



PLOT 2

LONDON BRENTWOOD COMMERCIAL PARK

Up to 129,910 sq ft of industrial space

CM13 3LS | M25 (J29) | londonbrentwoodcp.com

SPACE FOR OPPORTUNITY

Fronting the junction of the A128/A127 at East Horndon, London Brentwood Commercial Park offers highly accessible industrial and logistics space just three miles from the M25.

With the first two development phases now fully let, benefit from a high quality commercial park environment with excellent transport links and a large local labour force.

Key benefits:



5.45MVA available



1Gbps diverse fibre



Fast access to Junction 29 of the M25



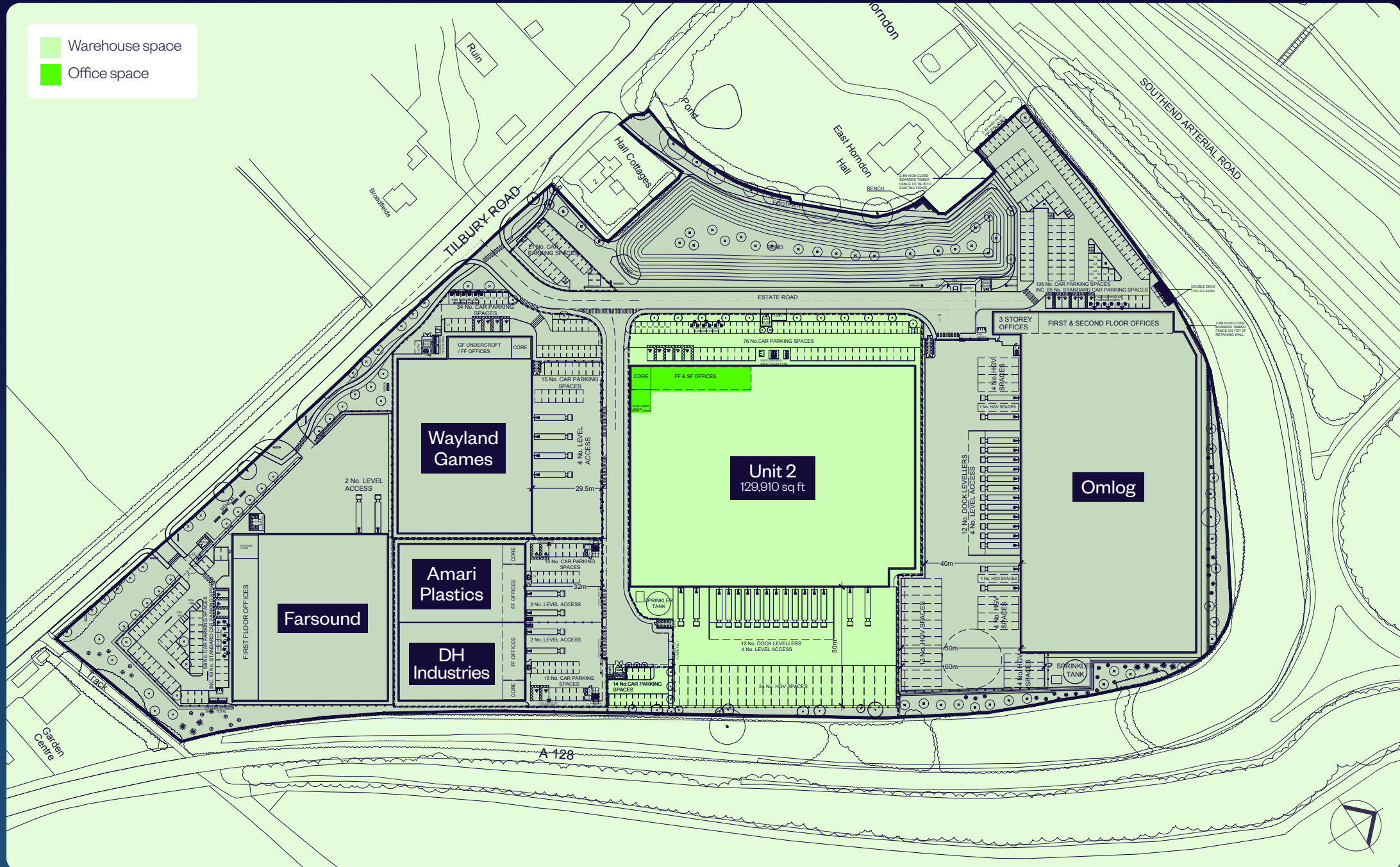
23.5 million consumers in a two-hour HGV drivetime¹

1. Source: Esri & Michael Bauer Research, 2025



MASTERPLAN

Warehouse space
Office space











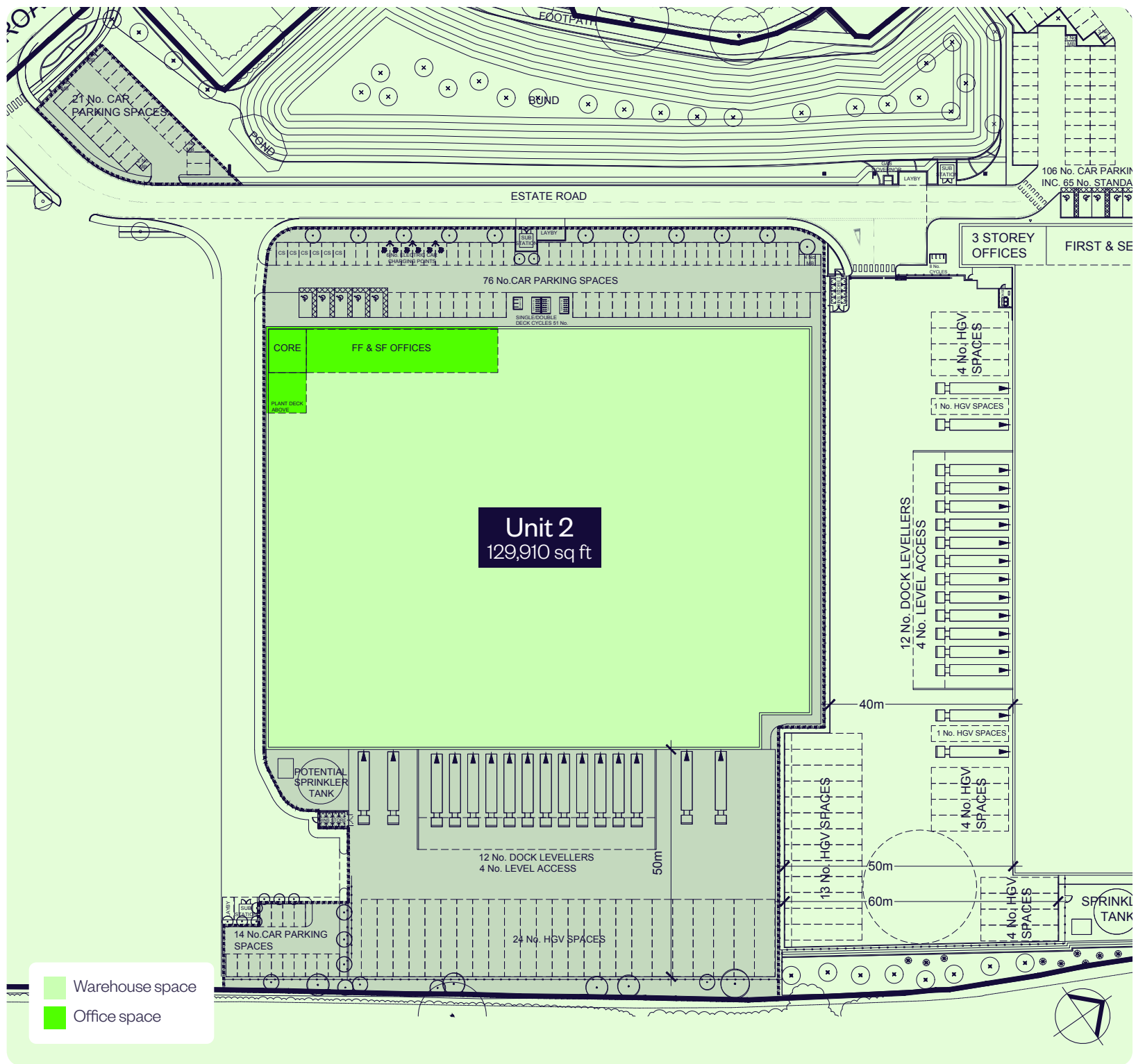
OPTION A

The 129,910 sq ft consented unit will combine highly-specified warehouse space with 10,740 sq ft of Grade A offices.

| Unit 2 | sq ft | sq m |
|-------------------------|----------------|---------------|
| Warehouse | 113,000 | 10,498 |
| Undercroft | 4,430 | 412 |
| Ground floor core | 930 | 87 |
| First floor offices | 5,370 | 499 |
| Second floor offices | 5,370 | 499 |
| Second floor plant deck | 810 | 76 |
| TOTAL | 129,910 | 12,071 |

Gross External Area

-  12m clear internal height
-  50m yard depth
-  4 level access doors and 12 loading dock doors
-  111 car parking spaces (including 5 accessible)
-  24 HGV parking spaces
-  Solar PV system of 800kWp
-  1MVA of power (ability to significantly increase)
-  Targeting BREEAM 'Excellent' and an A+ rated EPC



OPTION B

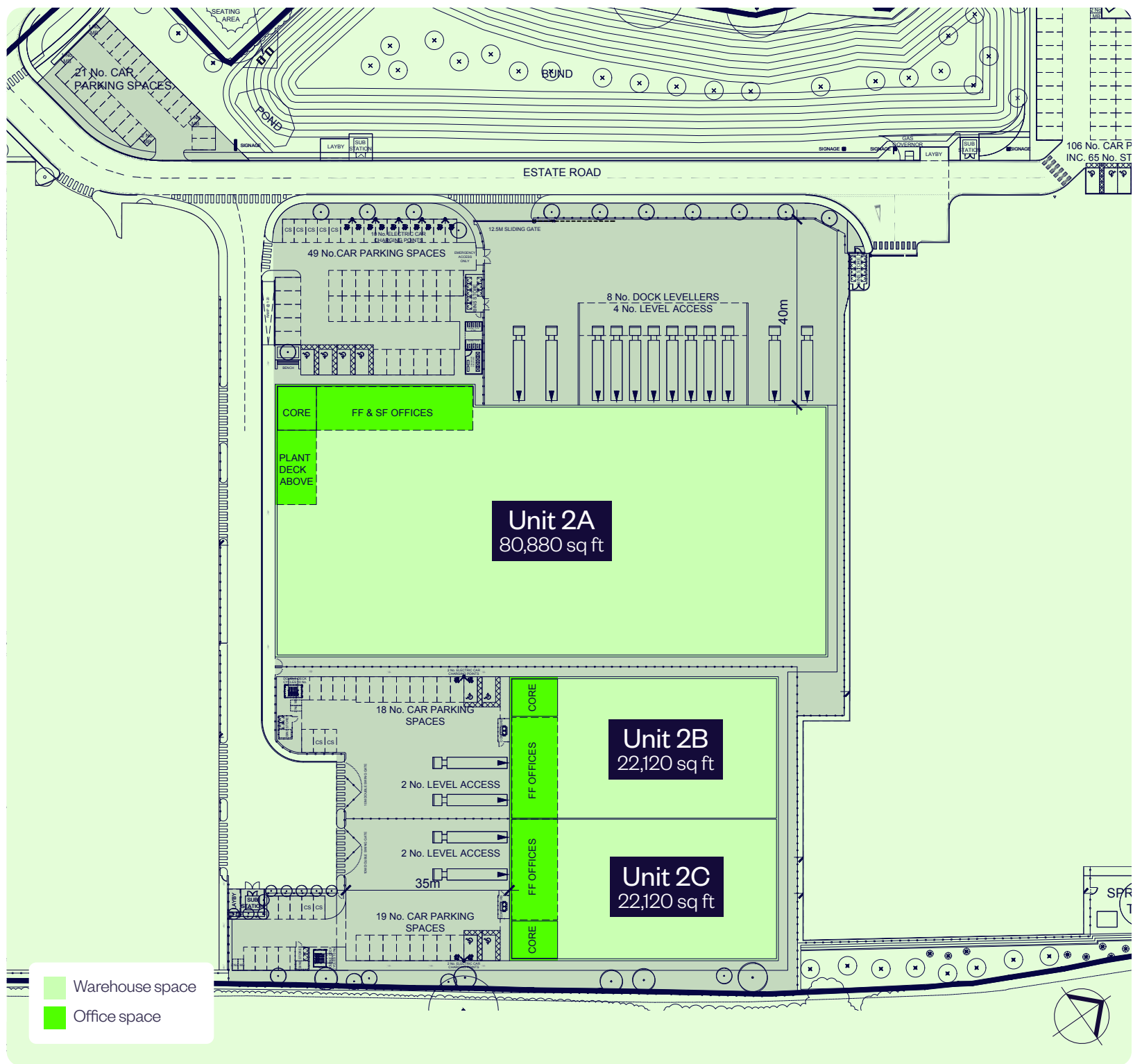
The site can also accommodate a three unit layout option, providing 80,880 sq ft and two units of 22,120 sq ft.

| Unit 2A | sq ft | sq m |
|-------------------------|---------------|--------------|
| Warehouse | 66,120 | 6,143 |
| Undercroft | 3,510 | 85 |
| Ground floor core | 910 | 327 |
| First floor offices | 4,430 | 412 |
| Second floor offices | 4,430 | 412 |
| Second floor plant deck | 1,480 | 138 |
| TOTAL | 80,880 | 7,517 |

| Unit 2B | sq ft | sq m |
|-------------------|---------------|--------------|
| Warehouse | 15,380 | 1,429 |
| Undercroft | 2,440 | 227 |
| Ground floor core | 930 | 87 |
| First floor core | 930 | 87 |
| Offices | 2,440 | 227 |
| TOTAL | 22,120 | 2,057 |

| Unit 2C | sq ft | sq m |
|-------------------|---------------|--------------|
| Warehouse | 15,380 | 1,429 |
| Undercroft | 2,440 | 227 |
| Ground floor core | 930 | 87 |
| First floor core | 930 | 87 |
| Offices | 2,440 | 227 |
| TOTAL | 22,120 | 2,057 |

Gross External Area



- Warehouse space
- Office space

AERIAL VIEW

CENTRAL LONDON

9.7M CONSUMERS

M25 (J29) - 3 MILES

HORNDON INDUSTRIAL PARK

WEST HORNDON

FARSOUND

WAYLAND GAMES

DH INDUSTRIES

AMARI PLASTICS

PLOT 2

OMLOG

A127

TRAVELODGE

STARBUCKS

THE HALFWAY HOUSE BRENTWOOD

A128





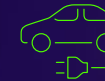
Sustainable design
Targeting a BREEAM
'Excellent' rating as a minimum



Energy-efficient
Designed to achieve an A+ EPC



On-site renewables
Full rooftops of solar PV to
provide clean energy



Electric vehicle (EV) charging
Including infrastructure for
future EV fleets



Sustainable landscaping
Ecologically diverse plants
to maximise biodiversity



LED lighting
To reduce energy use and
lower operating costs

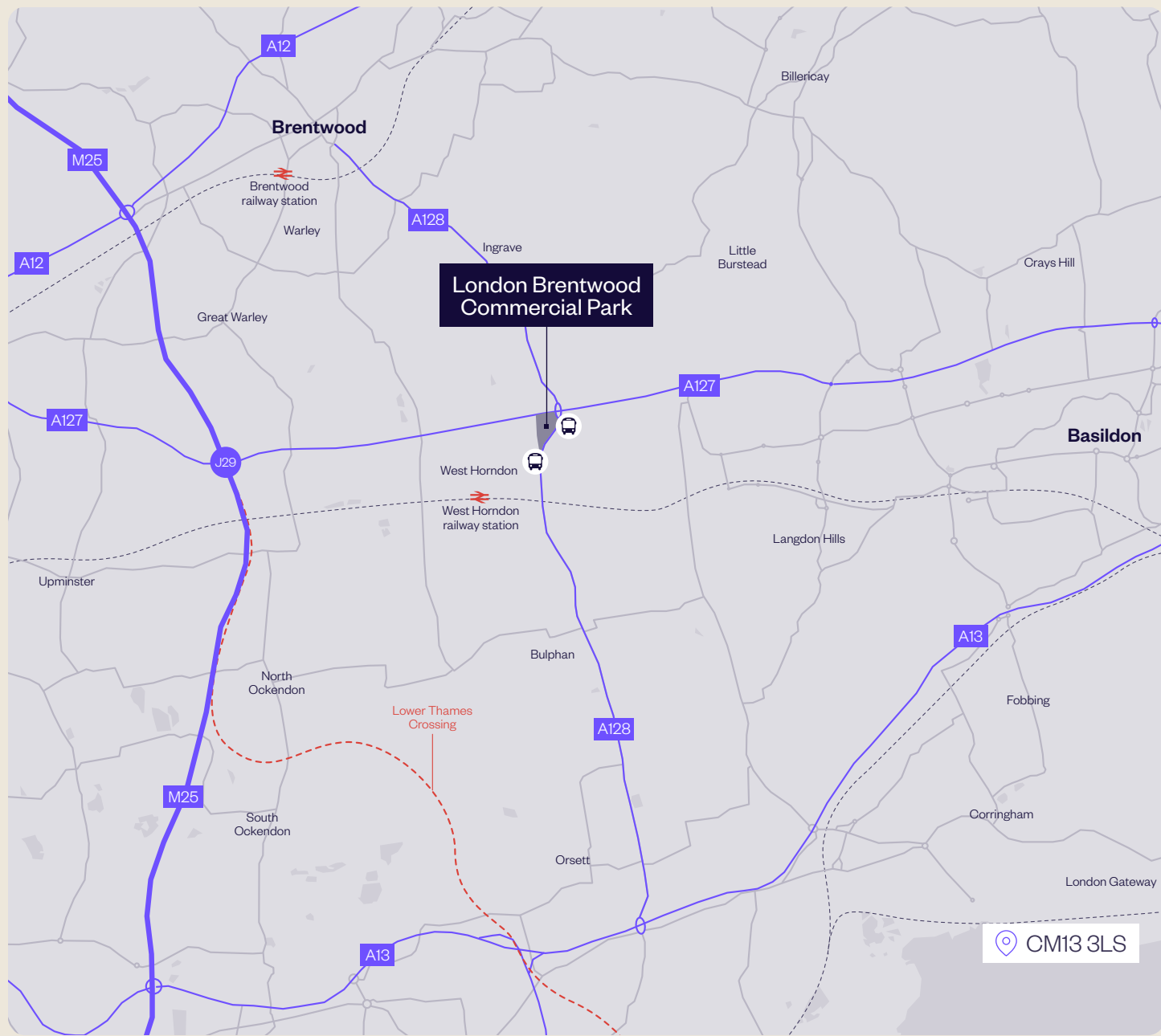


Smart metering
Helping to monitor and
reduce energy and water use

DESIGNED FOR THE FUTURE

Our properties are designed to be energy efficient, use lower-carbon materials and help reduce their long-term impact on the environment.

ACCESS



RAIL

West Horndon Railway Station is on the c2c mainline and offers direct services to London Fenchurch Street within 30 minutes. Located just over a mile from London Brentwood Commercial Park, the station is accessible by bus and only a seven-minute bike ride from the site. Brentwood Station is five miles away and provides new services on Crossrail's Elizabeth Line.

BUS

Bus service 565 serves the site, with routes between Brentwood, East and West Horndon, and Bulphan. The nearest bus stop is located at Dunton Hills Farm on the A128 (Tilbury Road), which can be accessed by a new footpath linking to the park.

CONTACT US



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