



TOILET

UNIT 3B

LONDON BRENTWOOD COMMERCIAL PARK

22,090 sq ft industrial / distribution unit

CM13 3LS | M25 J29 | londonbrentwoodcp.com

SPACE FOR OPPORTUNITY



London Brentwood Commercial Park



Bedford 50



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 development phase now complete, customers will benefit from a high quality commercial park environment with excellent transport links and a large local labour force.

Key benefits:



6.7MVA available



Fast access to
Junction 29 of the M25



22 million consumers in a
two-hour drivetime*



Targeting a BREEAM
'Excellent' specification

*Source: Esri & Michael Bauer Research, 2023



Bedford 50














Bedford 30

MARKET-LEADING SPECIFICATION

22,090 SQ FT

The 22,090 sq ft unit combines highly-specified warehouse space with 3,350 sq ft of Grade A offices.

-  10m clear internal height
-  32m yard depth
-  2 level access doors
-  15 car parking spaces (including 2 accessible)
-  2 EV charging points
-  10 cycle spaces
-  Solar PV system of 94kWp
-  250kVA power (ability to significantly increase)
-  1Gbps diverse fibre
-  Grade A office space
-  Targeting BREEAM 'Excellent' and an A rated EPC



Bedford 40

MASTERPLAN

- Warehouse space
- Office space



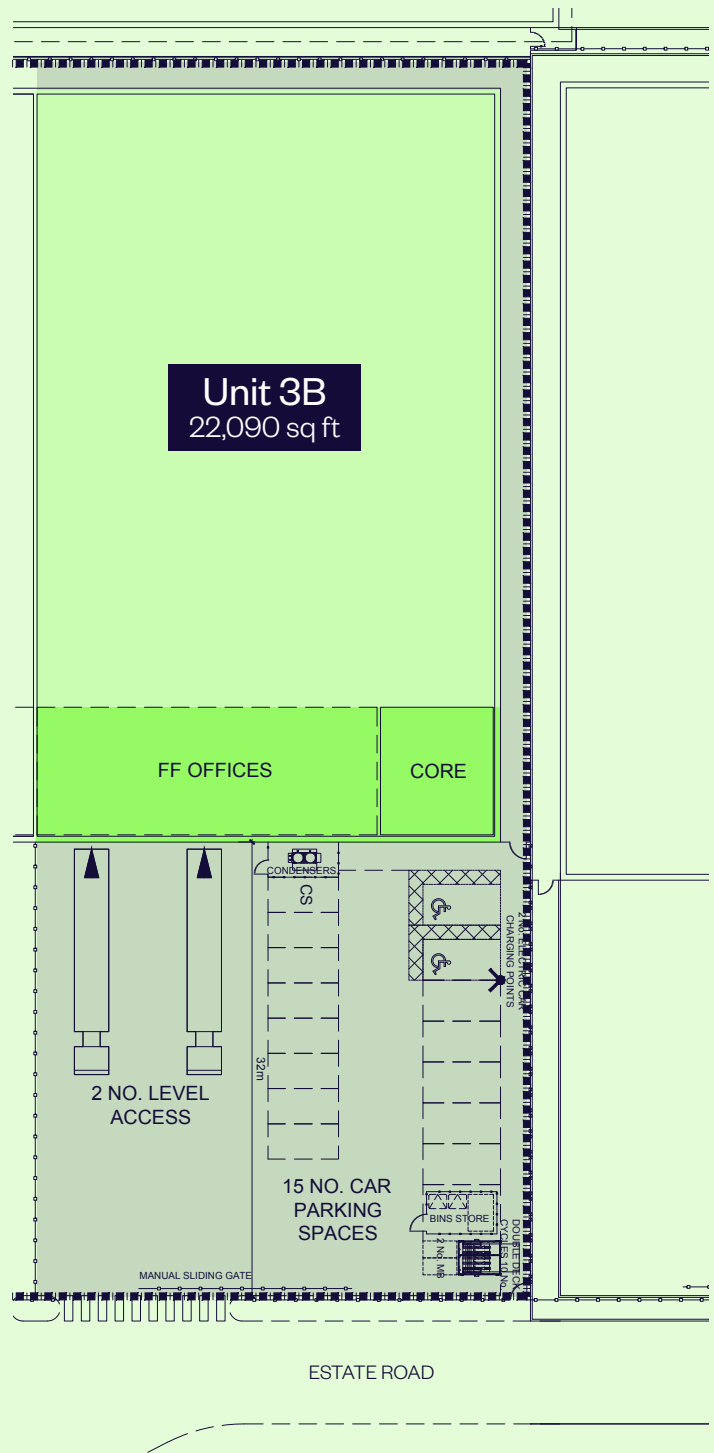
SITE PLAN

SCHEDULE OF ACCOMMODATION

Gross External Area

| Unit 3B | sq ft | sq m |
|---------------------|---------------|--------------|
| Warehouse | 17,850 | 1,660 |
| Ground floor core | 890 | 83 |
| First floor offices | 3,350 | 312 |
| TOTAL | 22,090 | 2,055 |

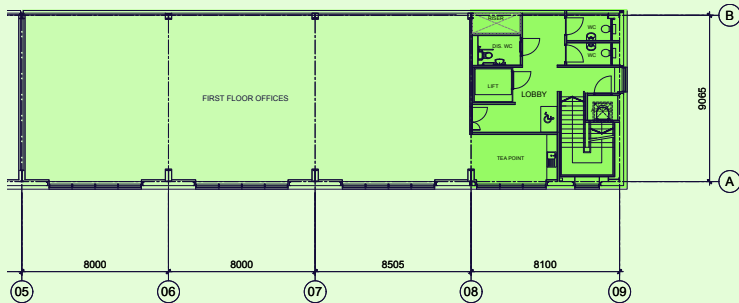
Adjoins Unit 3C, with 3B/C combined totalling 44,180 sq ft GEA.



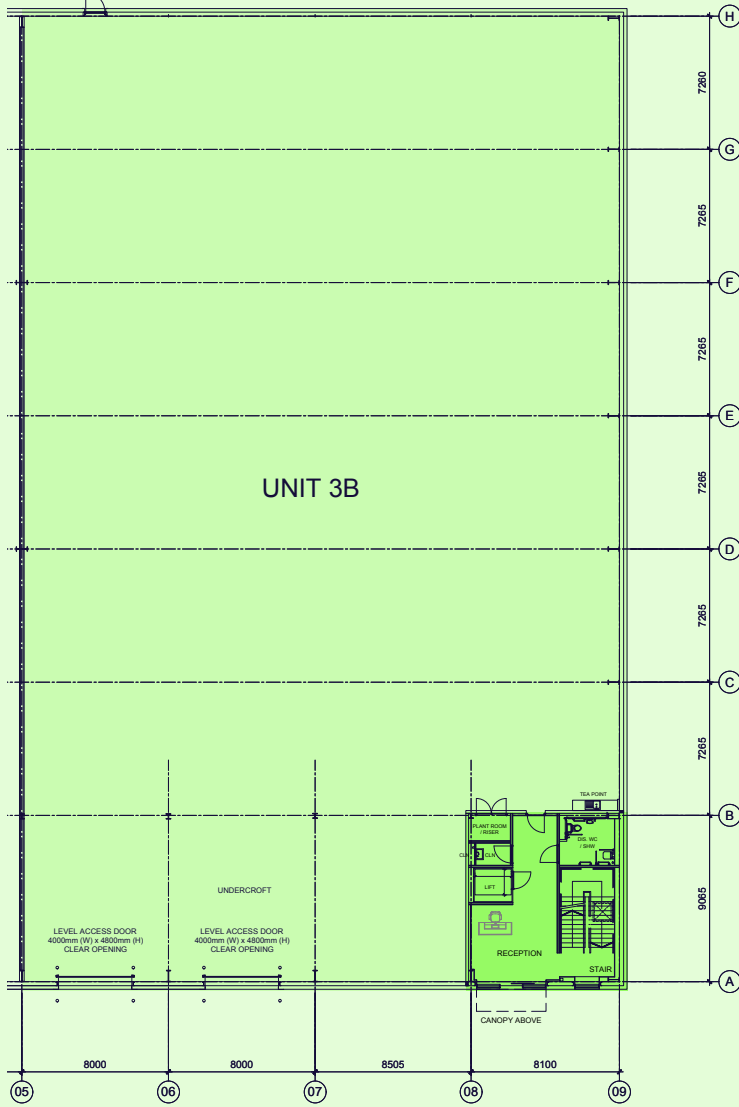
- Warehouse space
- Office space

FLOOR PLANS

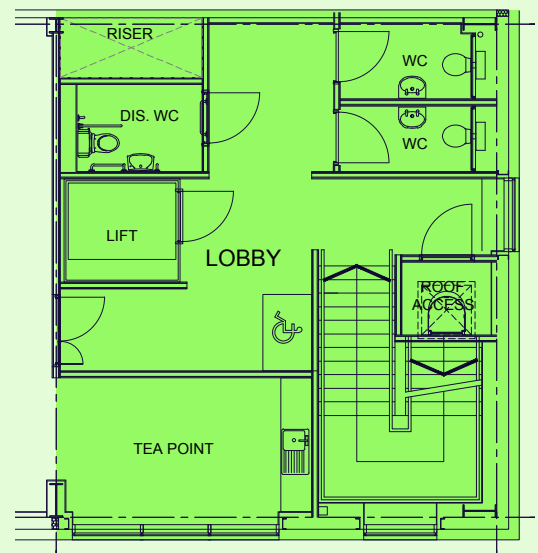
Our highly-specified units include reception areas flooded with natural light, Grade A office space and tea points for staff.



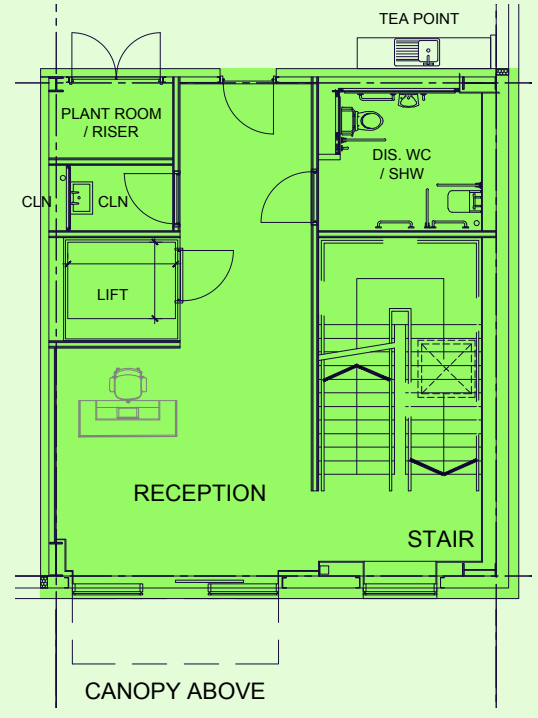
First floor



Ground floor



First floor core



Ground floor reception




- Warehouse space
- Office space

AERIAL VIEW



SETTING A BENCHMARK FOR ESG

Our market-leading specification is designed to reduce energy use and lower carbon emissions, and includes some of the following features:

-  Carbon neutral cladding envelope
-  Full rooftop solar PV system
-  Air tightness far in excess of current building regulations
-  12% roof lights providing optimum natural light
-  Carbon neutral carpet tiles
-  Ceiling tiles with a high percentage of recycled content
-  Solar wall thermal heating
-  Solar thermal hot water
-  LED lighting to offices and external areas
-  Smart metering
-  Electric car charging points
-  Infrastructure for future electric vehicle fleets
-  Rainwater harvesting and water saving devices



INVESTING IN RENEWABLES

We are increasing our investment in on-site renewables as we work with our customers to deliver smart energy solutions.

With automation and increasing use of technology placing greater demands on energy usage, incorporating a 94kWp solar PV system provides an opportunity to benefit from low cost clean energy that can meet your operational needs.



Realise significant energy cost savings over your property's lease term



Reduce your operational carbon footprint



Achieve greater cost certainty, minimising your exposure to grid energy price inflation



Purchase your energy at a discount to market pricing



Meet your corporate sustainability objectives, including ESG targets.

How does it work?

As building owner, Goodman funds, installs and operates the solar PV installation.

Goodman is responsible for the ongoing operation and maintenance of the proposed system over the lifetime of the lease. Ongoing system monitoring will also be provided, giving customers full visibility of data and access to real-time performance information.



LOCATION

Situated three miles from the M25, the park provides access to world-class multimodal infrastructure, combined with excellent connectivity to UK, European and global markets.

Logistics and distribution businesses can benefit from proximity to the major East Coast sea ports, including Felixstowe, Dover, London Gateway, Port of London, Tilbury, Harwich and The Channel Tunnel, six port-side rail freight terminals and fast access to the M1, A1(M), M11 and M2.

ROAD

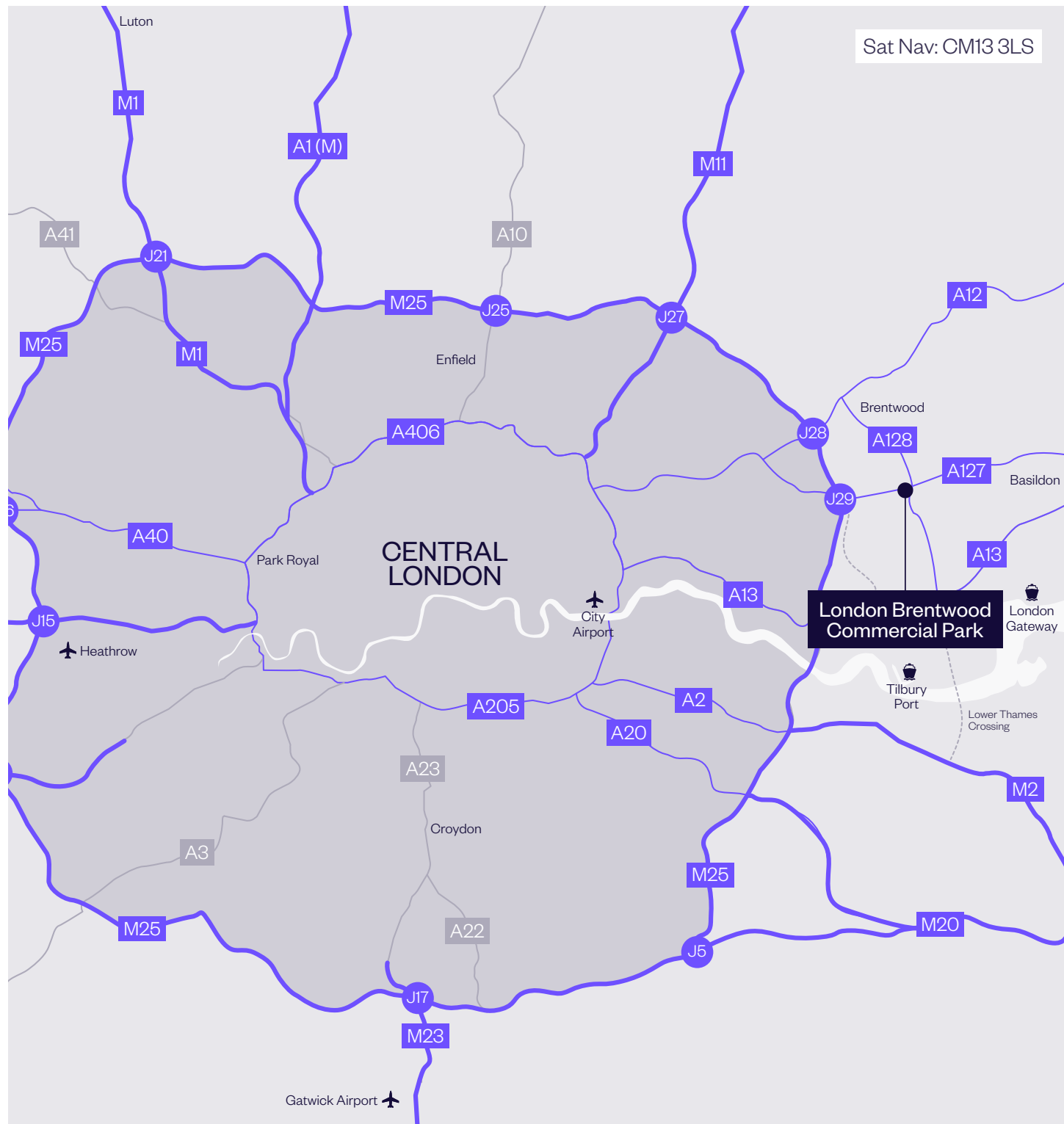
| | |
|---------------------------|----------|
| M25 (J29) | 3 miles |
| A13 | 6 miles |
| M25/A12 | 7 miles |
| Queen Elizabeth II Bridge | 11 miles |
| M25/M11 | 15 miles |
| M25/M20 | 20 miles |
| Central London | 26 miles |
| M25/M1 | 40 miles |
| Channel Tunnel | 69 miles |

AIRPORTS

| | |
|-------------------------|----------|
| London City Airport | 22 miles |
| London Stansted Airport | 30 mile |
| London Gatwick Airport | 47 miles |
| London Heathrow Airport | 62 mile |

PORTS

| | |
|----------------------------|----------|
| London Gateway | 9 miles |
| Port of Tilbury | 11 miles |
| Harwich International Port | 61 miles |
| Port of Felixstowe | 71 miles |
| Port of Dover | 76 miles |



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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