320,000 sq ft can be delivered within a 12 month period from legal commitment.

- Exchange contracts & submit planning Month 1
- Planning Approval Month 3
- Commence construction Month 4
- Steel frame Month 7
- Cladding Month 8
- Office fit out Month 10
- Practical Completion Month 12

PHASE 1: AVAILABLE Q4 2019

UNIT 100		
Warehouse	17,435 sq ft	1,620 sq m
Offices	2,435 sq ft	226 sq m
Total	19,870 sq ft	1,846 sq m
UNIT 110		
Warehouse	8,555 sq ft	795 sq m
Offices	1,500 sq ft	139 sq m
Total	10,055 sq ft	934 sq m
UNIT 120		
Warehouse	8,475 sq ft	787 sq m
Offices	1,500 sq ft	139 sq m
Total	9,975 sq ft	926 sq m
UNIT 130		
Warehouse	4,445 sq ft	414 sq m
Offices	405 sq ft	37 sq m
Total	4,850 sq ft	451 sq m
UNITS 100 - 130 COMBINED		
Total	44,750 sq ft	4,157 sq m
UNIT 200		
Warehouse	16,735 sq ft	1,555 sq m
Offices	2,520 sq ft	234 sq m
Total	19,255 sq ft	1,789 sq m
UNIT 210		
Warehouse	12,035 sq ft	1,118 sq m
Offices	1,850 sq ft	172 sq m
Total	13,885 sq ft	1,290 sq m
UNIT 220		
Warehouse	9,355 sq ft	869 sq m
Offices	1,840 sq ft	171 sq m
Total	11,195 sq ft	1,040 sq m
UNIT 230		
Warehouse	6,515 sq ft	605 sq m
Offices	720 sq ft	67 sq m
Total	7,235 sq ft	672 sq m
UNIT 240		
Warehouse	20,395 sq ft	1,895 sq m
Offices	2,535 sq ft	235 sq m
Total	22,930 sq ft	2,130 sq m
UNITS 200 - 240 COMBINED		
Total	74,500 sq ft	6,921 sq m

Approximate floor areas (GIA)

YOU WANT FLEXIBILITY WE OFFER EVERYTHING FROM 5,000 - 320,000 SQ FT

OFFICES

- Fully fitted open plan offices
- Comfort cooling / heating in larger units and heating in smaller units
- Raised access floors for cabling available in larger units
- Lift provision can be provided subject to occupier requirements

WAREHOUSE

- 10m clear height to underside of haunch
- 50kN/m^2 floor loading
- Insulated level access loading doors, electrically operated
- 50m shared service yard
- Good levels of car parking

Indicative masterplan option 1

YOU DEMAND TOP DRAWER WE SUPPLY BEST IN CLASS

PHASE 2: BUILD TO SUIT

UNIT 300

Warehouse	300,000 sq ft	27,871 sq m
Offices	15,000 sq ft	1,394 sq m
Transport offices	5,000 sq ft	465 sq m
Total	320,000 sq ft	29,730 sq m

Approximate floor areas (GIA)

Yard depth	50m each side (Cross Dock)
Dock Doors	56
Level access doors	8
HGV parking	85
Car Parking	244

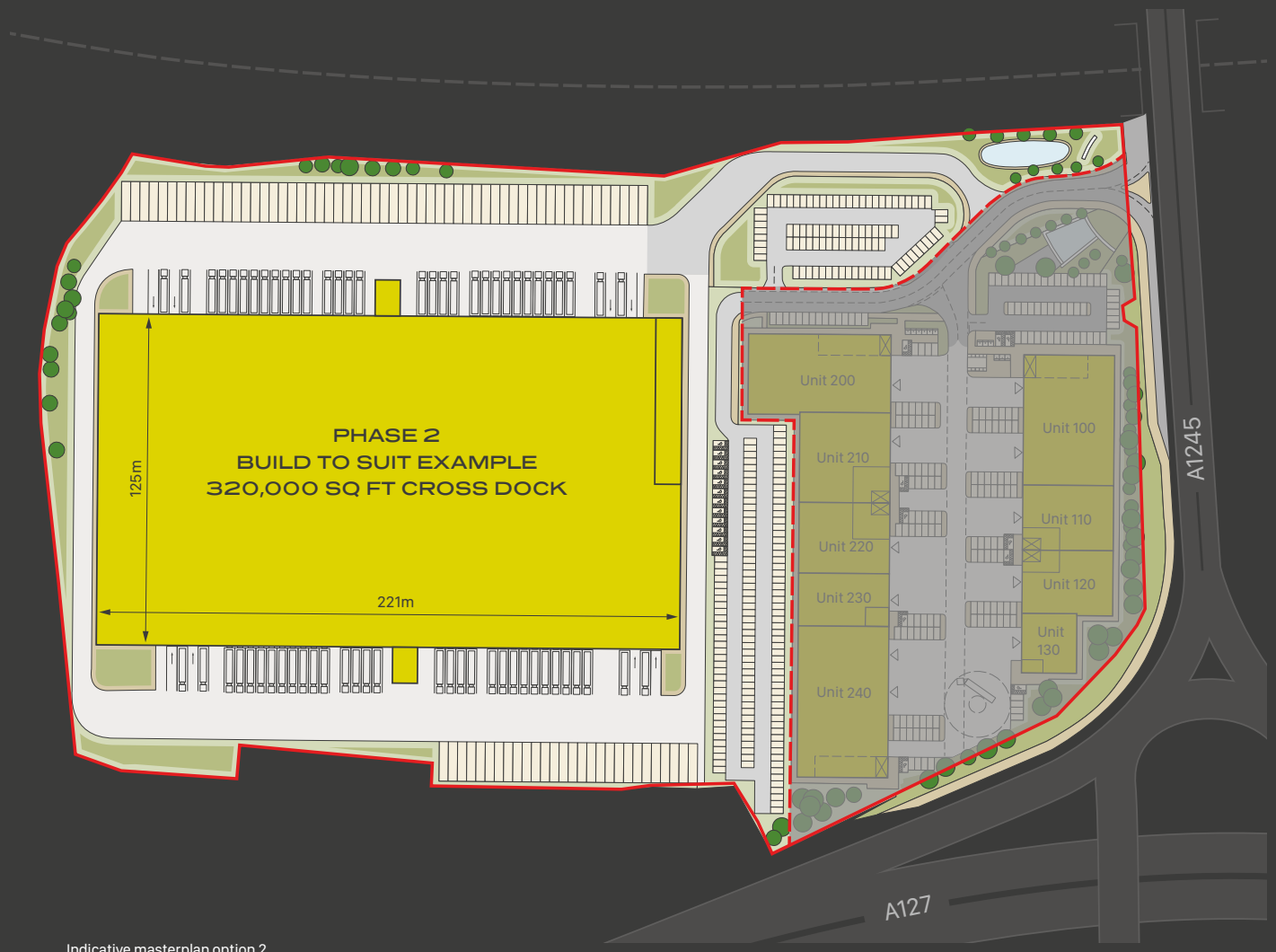
RACKING PALLET SPACES

Clear internal height	Up to 21m
Very narrow aisle	69,250 pallets
Wide aisle	50,700 pallets

Based upon the maximum 21m clear internal height (10 Levels of racking) and is approximate based upon standardised racking layouts

Subject to planning

YOU NEED SOMETHING A LITTLE LARGER WE CAN OFFER A SINGLE BUILDING UP TO 320,000 SQ FT



Indicative masterplan option 2

ARTERIAL PARK

A127 : ESSEX

SAT NAV

Arterial Road, Rayleigh, Essex SS6 7NG

LOCATION

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TERMS

Available leasehold or freehold.

FURTHER INFORMATION

For further information please contact the joint agents:

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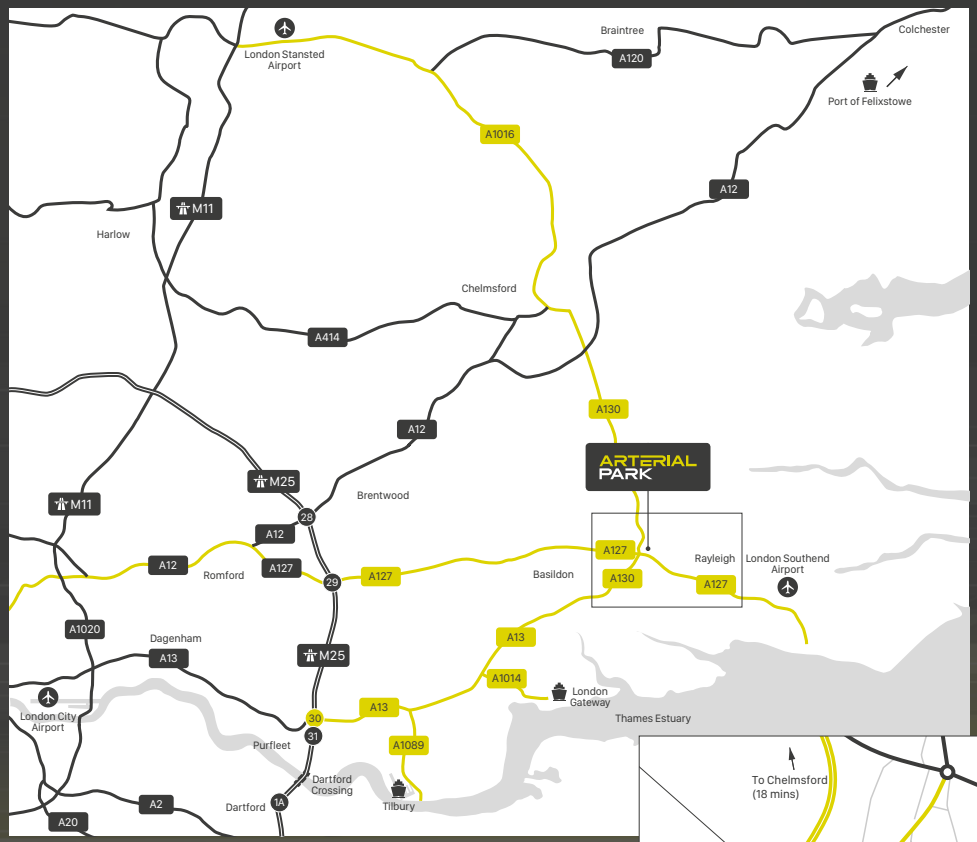

DISTANCES

London Southend Airport	8 miles / 16 minutes
Chelmsford	12 miles / 18 minutes
London Gateway Port	12 miles / 19 minutes
M25 J29	14 miles / 18 minutes
M25 J30 / 31	17 miles / 21 minutes
London Stansted Airport	31 miles / 50 minutes
Port of Felixstowe	59 miles / 65 minutes

Source: Google maps

ARTERIALPARK.CO.UK

A development by EQUATION. PROPERTIES

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. February 2019.