

# BRIDGE POINT ENTERPRISE EAST

**342,304 Sq Ft Available**

**Across Units Ranging From 8,540 - 66,631 Sq Ft**

Prime Last-Mile Distribution, Logistics & Trade Development

**Available To Let From Q2 2024**





**Bridge Point Enterprise East is a centrally located distribution, logistics and trade development.**

**With 342,304 Sq Ft available across units ranging from 8,540 - 66,631 Sq Ft.**

Situated between the A12 and A13, the two principal arterial roads of East London, providing exceptional connectivity into Central London & beyond.



Travis Perkins

Hoo Hing

Central London - 15 miles



Chadwell Heath 

Sainsbury's

A13

A13

A118

ASDA

BOOKER

FW HIPKIN





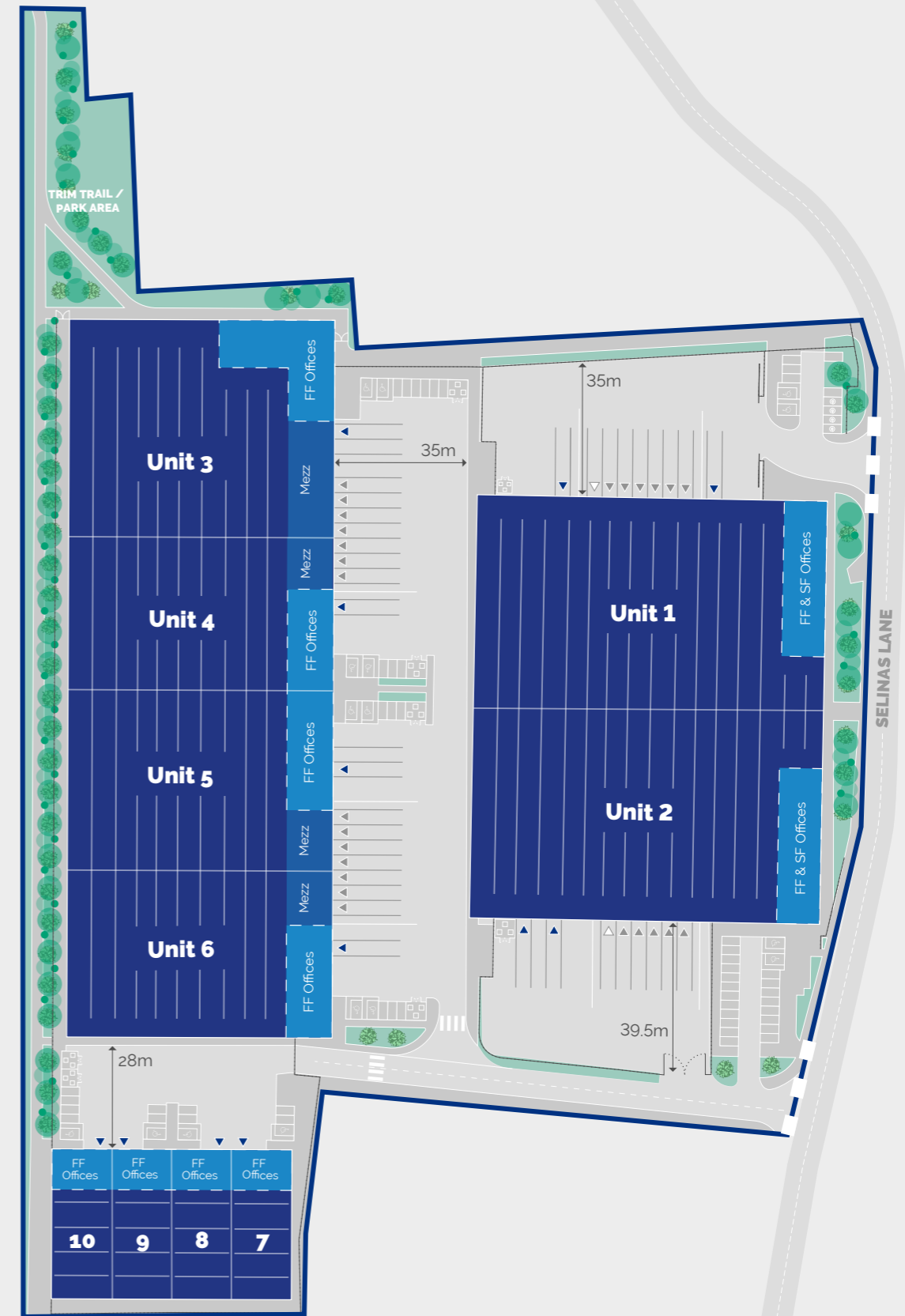
# UNIT OPTIONALITY

Flexibility to combine  
the following units:

- Units 1 - 2
- Units 3 - 6
- Units 7 - 10

Unit	Parking Spaces	Dock Level	Euro Dock	Level Access	Eaves Height	Power kVA
Unit 1	11	6	1	2	15m	500
Unit 2	21	5	1	2	15m	500
Unit 3	8	4	-	1	12m	300
Unit 4	5	3	-	1	12m	200
Unit 5	5	4	-	1	12m	200
Unit 6	5	3	-	1	12m	200
Unit 7	3	-	-	1	10m	69
Unit 8	3	-	-	1	10m	69
Unit 9	3	-	-	1	10m	69
Unit 10	5	-	-	1	10m	69

Unit	Warehouse Sq Ft	Office Sq Ft	Mezzanine Sq Ft	Total Sq Ft
Unit 1	54,317	12,314	-	66,631
Unit 2	54,317	12,314	-	66,631
<b>Total</b>	108,634	24,628	-	133,262
Unit 3	42,717	7,970	4,214	54,901
Unit 4	29,823	4,386	1,845	36,054
Unit 5	35,938	5,291	2,040	43,269
Unit 6	33,214	4,941	1,955	40,110
<b>Total</b>	141,692	22,588	10,054	174,334
Unit 7	6,214	2,601	-	8,815
Unit 8	6,036	2,504	-	8,540
Unit 9	6,036	2,504	-	8,540
Unit 10	6,213	2,601	-	8,814
<b>Total</b>	24,499	10,210	-	34,709





# EXCEPTIONAL SPECIFICATION

Bridge Point Enterprise East has been designed to incorporate a best-in-class specification befitting from the following:



Fibreoptic Internet Ready



Cat A Offices



Comfort Heating / Cooling



Classes Eg(ii), Eg(iii), B2 And B8



LG7 Lighting



Fully Secure Site



PV Panels



Floor Loading 50kn/M2



Up To 500 KVA



24/7 Unrestricted Use





# CREATING THE NEXT GENERATION OF INDUSTRIAL PARK



**Bridge Point Enterprise East** has been designed with a sustainable future in mind. Featuring best in class ESG credentials by reducing occupational costs that cater to the requirements of modern day occupation and safeguarding against the requirements of tomorrow.



Active And Passive Electric Vehicle Charging Points



Target BREEAM Excellent



Targeting Net Zero Carbon



Cycle Parking

## Operational Cost Savings

<p><b>Maximum PV Coverage</b> Producing 259.12 kW per annum*</p>	=	<p><b>Cost Savings</b> £1.46 per sq ft per annum*</p>	=	<p><b>CO<sup>2</sup> Savings</b> 58 ton saving per annum*</p>
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Walls, Windows & Doors Provide Greater Thermal Performance Than Required



Trim / Trail Park Area



Air Source Heat Pump



Target EPC A Rating

\*Estimated figures - more information available on request



# WORLD CLASS LOGISTICS NETWORK

**5,000+**

People work in the transport and storage sector, 3.5% higher than UK average



**3,375,715**

People live within a 10 miles radius



**7,800**

People locally actively looking for work



**£127.20**

Average weekly pay is £127.20 lower than average London salaries



**4,500+**

People are employed in the manufacturing sector

**SOURCE:**

[nomisweb.co.uk](http://nomisweb.co.uk), [freemaptools.com](http://freemaptools.com)







Centrally located within East London's industrial heartland, **Bridge Point Enterprise East** is extremely well placed to access a substantial mixed activity employment hub.

The transportation and storage industry in the region exceeds the national average, facilitating immediate labour requirements and future business growth.

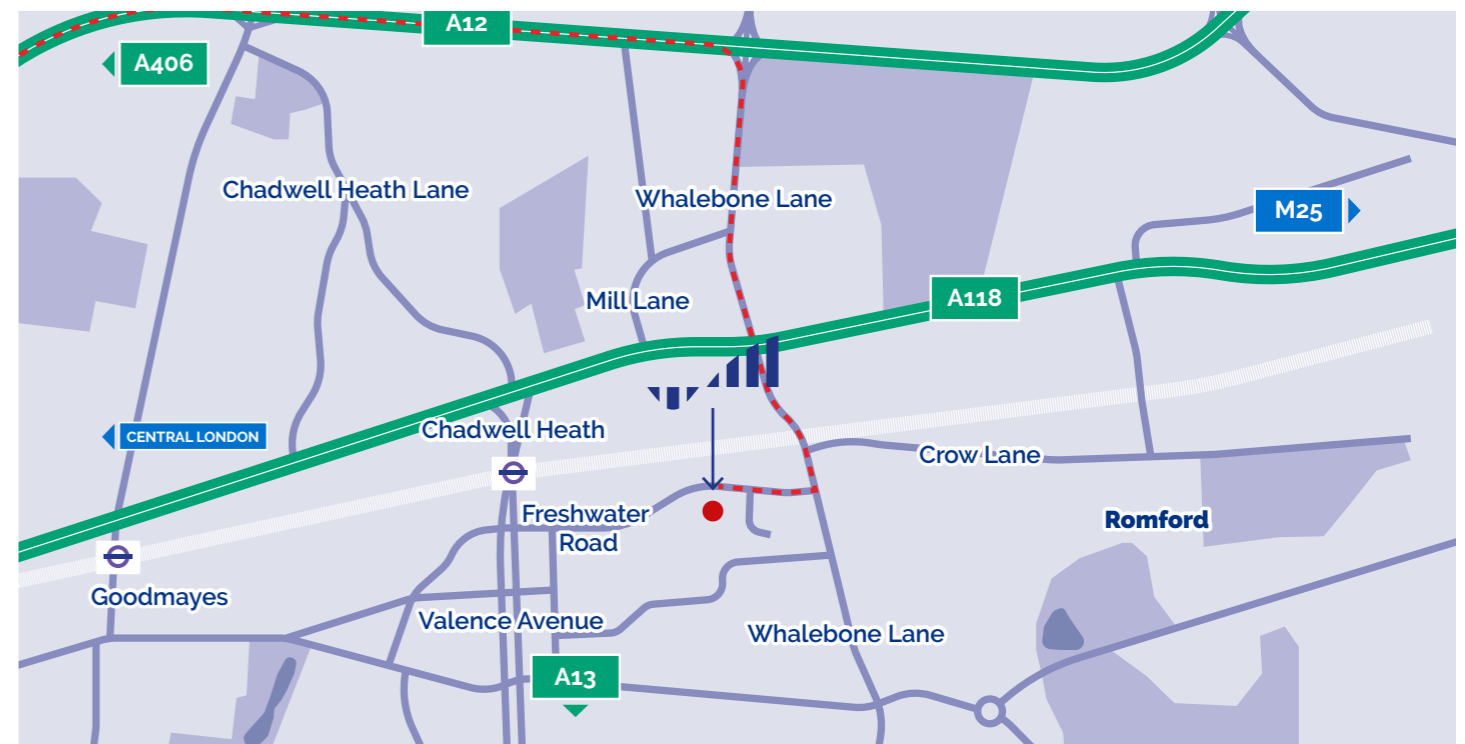
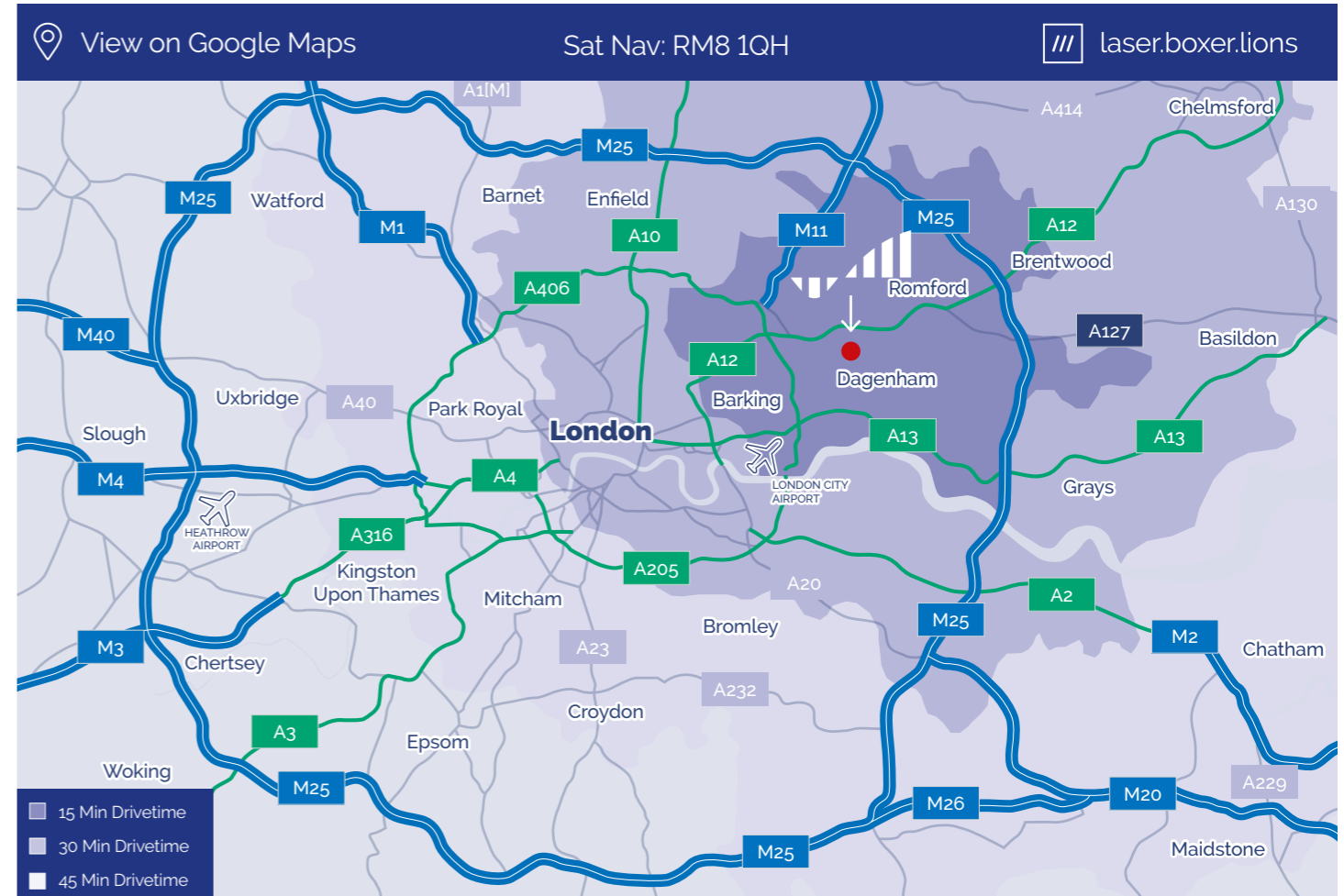
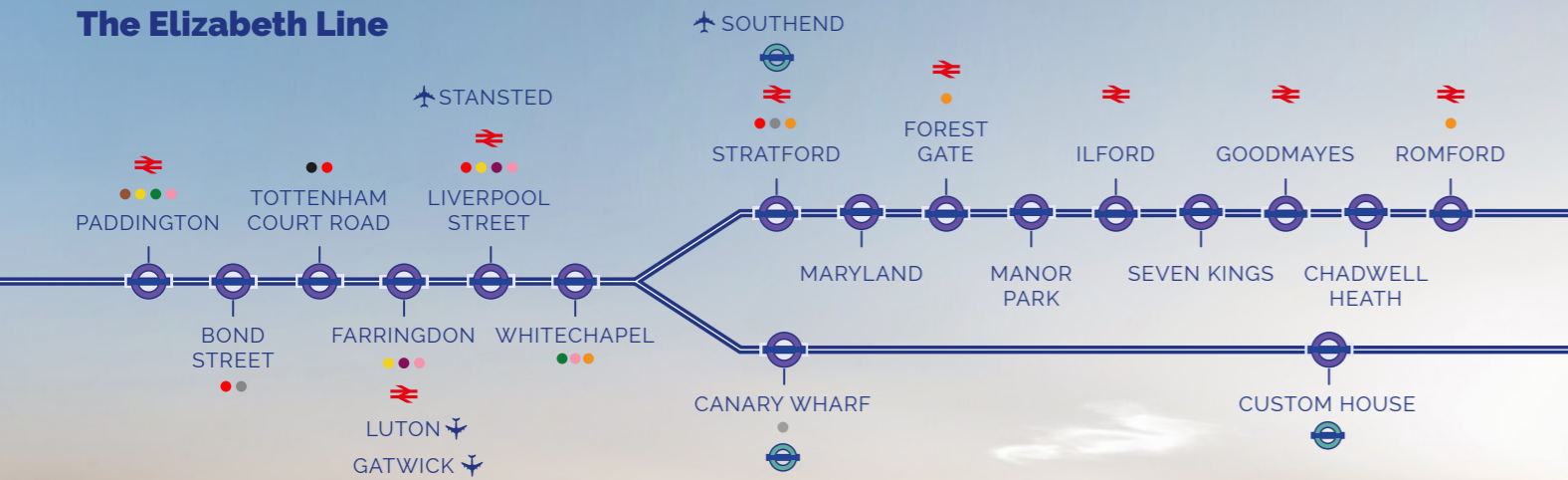


# Perfectly located in Chadwell Heath

With easy access to **Central London** and the wider **motorway networks**.

- |  |   |   |   |
|--|---|---|---|
|  |  |  |  |
| A12 - 3 miles  | Romford - 3 miles   | DP World - 19 miles   | London City - 8 miles   |
| A13 - 3 miles  | Barking - 5 miles   | Dover - 73 miles  | Stansted - 30 miles   |
| M11 J4 - 7 miles   | Stratford - 11 miles  |   |   |
| M25 J30 - 10 miles   | Liverpool Street - 14 miles   |   |   |

## The Elizabeth Line



## Terms

Available on a new lease direct from the landlord.

## Further Information

For further information please contact the below agents:

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**BRIDGE Is A Vertically Integrated Real Estate Operating Company And Investment Manager Focused On The Acquisition And Development Of Class A Industrial Properties.**

