



# INDURENT

122, BASILDON

SS14 3WF  
///BEGIN.SUDDEN.AFTER

A HIGH QUALITY INDUSTRIAL/DISTRIBUTION UNIT  
INDURENT 122, BASILDON:  
121,506 SQ FT (11,288.25 SQ M)  
Available for immediate occupation



1 mile from A127.



Rated BREEAM  
'Excellent'.



PV panels installed,  
generating energy  
savings of up to  
£7,403 per annum\*.

Warehousing that Works.

\*Based on as-built pv yield, assumes 72% full energy consumption in year 1 and unit rate of 25p per kwh. Scope for more PV to be installed subject to requirement.

# 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. Indurent 122, Basildon is a new industrial/distribution development located in Basildon, Essex. Indurent 122, Basildon 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 121,506 sq ft.

Indurent 122, Basildon is an outstanding development for occupiers seeking to optimise their business activities in Essex and the rest of the UK.



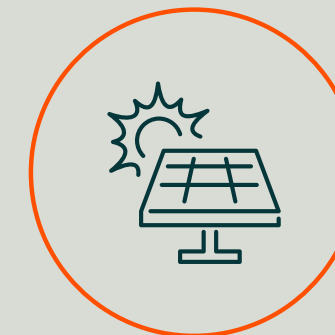
New industrial/distribution unit of 121,506 SQ FT available for immediate occupation. 24 hour access.



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



BREEAM 'Excellent' and EPC A rating.



PV panels included as standard, generating energy savings of up to £7,403 per annum.\* Further PV can be installed subject to requirement.



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

Indurent 122, Basildon 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**

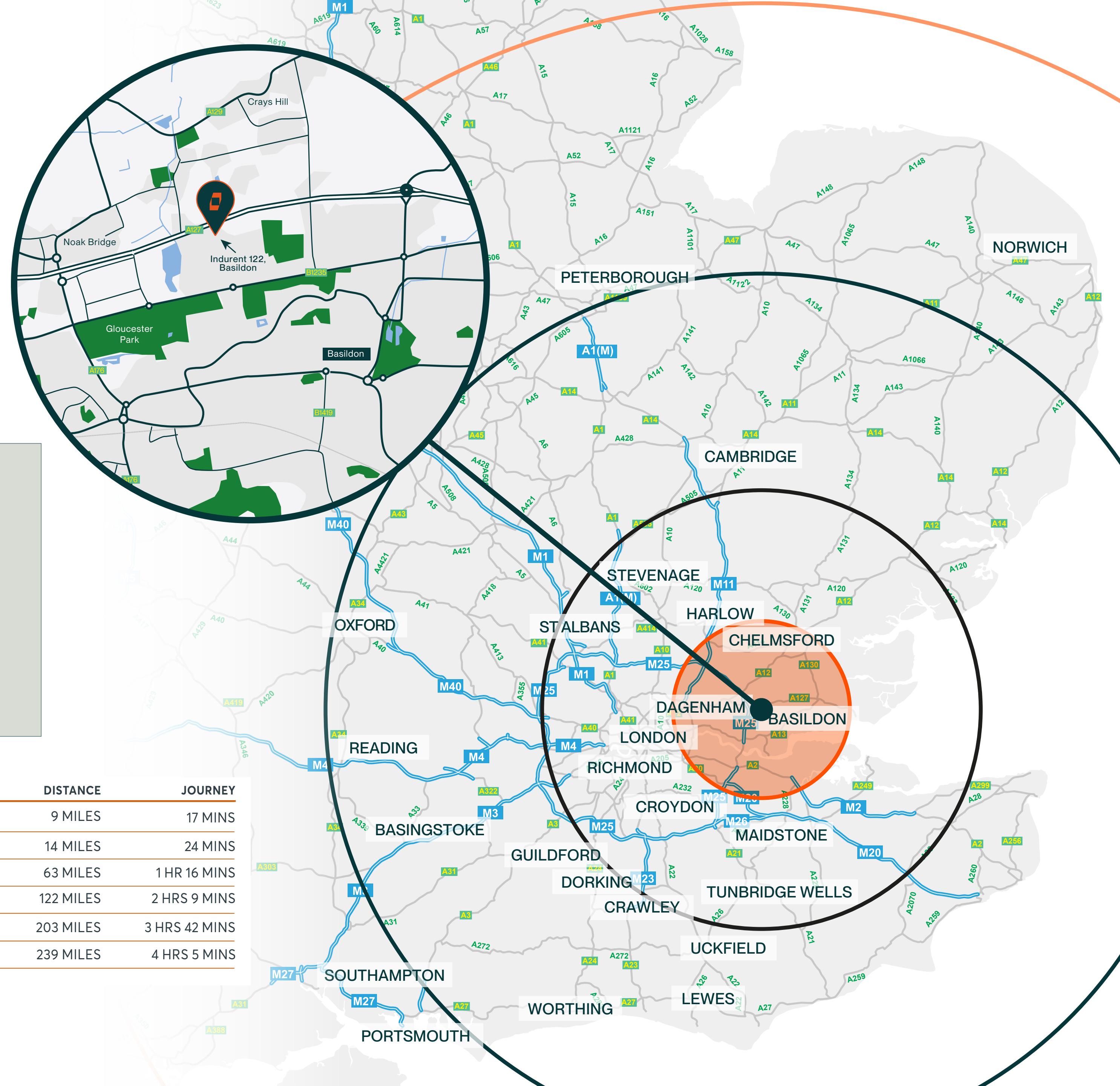
- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

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



Warehousing that Works.

# Schedule of accommodation.

## INDURENT 122, BASILDON

WAREHOUSE INC. GF CORES	112,857 SQ FT (10,483.59 SQ M)
OFFICES INC. GF CORES	8,649 SQ FT (803.39 SQ M)
<b>TOTAL</b>	<b>121,506 SQ FT (11,288.25 SQ M)</b>
YARD DEPTH	40M
CLEAR INTERNAL HEIGHT	12M
LEVEL LOADING DOCKS	2
DOCK LOADING DOORS	10
FLOOR LOADING	50kN SQ/M
CAR PARKING SPACES	78
EV CHARGING POINTS	15
POWER	850 kVA

All floor areas are approximate gross external areas.

### WAREHOUSE



BREEAM  
'Excellent'



EPC  
A rated



50 kN SQ/M  
floor loading

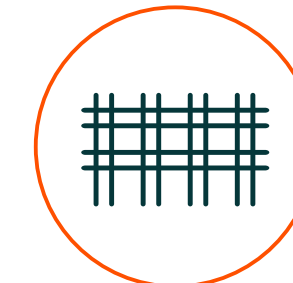


15% roof  
lights

### EXTERNAL



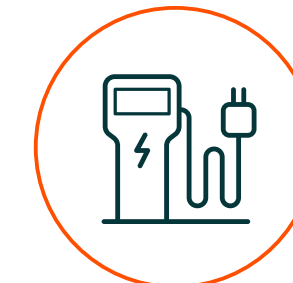
Secured entrances  
independent gates



Perimeter paladin  
estate fencing



Yard depth



EV car  
charging



PV panels  
included

### OFFICES



LED lighting with  
smart control



VRF heating and  
comfort cooling



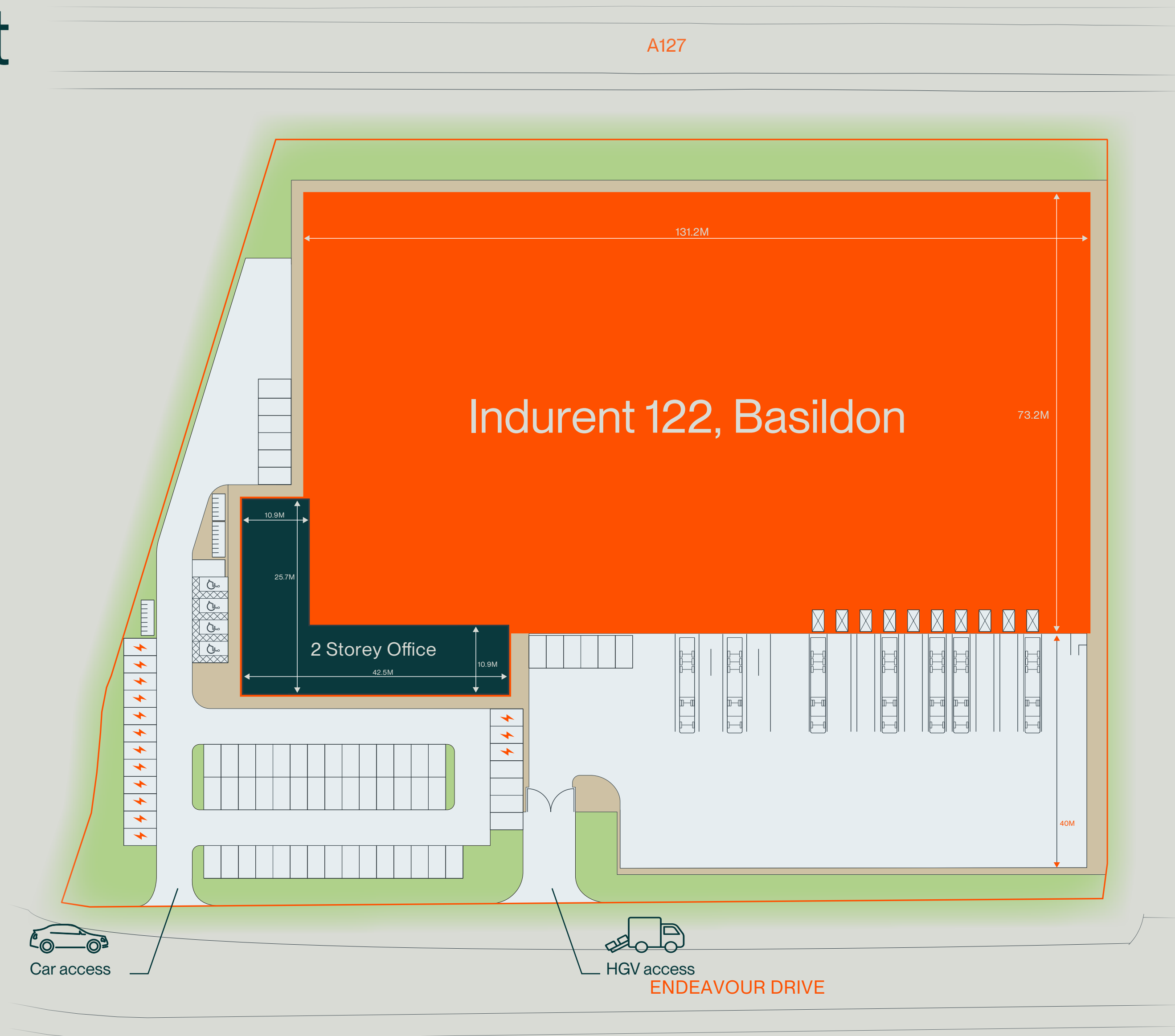
Glazed  
HQ reception



Grade A open  
plan office



# Development layout.

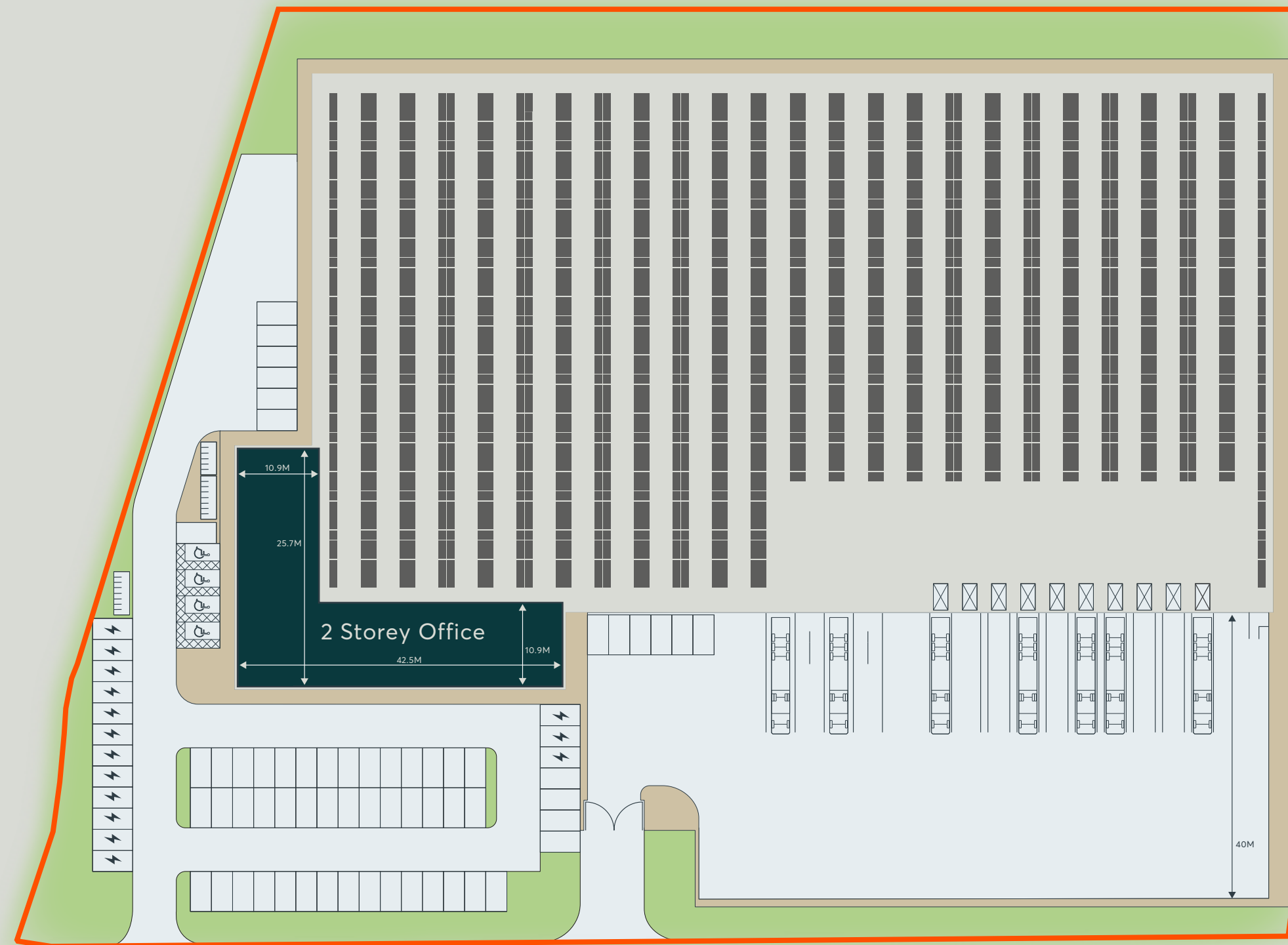


Development layout is indicative.

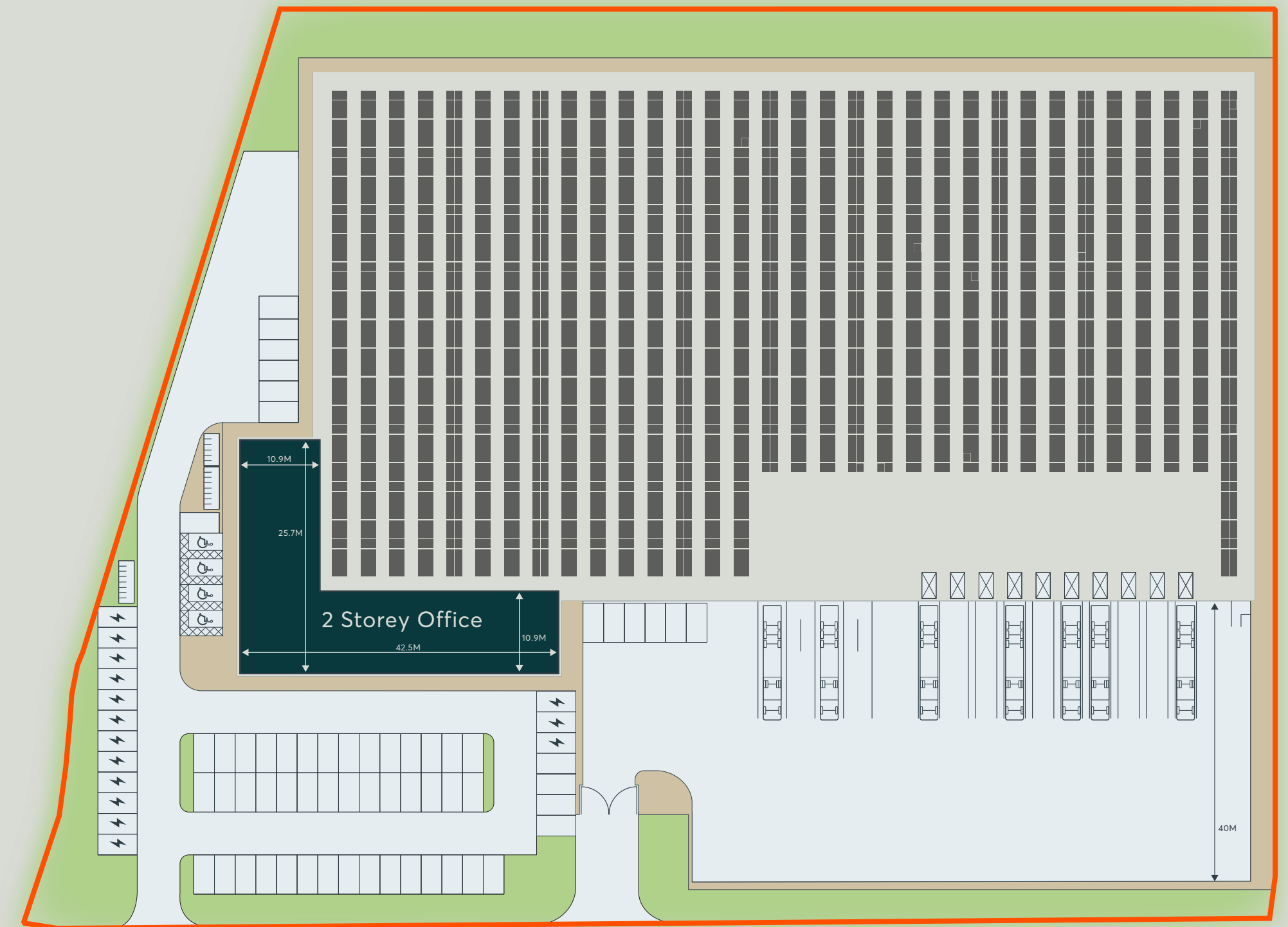


Warehousing that Works.

# Indurent 122, Basildon 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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