

# 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

A127 : ESSEX

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.

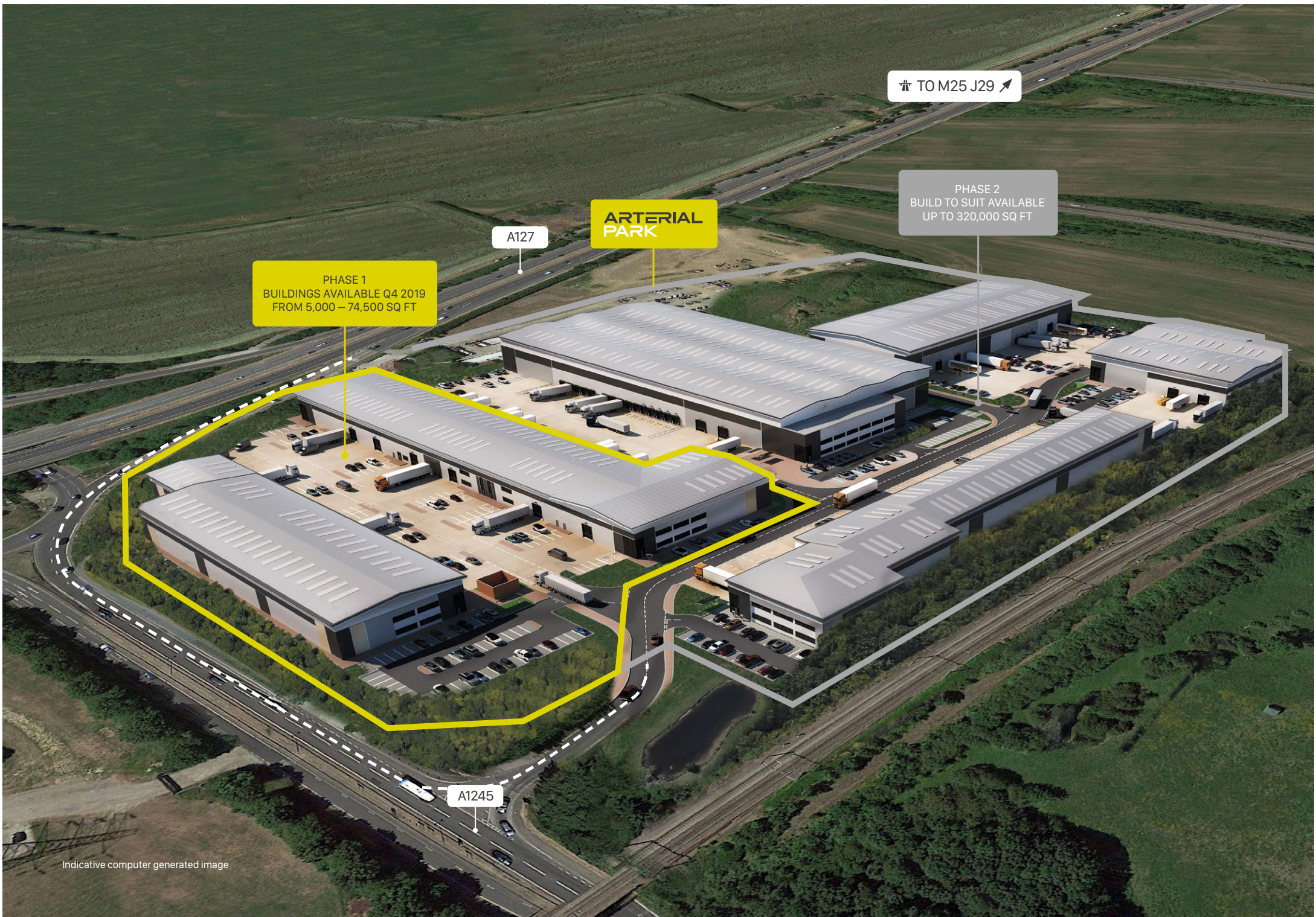
## LOCATION

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



## 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
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### 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
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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<sup>2</sup> 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

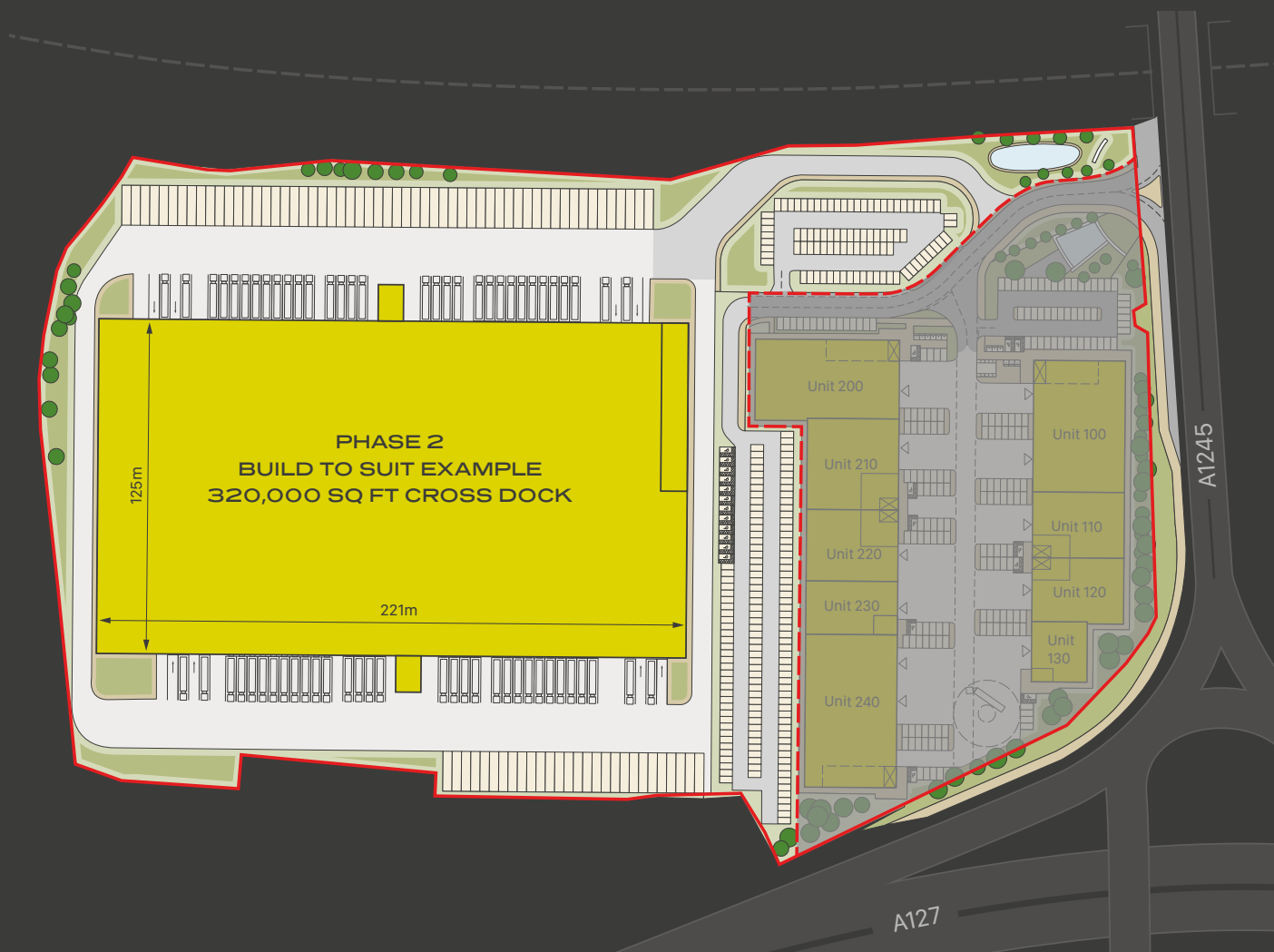
#### RACKING PALLET SPACES

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:



**Jonjo Lyles** 0773 312 4522  
jonjo.lyles@realestate.bnpparibas

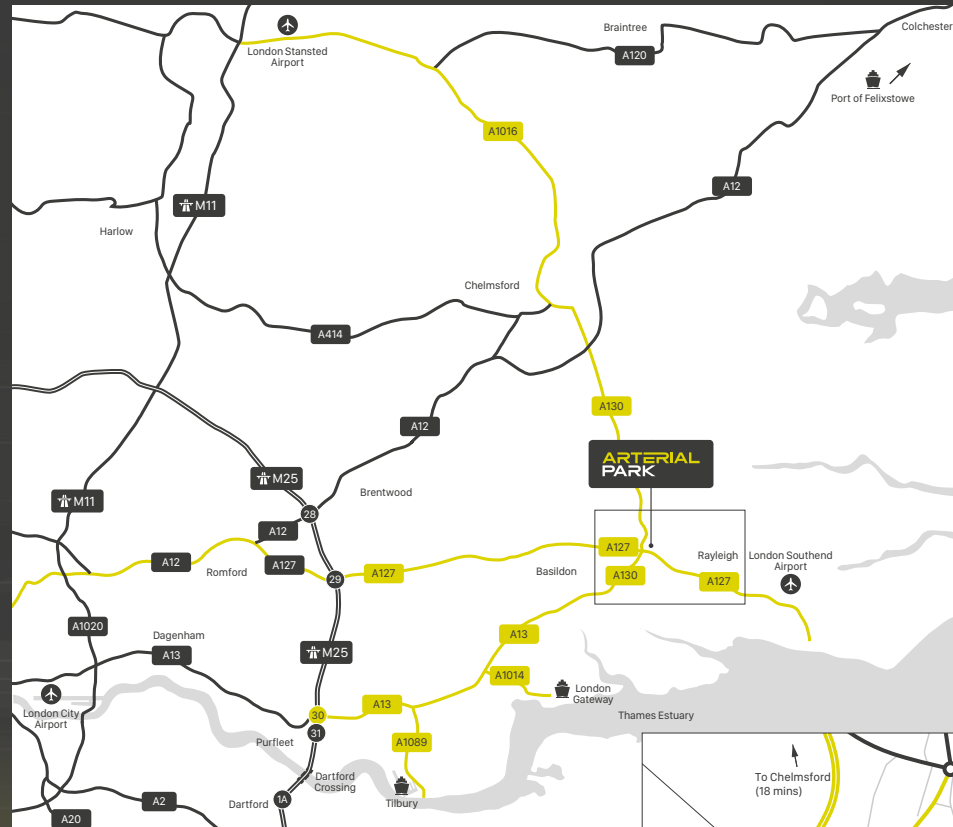
**Nick Hardie** 0782 731 5851  
nick.hardie@realestate.bnpparibas

**James Coggle** 0746 940 3283  
james.coggle@realestate.bnpparibas



**Jim O'Connell** 07768 070 248  
j.oconnell@glenny.co.uk

**Daniel Wink** 07717 545532  
d.wink@glenny.co.uk



## 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.