



MIRASTAR

# ARTERIAL PARK

A127 | Essex  
Rayleigh | SS6 7FY

EQUATION  
PROPERTIES

A NEW INDUSTRIAL/DISTRIBUTION DEVELOPMENT  
**IMMEDIATELY AVAILABLE TO LET**  
10,139 - 30,194 SQ FT

ONLY 3 UNITS  
REMAINING ON PHASE 1



# YOU DEMAND

ARTERIAL PARK IS A NEW INDUSTRIAL/DISTRIBUTION DEVELOPMENT IN RAYLEIGH, ESSEX, BUILT TO THE HIGHEST OF SPECIFICATION

## ARTERIAL PARK

8 MINS to BASILDON  
16MINS TO M25 J29

A127

A130

PHASE 2  
COMING SOON

A1245

### PHASE 1

UNITS FROM 10,139 - 30,194 SQ FT  
IMMEDIATELY AVAILABLE

### OPPORTUNITY

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. The site offers a variety of unit sizes ranging from 10,139 - 30,194 SQ FT. Arterial Park is an ideal development for a magnitude of businesses, being suitable for a variety of industries such as industrial, distribution, logistics, manufacturing, trade and many more.



BREEAM 'Very Good' rating.  
EPC A Rating.



New industrial / distribution  
Unit sizes available  
10,139 - 30,194 SQ FT



Prominent location  
fronting the A127.



Established industrial /  
distribution location.



Excellent local labour pool with  
664,410 resident population 20  
minutes drive of the park.



Strategically located  
between the M25 (J29),  
A130 and A12 road networks



Swift access to London  
Gateway coastal port



Ease of access to central  
London and national  
transport network.



High quality and enhanced  
specification private estate with  
a landscaped environment.

# WE SUPPLY

# YOU WANT FLEXIBILITY? UNIT SIZES AVAILABLE 10,139 - 30,194 SQ FT

AVAILABLE FOR IMMEDIATE OCCUPATION

## WAREHOUSE

- 50m shared yard depth.
- 10m clear height.
- 50kN/m2 floor loading.
- EPC A Rating.
- BREEAM 'Very Good' Rating.
- 15% roof lights to warehouse.

## OFFICES

- Grade A open plan office.
- LED lighting with smart control.
- VRF to provide heating and comfort cooling.
- Double height glazed entrance / HQ reception.

## EXTERNAL

- Secured entrance with independent gates.
- Paladin fencing around the perimeter of the estate.
- 40 bicycle spaces allocated to Phase 1 in covered shelters.
- 20 electric car charging points.
- Additional On Site Communal Parking



UNIT 1	SQ FT
WAREHOUSE	17,568
OFFICES	2,487
<b>TOTAL</b>	<b>20,055</b>

LEVEL ACCESS LOADING DOORS	2
CAR PARKING SPACES	16
POWER SUPPLY	250 kVa

UNIT 2	SQ FT
WAREHOUSE	8,590
OFFICES	1,548
<b>TOTAL</b>	<b>10,139</b>

LEVEL ACCESS LOADING DOORS	1
CAR PARKING SPACES	5
POWER SUPPLY	100 kVa

UNIT 5	SQ FT
WAREHOUSE	20,456
OFFICES	2,535
<b>TOTAL</b>	<b>22,992</b>

LEVEL ACCESS LOADING DOORS	2
CAR PARKING SPACES	16
POWER SUPPLY	200 kVa

# IN A CLASS OF ITS OWN



  
**ARTERIAL  
PARK** A127 | Essex  
Rayleigh | SS6 7NG

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# PRIME LOCATION NATIONAL CONNECTIONS

## PLACES

	DISTANCE	JOURNEY
M25	14 MILES	16 MINS
M11	24 MILES	27 MINS
A2	23 MILES	27 MINS
M1/A1	43 MILES	65 MINS
CENTRAL LONDON	36.6 MILES	1 HRS 7 MINS
LEICESTER	127 MILES	2 HRS 20 MINS
BIRMINGHAM	143 MILES	2 HRS 28 MINS
NOTTINGHAM	153 MILES	2 HRS 43 MINS
DERBY	155 MILES	2 HRS 40 MINS
SHEFFIELD	193 MILES	3 HRS 17 MINS
LEEDS	211 MILES	3 HRS 34 MINS
MANCHESTER	225 MILES	3 HRS 57 MINS

## AIRPORTS

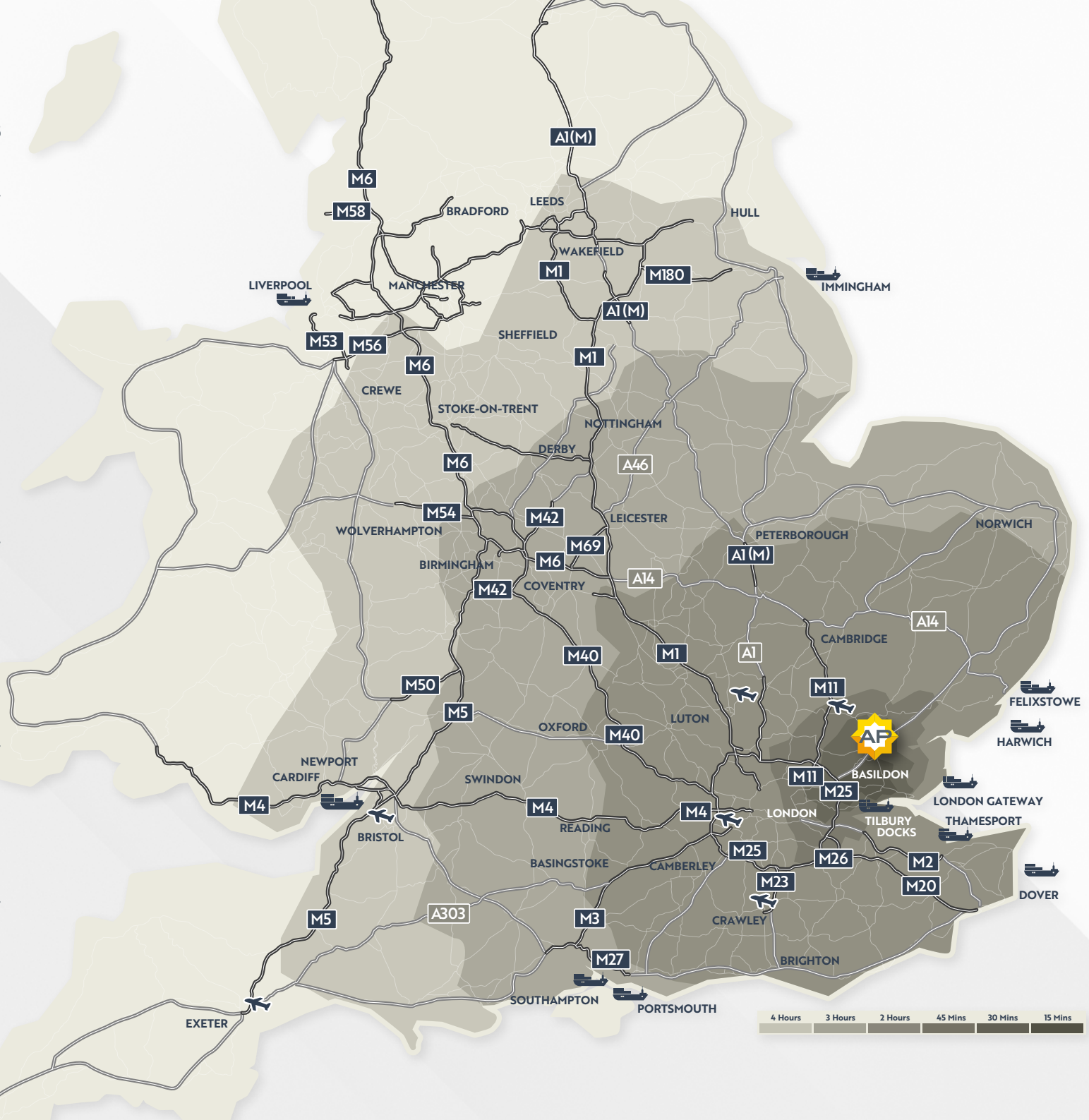
SOUTHEND	13 MILES	21 MINS
LONDON CITY	37 MILES	43 MINS
GATWICK	54 MILES	58 MINS
HEATHROW	68 MILES	1 HR 10 MINS
BIRMINGHAM	136 MILES	2 HRS 21 MINS
EAST MIDLANDS	141 MILES	2 HRS 23 MINS

## RAIL FREIGHT

DIRFT	107 MILES	1 HRS 53 MINS
HAMS HALL	139 MILES	2 HRS 23 MINS
MARITIME RFT	142 MILES	2 HRS 23 MINS
BIFT	144 MILES	2 HRS 30 MINS

## PORTS

TILBURY	24 MILES	16 MINS
LONDON GATEWAY	12 MILES	21 MINS
FELIXSTOWE	65 MILES	1 HR 27 MINS
SOUTHAMPTON	127 MILES	2 HRS 15 MINS
IMMINGHAM	197 MILES	3 HRS 26 MINS
LIVERPOOL	243 MILES	4 HRS 7 MINS



## PRIME LOCATION LOCAL CONNECTIONS

### LOCATION

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### PLACES

	DISTANCE	JOURNEY
BASILDON	4.4 MILES	8 MINS
BRENTWOOD	13 MILES	20 MINS
SOUTHEND ON SEA	13 MILES	25 MINS
CHELMSFORD	17 MILES	25 MINS
WEST THURROCK	20 MILES	26 MINS

## SKILLED LABOUR LOCALLY SOURCED

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



# ARTERIAL PARK

A127 | Essex  
Rayleigh | SS6 7FY

## ADDRESS

1-9 ARTERIAL PARK, CHELMSFORD ROAD, RAYLEIGH, ESSEX, SS6 7FY

## TERMS

Available leasehold only.

## FURTHER INFORMATION

For further information please contact the joint agents:



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ARTERIALPARK.CO.UK

EXPERIENCE  
EXPERTISE



Mirastar Real Estate is a specialist pan-European developer, investor and manager of big box logistics assets established by Ekaterina Avdonina - CEO and Anthony Butler - CIO, in a joint venture with KKR.

EQUATION  
PROPERTIES

Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.