



# INDURENT

ENDEAVOUR POINT  
BASILDON

SS14 3WF  
///BEGIN.SUDDEN.AFTER

A high quality industrial/distribution unit  
UNIT 1: 121,764 SQ FT (11,312.24 SQ M)  
Available for immediate occupation



1 mile from A127



Rated BREEAM  
'Excellent'

Warehousing that Works.

# High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Endeavour Point is a new industrial/distribution development located in Basildon, Essex. Endeavour Point is strategically located in the heart of the established Basildon town industrial area.

## An ideal location for Essex

The site spans 5 acres and consists of a single unit comprising 121,764 SQ FT.

Endeavour Point is an outstanding development for occupiers seeking to optimise their business activities in Essex and the rest of the UK.



New industrial/distribution unit of 121,764 SQ FT available for immediate occupation. 24 hour access.



Prominent location 1 mile from A127, 7 miles from M25 (J29) & 10 Miles from London Gateway Port.



BREEAM 'Excellent' EPC A rating.



Enhanced quality private estate with landscaped environment.



EV charging points provided with provision to future-proof occupier fleet requirements.



Excellent amenities within a 5 minute walk from the scheme.



Warehousing that Works.

BASILDON TOWN CENTRE

M25 (J29) - 7 MILES

# You're well-connected.

A13 - 6.5 MILES

A1235

A176

A127

ENDEAVOUR DRIVE

5 MINS WALK

WEST TO M25 (J29) - 7 MILES

EAST TO SOUTHEND - 13 MILES

## LOCATION

Endeavour Point is situated in the premier location for industrial and logistics serving the South East region, with much of the local vicinity occupied by a number of national and international occupiers. Excellent transport links and plenty of amenities are other key benefits of the development.

## LOCAL OCCUPIERS

- 1 ROWAN LOGISTICS
- 5 ARGOS
- 9 KWIKFIT
- 2 XPAND LOGISTICS
- 6 TOOL STATION
- 10 STORAGE KING
- 3 EURO CAR PARTS
- 7 SCREWFIX
- 4 NEW HOLLAND
- 8 SAFESTORE

-  FITNESS
-  HOTELS
-  SUPERMARKETS
-  FUEL STATIONS
-  RESTAURANTS



# You're well-connected.



PLACES	DISTANCE	JOURNEY
BASILDON	3 MILES	7 MINS
M25 (J29)	9 MILES	13 MINS
BRENTWOOD	9 MILES	17 MINS
SOUTHEND ON SEA	13 MILES	25 MINS
CHELMSFORD	15 MILES	25 MINS
WEST THURROCK	16 MILES	22 MINS
M1	43 MILES	47 MINS
LONDON	33 MILES	58 MINS
LEICESTER	123 MILES	2 HRS 15 MINS
BIRMINGHAM	139 MILES	2 HRS 24 MINS



RAIL FREIGHT	DISTANCE	JOURNEY
DIRFT	103 MILES	1 HR 50 MINS
HAMS HALL	134 MILES	2 HRS 21 MINS
MARITIME RFT	138 MILES	2 HRS 23 MINS
BIFT	140 MILES	2 HRS 27 MINS



AIRPORTS	DISTANCE	JOURNEY
SOUTHEND	12 MILES	24 MINS
LONDON CITY	27 MILES	45 MINS
STANSTED	37 MILES	44 MINS
HEATHROW	64 MILES	1 HR 7 MINS
EAST MIDLANDS	137 MILES	2 HRS 21 MINS
BIRMINGHAM	139 MILES	2 HRS 24 MINS

**Drive times**

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

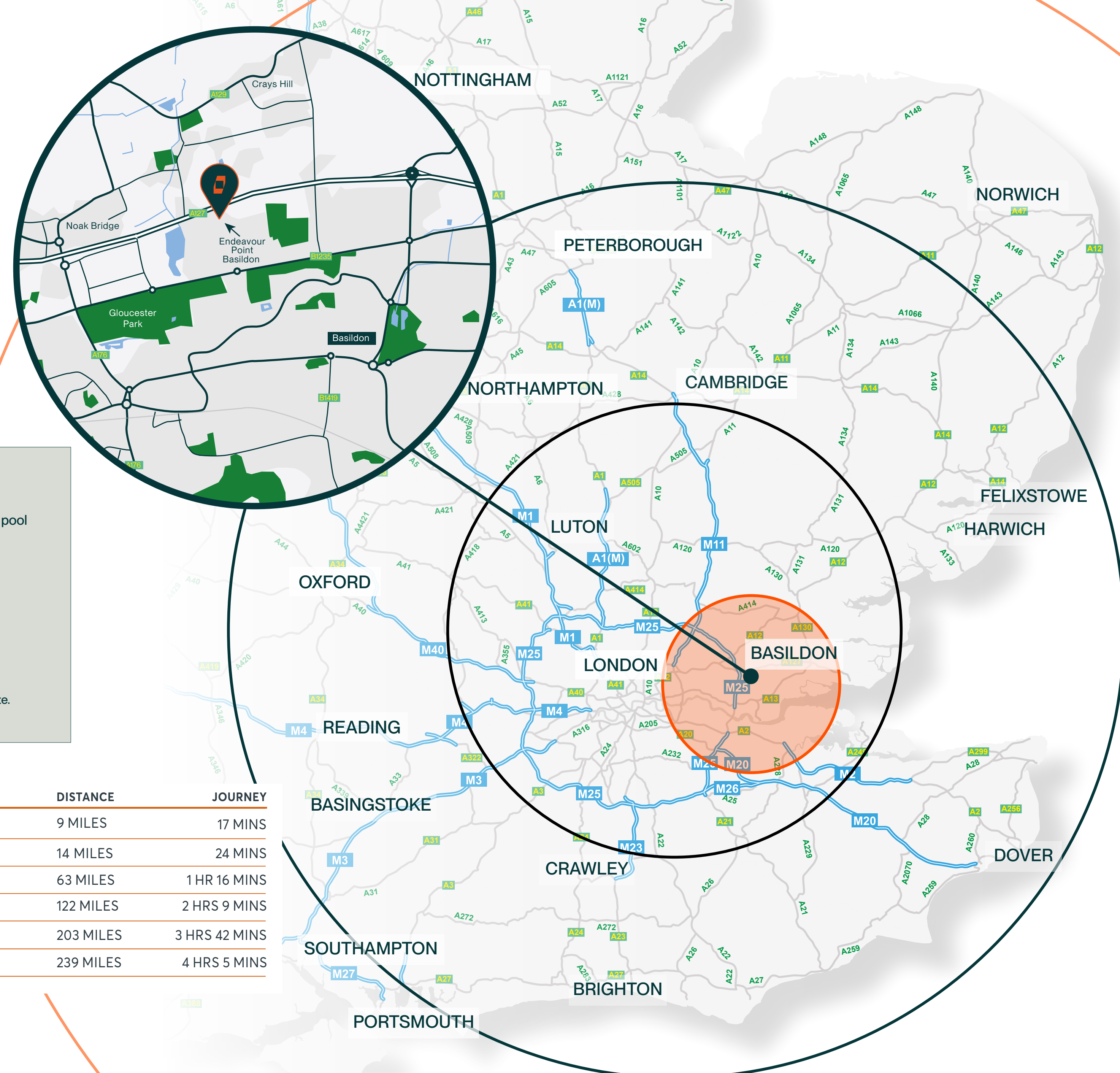
Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



PORTS	DISTANCE	JOURNEY
LONDON GATEWAY	9 MILES	17 MINS
TILBURY	14 MILES	24 MINS
FELIXSTOWE	63 MILES	1 HR 16 MINS
SOUTHAMPTON	122 MILES	2 HRS 9 MINS
IMMINGHAM DOCK	203 MILES	3 HRS 42 MINS
LIVERPOOL PORT	239 MILES	4 HRS 5 MINS



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# Schedule of accommodation.

	ENDEAVOUR POINT
WAREHOUSE	111,898 SQ FT (10,395.66 SQ M)
OFFICES INC. GF CORES	9,866 SQ FT (916.58 SQ M)
<b>TOTAL</b>	<b>121,764 SQ FT (11,312.24 SQ M)</b>
YARD DEPTH	40 M
CLEAR INTERNAL HEIGHT	12 M
LEVEL LOADING DOCKS	2
DOCK LOADING DOORS	10
FLOOR LOADING	50kN SQ/M
CAR PARKING SPACES	78
EV CHARGING POINTS	15
POWER	850 kVA

## WAREHOUSE



BREEAM  
'Excellent'



EPC  
A rated



50 kN sq/m  
floor loading

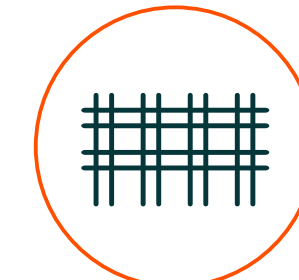


15% roof  
lights

## EXTERNAL



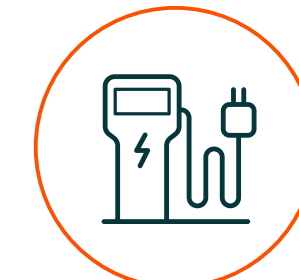
Secured entrances  
independent gates



Perimeter paladin  
estate fencing



Yard depth



EV car  
charging

## OFFICES



LED lighting with  
smart control



VRF heating and  
comfort cooling



Glazed  
HQ reception

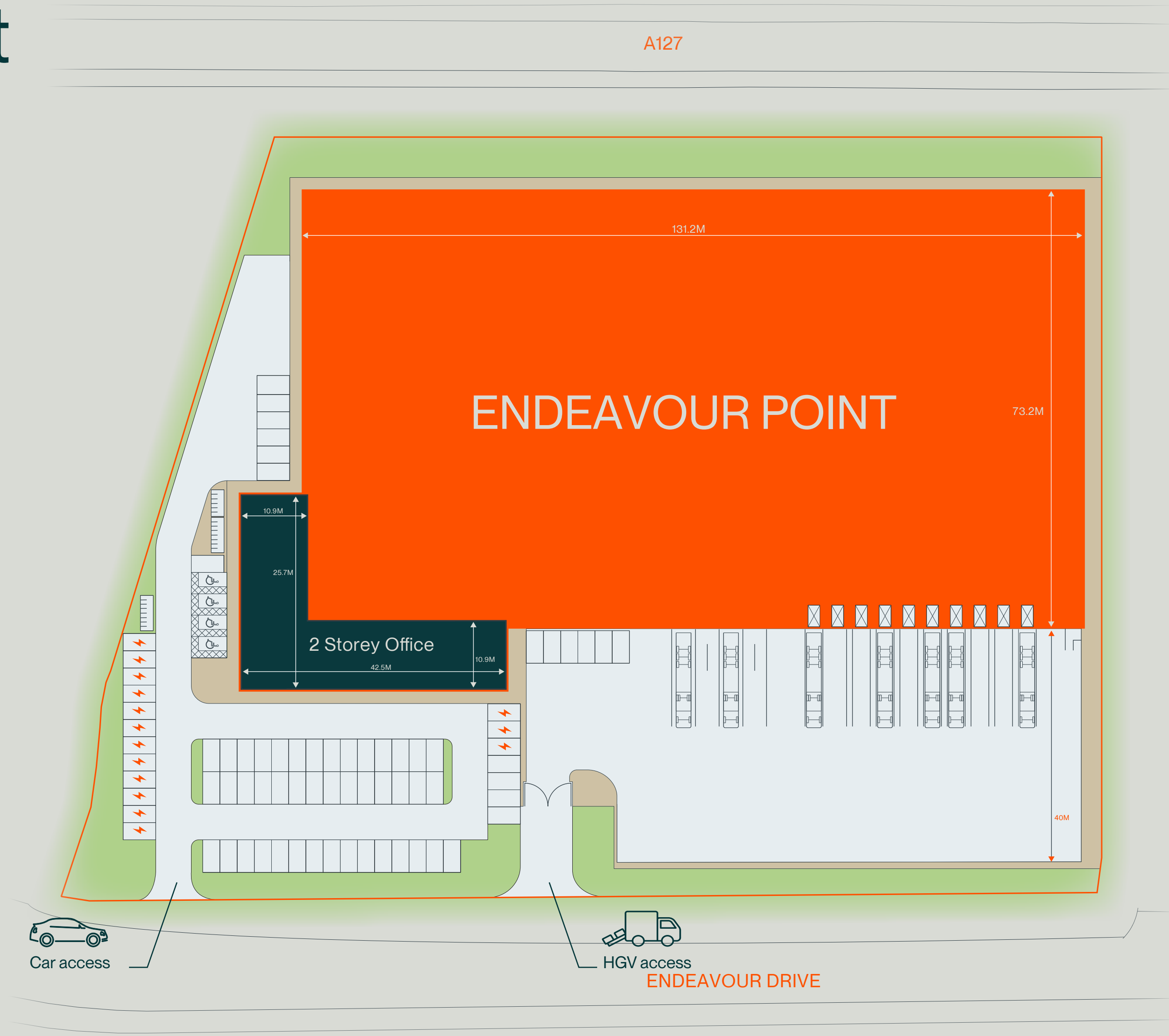


Grade A open  
plan office

All floor areas are approximate gross external areas.



# Development layout.

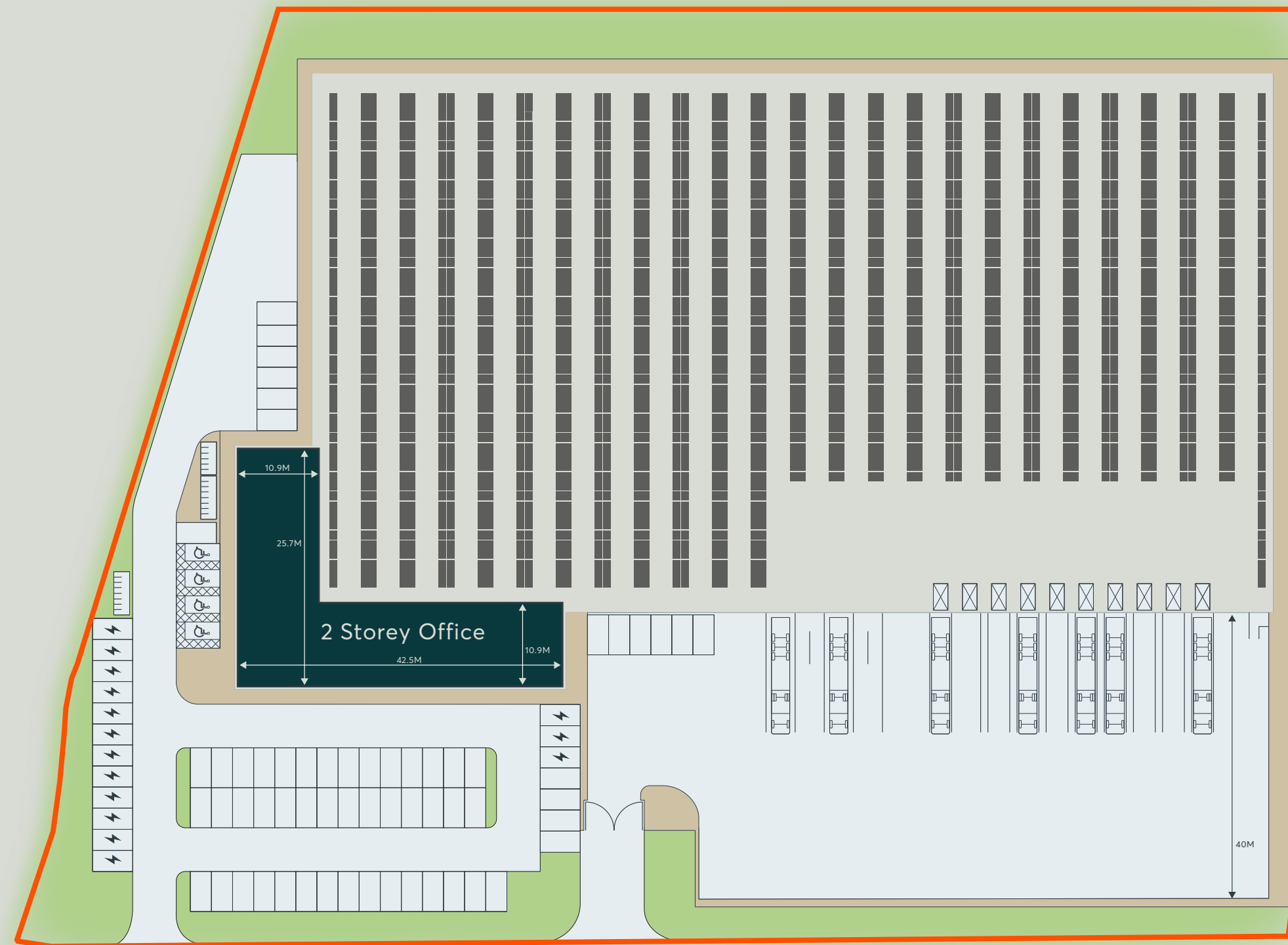


Site plan is indicative.

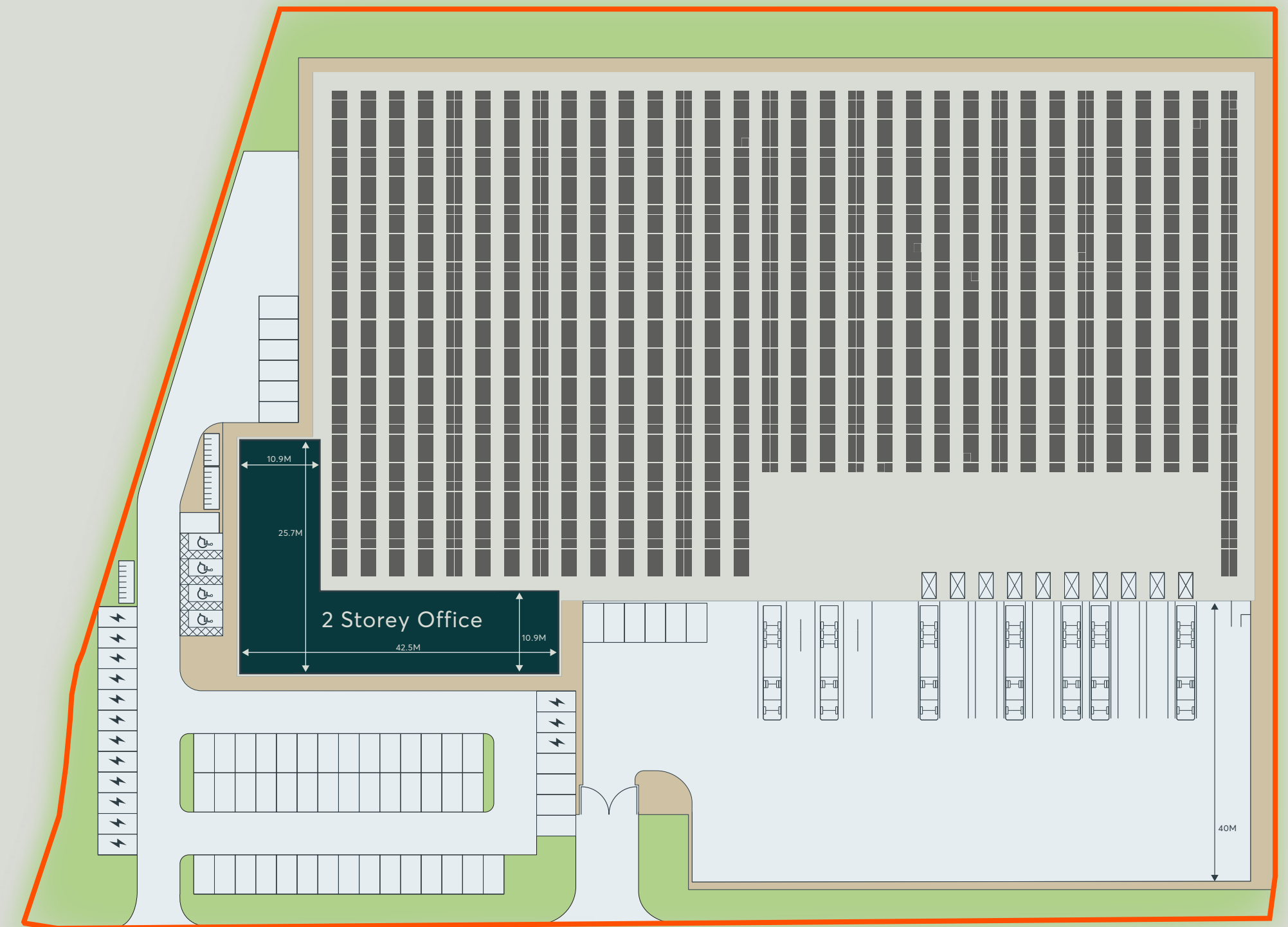


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# Unit 1 indicative racking layout



WIDE RACKING LAYOUT	
WIDER AISLE RACKING	
PALLET HEIGHT RACKING NUMBERS	1.8M
TOTAL PALLETS	10,880




NARROW RACKING LAYOUT	
WIDER AISLE RACKING	
PALLET HEIGHT RACKING NUMBERS	1.8M
TOTAL PALLETS	14,520



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