

A127 · BASILDON · SS14 3EL

THREE NEW EPISODES IN ONE GREAT BOXSET

INDUSTRIAL/WAREHOUSE UNITS

62,411 SQ FT · 74,165 SQ FT · 92,626 SQ FT

TO LET



BOXSETBASILDON.CO.UK



Speculative Build. Available Q3 2019.

**THREE UNITS FROM 62,411
TO 229,202 SQ FT**

Boxset Basildon comprises a new 10 acre development site located to the north east of Basildon town centre in a prominent position with direct access to the A127.

**PRIME INDUSTRIAL OR
WAREHOUSE OPPORTUNITIES**

- Central London within 45 minutes
- Junction 29/M25 within 9 miles
- Air and rail freight ports within 10 miles
- Close to sea ports of London Gateway, Tilbury and Felixstowe

Fast ►► Forward.

IMMEDIATE ACCESS TO THE A127 DUAL CARRIAGEWAY

Basildon is approximately 34 miles from central London and is the second largest economy in the Thames Gateway outside Canary Wharf. It enjoys excellent communication links with both the A127 and A13 connecting with the M25 Junction 29 and national motorway network.

MAJOR LOCATIONS

LOCATION	MILES
M25 Junction 29	9
Southend-on-Sea	11
Chelmsford	13.5
Dartford Crossing	16
Central London	34
Stansted Airport	37

AIRPORTS

LOCATION	MILES
London Southend	10
London City	28
Stansted	32
Gatwick	54
Heathrow	66

SEAPORTS

LOCATION	MILES
London Gateway	9
Port of Tilbury	14.5
Felixstowe	60
Dover	82

SOURCE: GOOGLE MAPS



Full Length Features.



12 METRE
EAVES HEIGHT



TARGET
EPC 'A' RATING



1000 KVA
POWER SUPPLY



UP TO 57M
DEEP YARDS



DOCK & LEVEL
LOADING



CAR CHARGING
POINTS

CHRISTOPHER MARTIN ROAD



92,626 SQ FT / 8,605 SQ M

5
DOCK
LEVEL
DOORS

3
LEVEL
ACCESS
DOORS



62,411 SQ FT / 5,798 SQ M

5
DOCK
LEVEL
DOORS

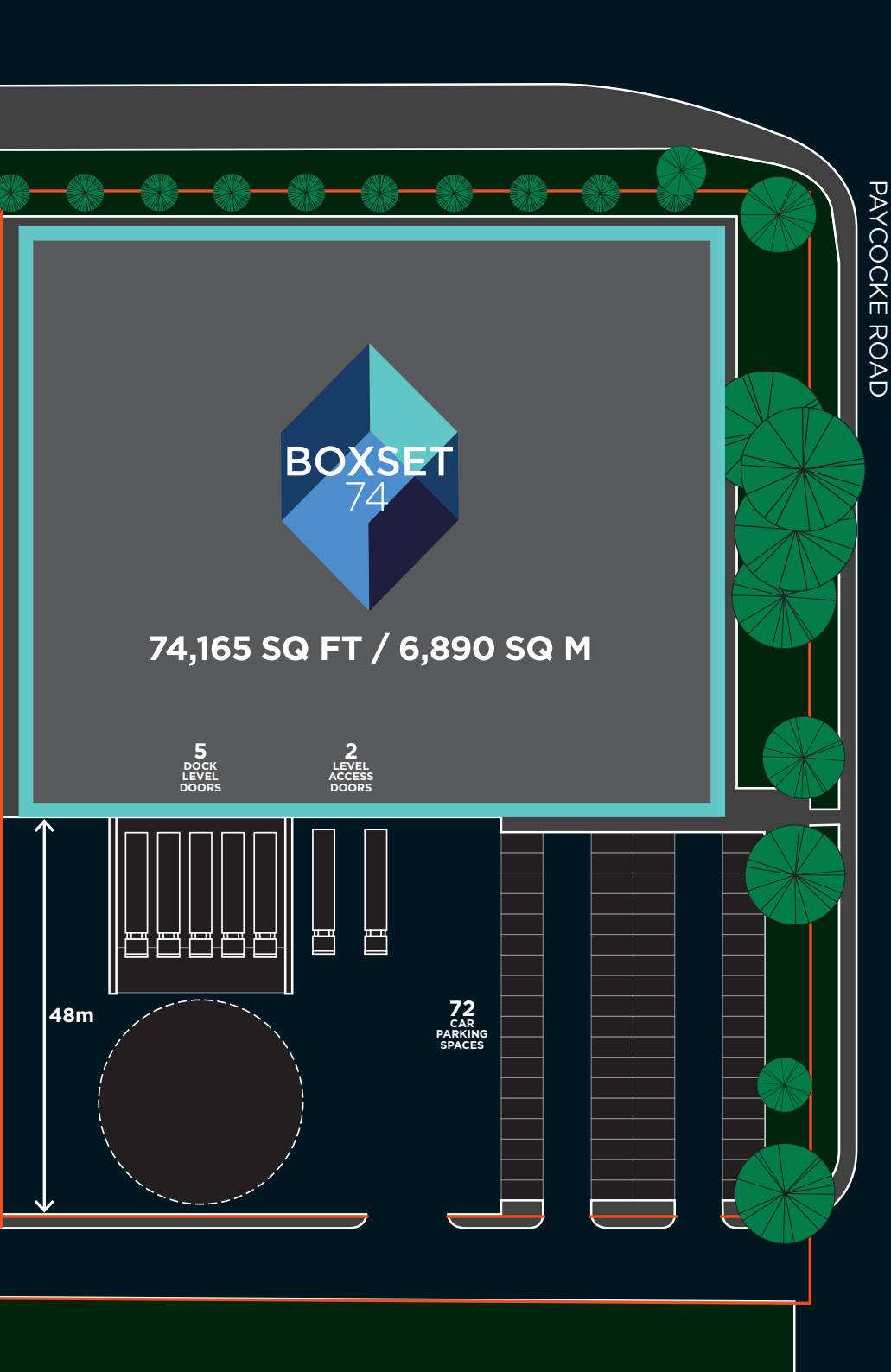
1
LEVEL
ACCESS
DOOR

83
CAR PARKING
SPACES

48m

57m

53
CAR
PARKING
SPACES



Great Footage.

INDUSTRIAL/WAREHOUSE
OPPORTUNITIES FROM
62,411 TO 229,202 SQ FT



**BOX
SET**
BASILDON

WAREHOUSE

- 12m clear internal eaves height
- 5 dock level access doors
- 3 level access doors
- 50 kN/m² floor loading

OFFICES

- Raised access flooring
- Suspended ceilings
- Heating, cooling and ventilation

EXTERNAL

- 48m service yard
- 83 car parking spaces
(10 electric car charging points)

POWER

- 500 KVA with a potential up-lift to
800 KVA subject to availability



92,626 SQ FT
8,605 SQ M

	SQ M	SQ FT
Warehouse	7,787	83,821
First Floor Office	818	8,805
Total	8,605	92,626

SCHEDULE OF ACCOMMODATION (GEA)

WAREHOUSE

- 12m clear internal eaves height
- 5 dock level access doors
- 1 level access door
- 50 kN/m² floor loading

OFFICES

- Raised access flooring
- Suspended ceilings
- Heating, cooling and ventilation

EXTERNAL

- 57m service yard
- 53 car parking spaces
(6 electric car charging points)

POWER

- 200 KVA with a potential up-lift to
400 KVA subject to availability



62,411 SQ FT
5,798 SQ M

	SQ M	SQ FT
Warehouse	5,238	56,383
First Floor Office	560	6,028
Total	5,798	62,411

SCHEDULE OF ACCOMMODATION (GEA)



WAREHOUSE

- 12m clear internal eaves height
- 5 dock level access doors
- 2 level access doors
- 50 kN/m² floor loading

OFFICES

- Raised access flooring
- Suspended ceilings
- Heating, cooling and ventilation

EXTERNAL

- 48m service yard
- 72 car parking spaces
(8 electric car charging points)

POWER

- 300 KVA with a potential up-lift to
600 KVA subject to availability



74,165 SQ FT
6,890 SQ M

	SQ M	SQ FT
Warehouse	6,209	66,835
First Floor Office	681	7,330
Total	6,890	74,165

SCHEDULE OF ACCOMMODATION (GEA)



Cast of Thousands.

LARGE AND WELL MOTIVATED WORKING POPULATION RIGHT ON THE DOORSTEP

Basildon is one of the largest conurbations in south Essex. With the existing London Gateway port development and planned Thames Enterprise Park immediately to the south of the town, combined with further regeneration schemes in the area, Basildon is strengthening its economic focal point in the region.

UNIQUE ADDRESSES
3,470,472
WITHIN 30 MILES

£18.69 HOURLY PAY
GREATER LONDON
£14.00
BASILDON AREA

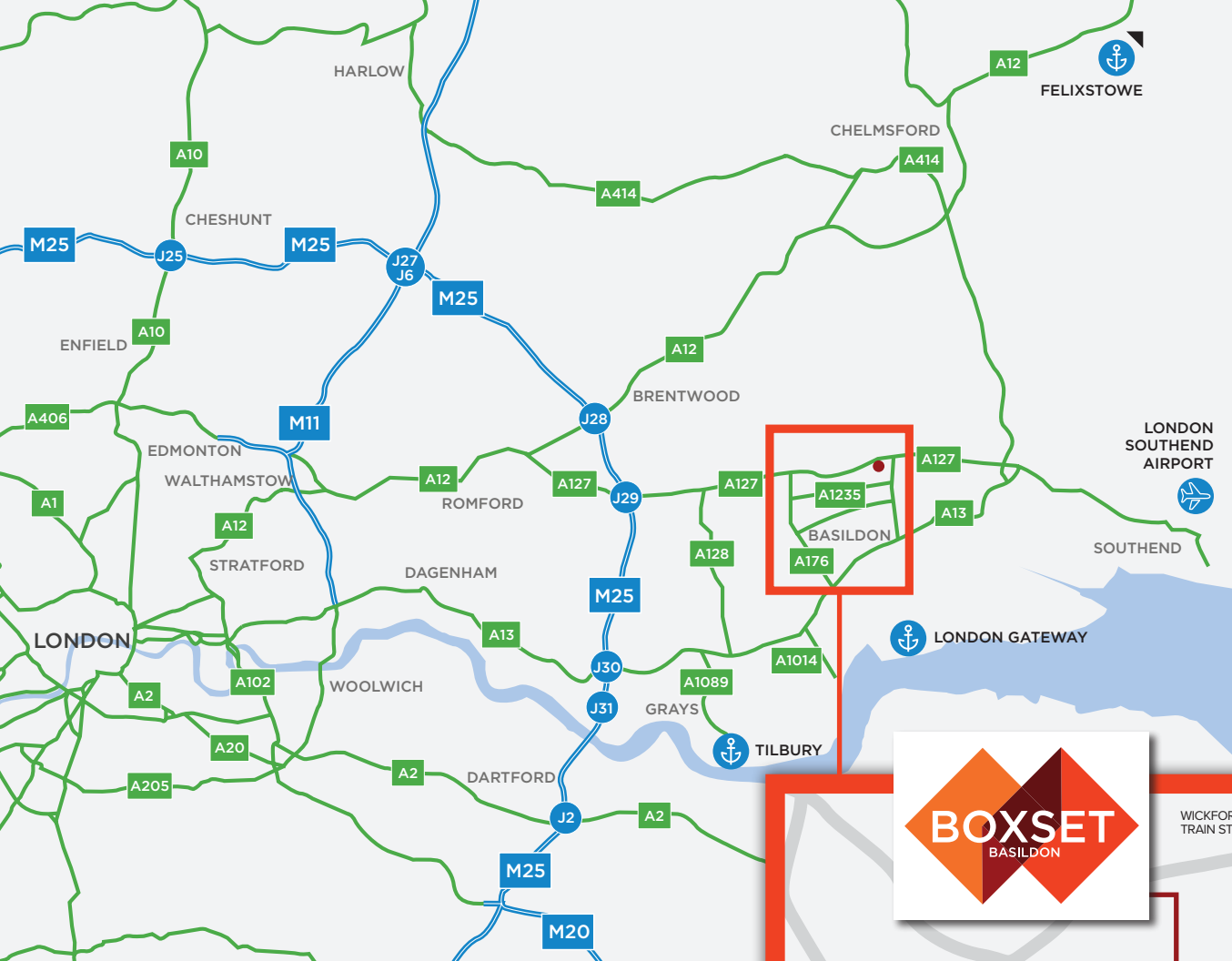
£670.80 GROSS WEEKLY PAY
GREATER LONDON
£595
BASILDON AREA

ECONOMICALLY
ACTIVE POPULATION
76%
BASILDON AREA
114,500 PEOPLE

Source:
Nomis 2017/2018
Royal Mail



**BOX
SET**
BASILDON



On Demand.

Situated north of Basildon adjacent to the A127, Boxset is approximately 34 miles from central London, with excellent links to the A13, M25 and further motorway network. Public transport is also excellent; regular rail services connect Basildon Station to London Fenchurch Street, whilst the 15/15A bus stops every 30 minutes directly outside Boxset from Basildon Bus Station (adjacent to the Train Station).

SAT NAV: SS14 3EL

Credits

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CAPITAL**

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