

# MOMENTUM

RAINHAM — LONDON

UNITS 1-4 MOMENTUM LOGISTICS PARK,  
COLDHARBOUR LANE, RAINHAM, RM13 9PJ

4 UNITS  
41,126 - 171,406 SQ FT

New Highly Sustainable  
Warehouse Development  
Available to Let Q4 2023

WHAT3WORDS

[www.momentum.london](http://www.momentum.london)

[///tribe.castle.loaded](http://tribe.castle.loaded)

UNITS FROM  
**41,126 SQFT**

3 MILES TO  
**A13**

RARE PARK  
ENVIRONMENT ON THE  
**RIVER THAMES**

26 MINUTES TO  
**LONDON CITY  
AIRPORT**

13 MINUTES TO  
**J31 M25**

# UNIQUE SURROUNDINGS




Momentum is situated in a region that is experiencing ongoing investment, providing direct access to a burgeoning, highly skilled workforce. The area is poised for growth with nearby housing, industrial and enterprise developments anticipated to drive the region forward, leading to an increase in employment opportunities and attracting a talented workforce.



# UNIQUE ENVIRONMENT

A BETTER PLACE FOR  
WORKPLACE WELLNESS



- +  **EMPLOYEE SHOWERS AND QUIET ROOM**
- +  **CYCLE STORAGE AND LINKS TO THAMES CYCLE PATH**
- +  **THAMES RIVERSIDE VIEWS AND PUBLIC REALM ENHANCEMENT**
- +  **LANDSCAPED ENVIRONMENT WITH PICNIC AREAS**
- +  **+100% INCREASE IN HEDGEROWS**
- +  **PLANTING 199 NEW TREES**

# UNIQUE INNOVATION

## ENVIRONMENTAL SUSTAINABILITY

The environment and sustainability are at the heart of Momentum's design. The target BREEAM rating of 'Excellent', net zero carbon in construction and operation all help to ensure minimal impact is made on the surrounding environment.

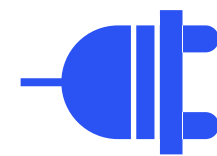
### DESIGN INITIATIVES



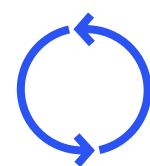
100% ELECTRIC BUILDINGS BY DESIGN



10% ROOF LIGHTS



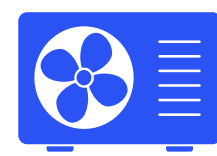
100% EV CARS POWERED BY PVS



LOW CARBON AND/OR RECYCLED MATERIALS



SOURCING MATERIALS LOCALLY WHERE POSSIBLE



ENERGY EFFICIENT HEAT PUMPS

### TARGETED CREDENTIALS



NET ZERO CARBON IN CONSTRUCTION\*



+86% INCREASE IN HABITAT

BREEAM

BREEAM RATING OF "EXCELLENT"



NET ZERO CARBON ENABLED IN OPERATION

A+

EPC "A+" RATING



OPTIMUM PVS COVERING 70% OF ROOF SPACE

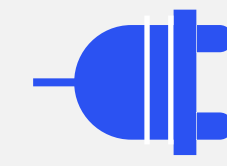
# UNIQUE



GRADE A OFFICE CONTENT



CAR PARKING RATIO



20% ELECTRIC VEHICLE CHARGING\*



HIGHLY SECURE ENVIRONMENT

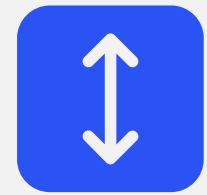
UNIT 1  
1:1,422 SQ FT

UNIT 2  
1:1,142 SQ FT

UNIT 3  
1:1,906 SQ FT

UNIT 4  
1:1,158 SQ FT

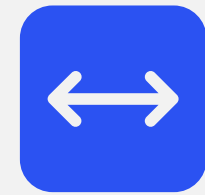
# SPEC



15 -18M HAUNCH HEIGHT



50 KNM2 FLOOR LOADING



35 - 50M SELF CONTAINED YARDS

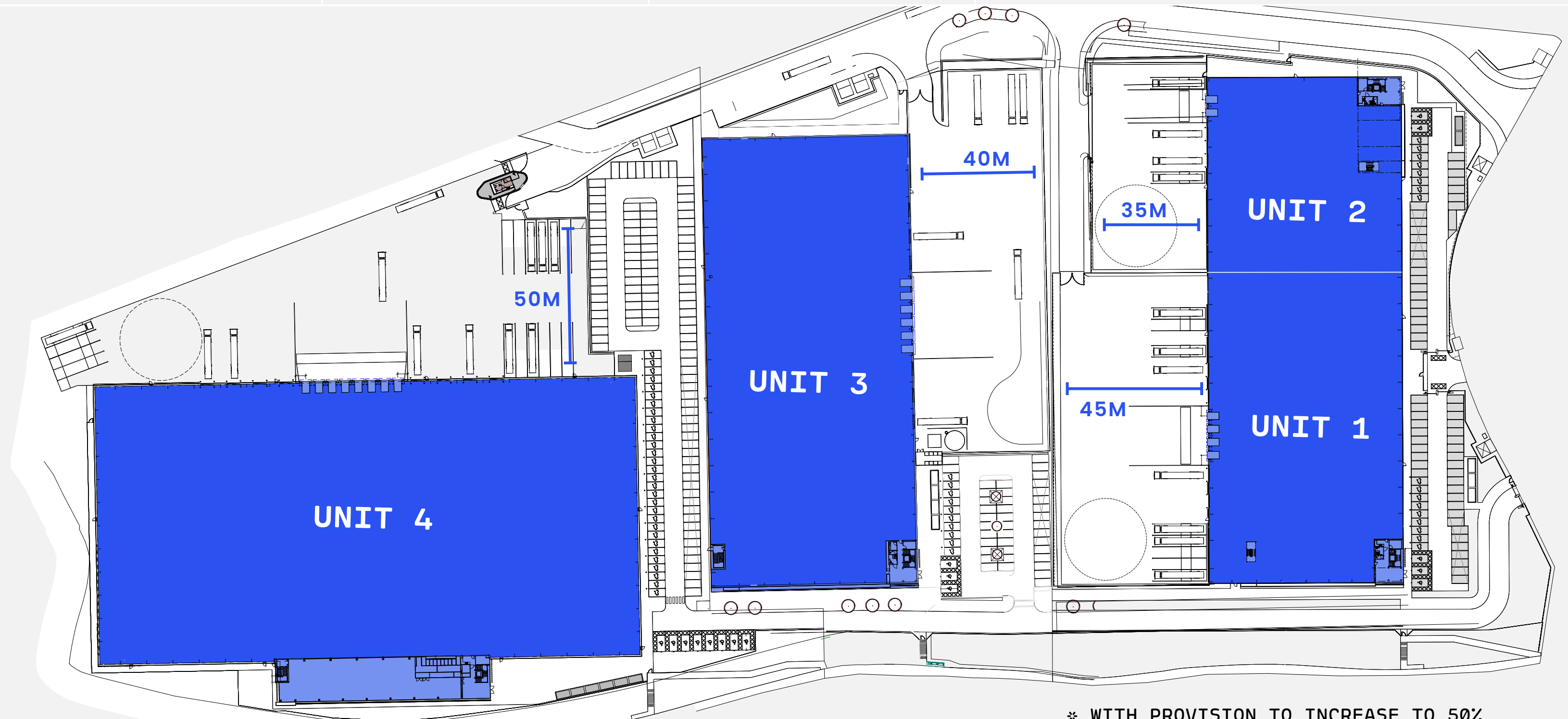


RIVERSIDE VIEWS

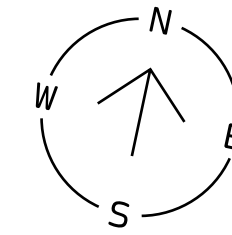
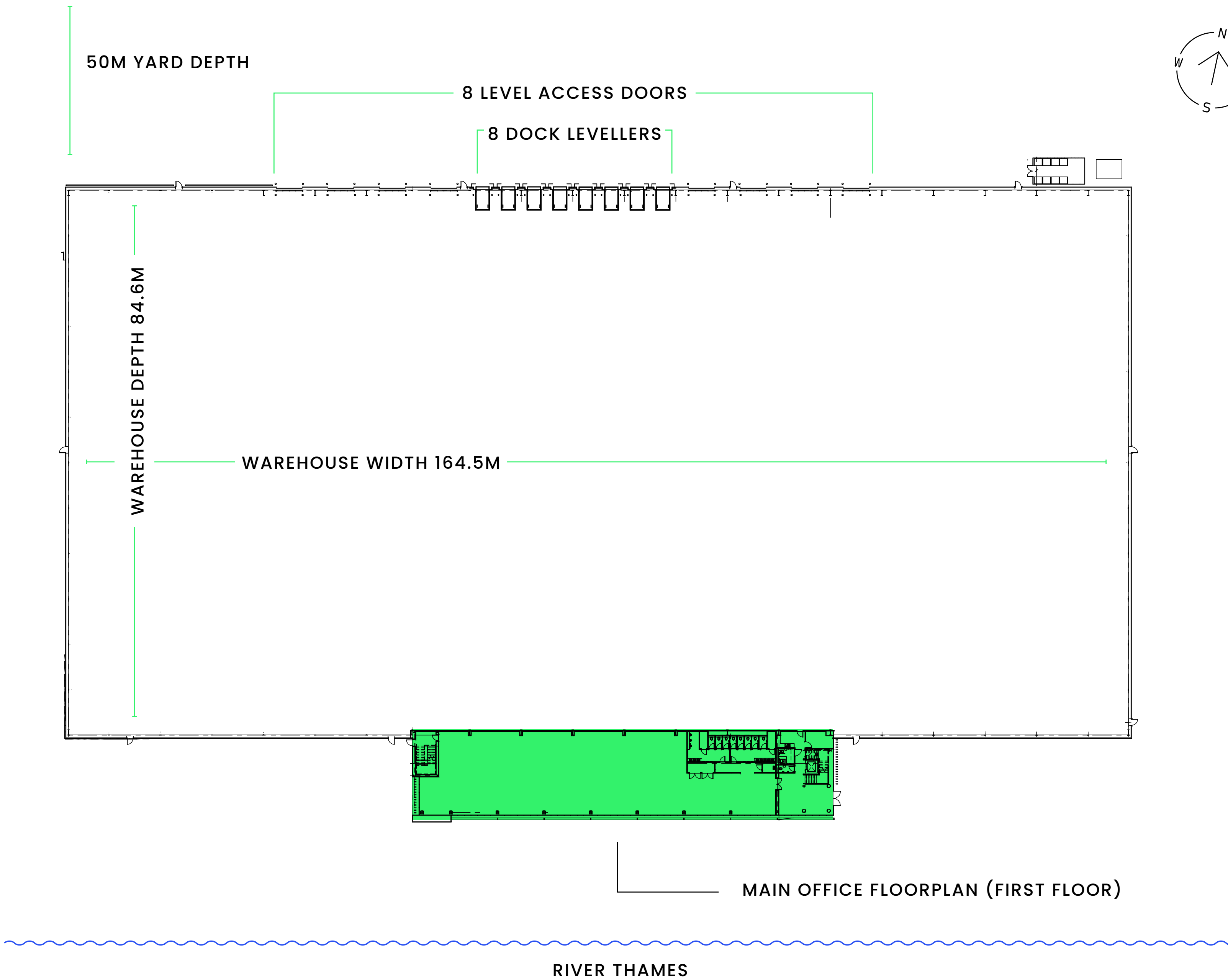
Four Grade-A units each include highly-specified, sustainable features, expertly designed for low energy consumption and maximum efficiency - perfect for dynamic, ambitious and forward-thinking companies.

Across 20 acres, Momentum features environmentally responsible infrastructure such as PV panels, 20% EV chargers, landscape buffers for wildlife and amenity, tree lined roads and Thames Cycle path access.

The property is offered to let on a new full repairing and insuring lease for a term to be agreed.



\* WITH PROVISION TO INCREASE TO 50%



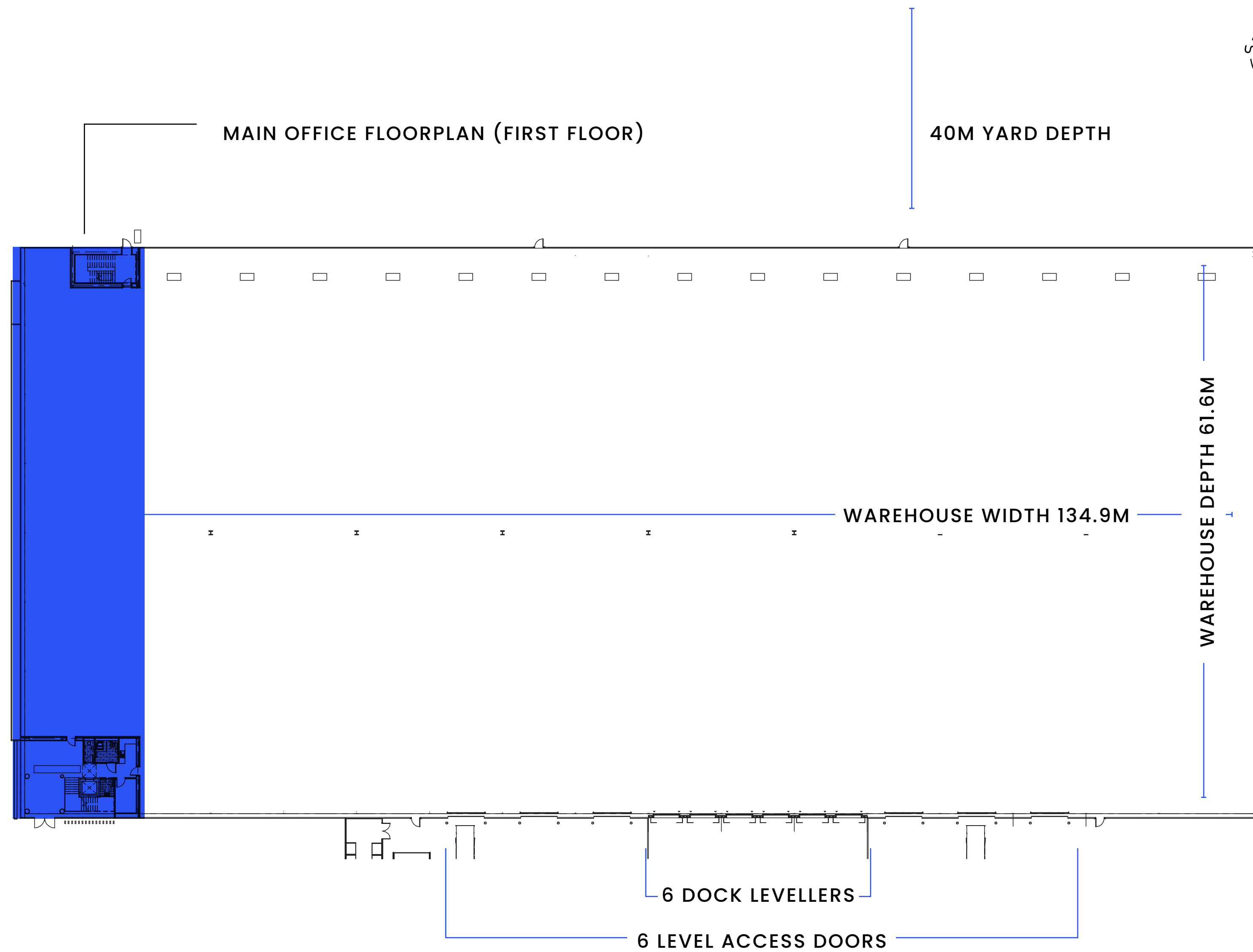
# UNIT 4

	SQ FT
GROUND FLOOR	161,780
FIRST FLOOR	9,363
<b>TOTAL</b>	<b>171,143</b>
<hr/>	
WAREHOUSE WIDTH	164.5M
WAREHOUSE DEPTH	84.6M
HAUNCH YARD	18M
YARD DEPTH	50M
CAR PARKING	146
HGV (INC LOADING)	32
BICYCLE	60
DOCK LEVELLERS	8
LEVEL ACCESS	8

+		+	+	88.5% OF PV PRODUCTION IS CONSUMED ONSITE
+		+	+	146 PARKING SPACES RATIO: 1:1,158 SQ FT
+		+	+	VIEWS OF THE RIVER THAMES
+		+	+	



RIVER THAMES



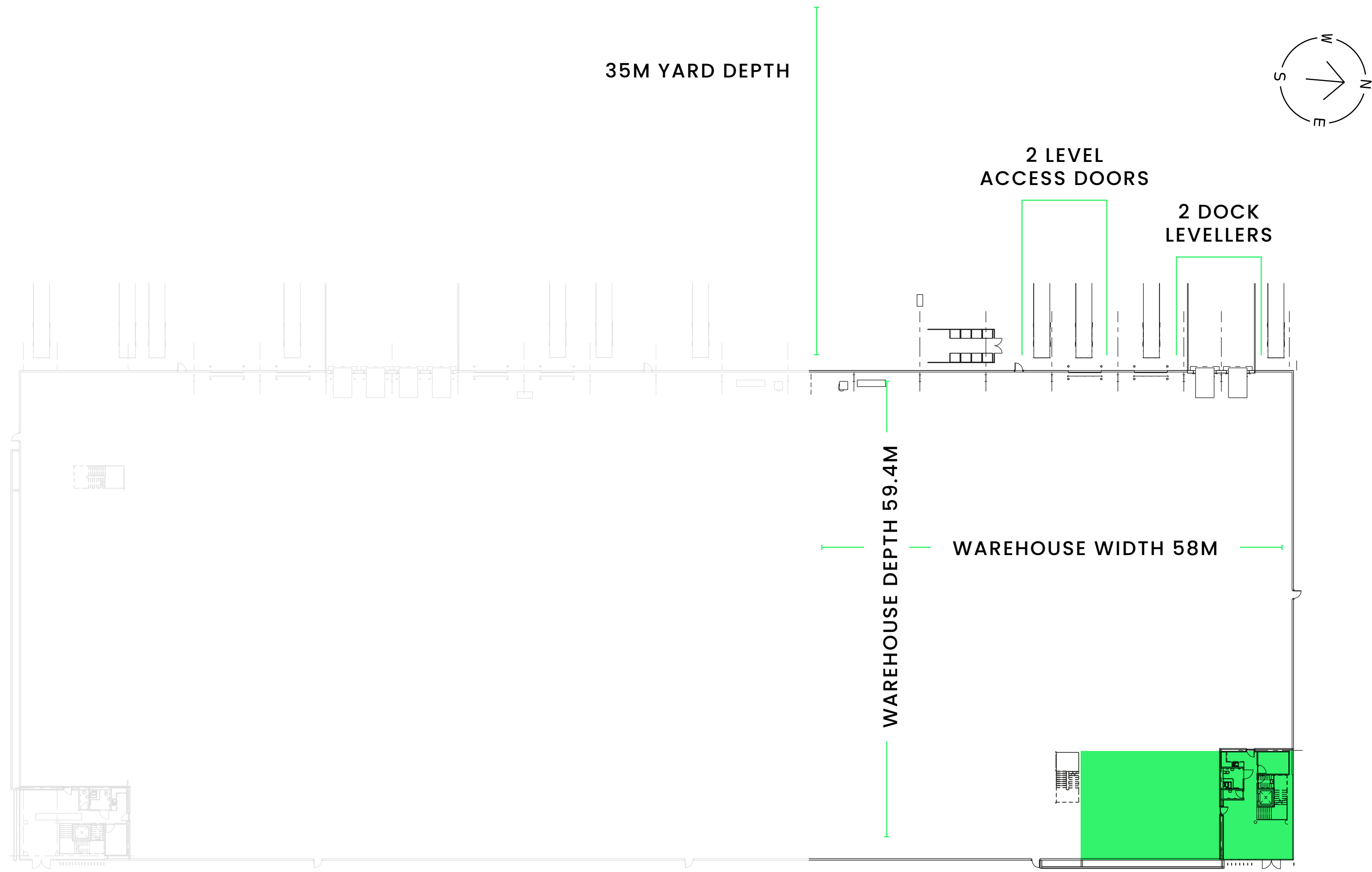
# UNIT 3

	SQ FT
GROUND FLOOR	92,329
FIRST FLOOR	8,708
<b>TOTAL</b>	<b>101,307</b>
WAREHOUSE WIDTH	134.9M
WAREHOUSE DEPTH	61.6M
HAUNCH YARD	15M
YARD DEPTH	40M
CAR PARKING	53
HGV (INC LOADING)	20
BICYCLE	60
DOCK LEVELLERS	6
LEVEL ACCESS	6

+	+	+	+
		94.6% OF PV PRODUCTION IS CONSUMED ONSITE	
+	+	+	+
		53 PARKING SPACES RATIO: 1:1,906 SQ FT	
+	+	+	+
		VIEWS OF THE RIVER THAMES	
+	+	+	+









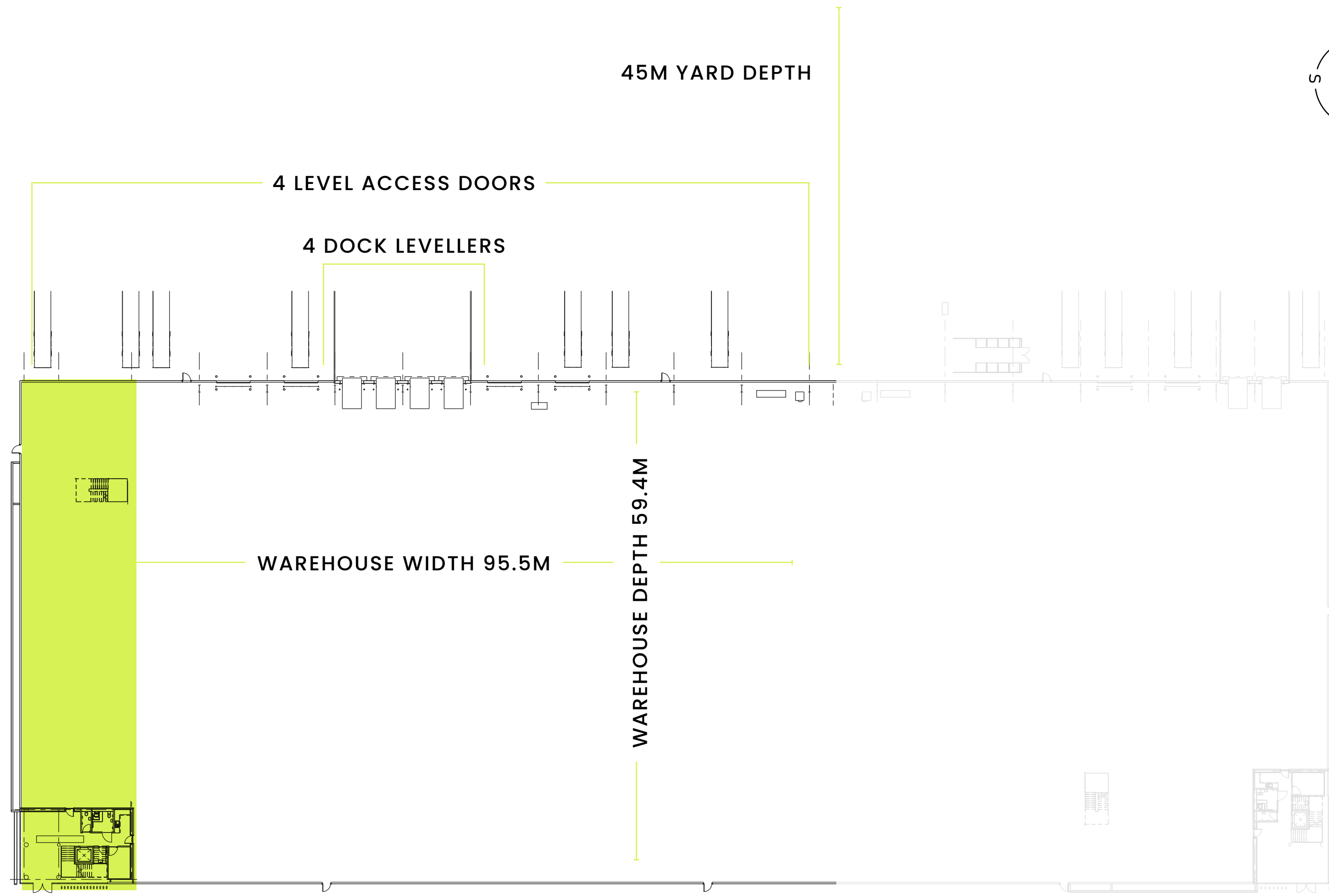
UNIT 1A MAIN OFFICE FLOORPLAN (FIRST FLOOR)

# UNIT 2

	SQ FT
GROUND FLOOR	37,844
FIRST FLOOR	3,282
<b>TOTAL</b>	<b>41,126</b>
<hr/>	
WAREHOUSE WIDTH	58M
WAREHOUSE DEPTH	59.4M
HAUNCH YARD	15M
YARD DEPTH	35M
CAR PARKING	28
HGV (INC LOADING)	8
BICYCLE	20
DOCK LEVELLERS	2
LEVEL ACCESS	2

+	+	+	+
	95.4% OF PV PRODUCTION IS CONSUMED ONSITE		
+	+	+	+
	28 PARKING SPACES RATIO: 1:1,142 SQFT		
+	+	+	+



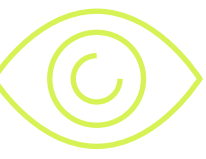
RIVER THAMES



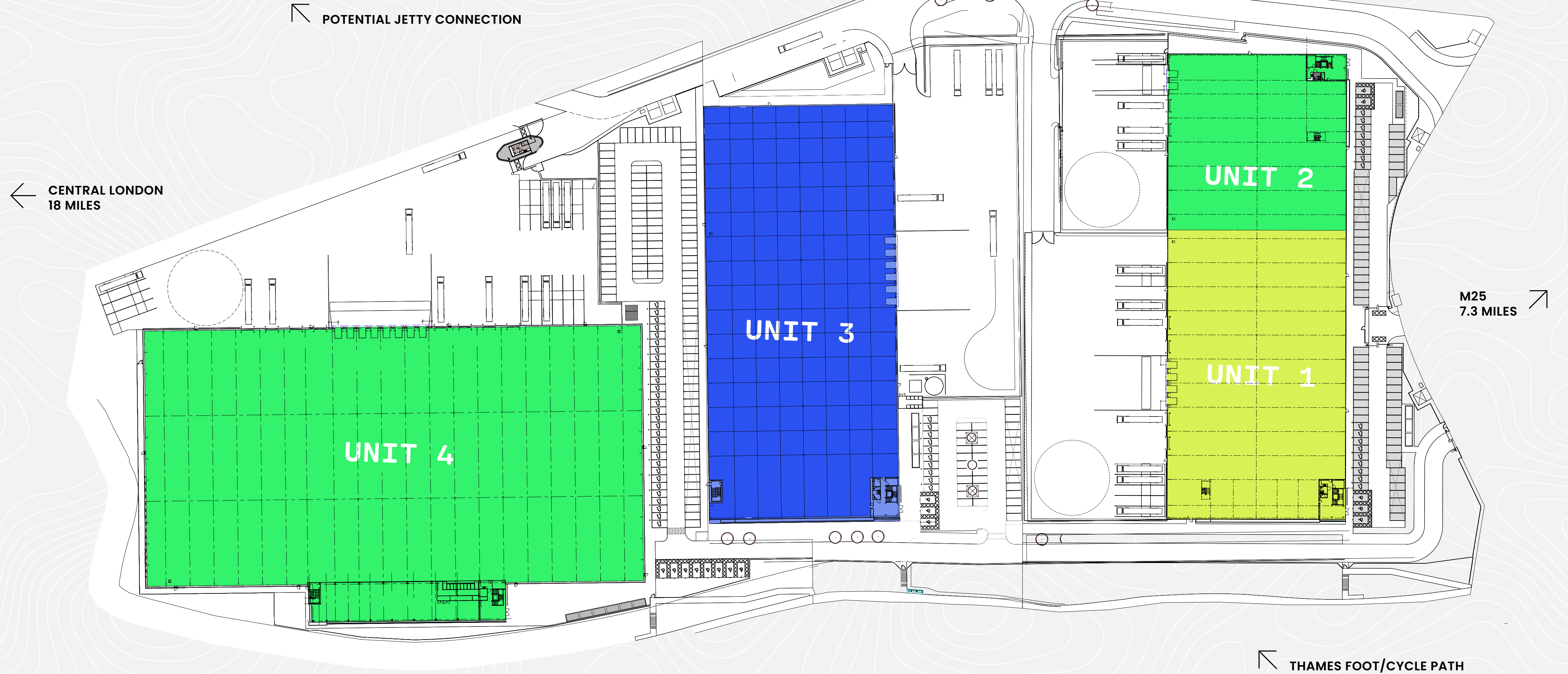
UNIT 1B MAIN OFFICE FLOORPLAN (FIRST FLOOR)

# UNIT 1

	SQ FT
GROUND FLOOR	62,018
FIRST FLOOR	6,227
<b>TOTAL</b>	<b>68,245</b>
<hr/>	
WAREHOUSE WIDTH	95.5M
WAREHOUSE DEPTH	59.4M
HAUNCH YARD	15M
YARD DEPTH	45M
CAR PARKING	55
HGV (INC LOADING)	11
BICYCLE	30
DOCK LEVELLERS	4
LEVEL ACCESS	4

+	+	+	+
			
	95.4% OF PV PRODUCTION IS CONSUMED ONSITE		
+	+	+	+
			
	55 PARKING SPACES RATIO: 1:1,422 SQ FT		
+	+	+	+
			
	VIEWS OF THE RIVER THAMES		
+	+	+	+





Schedule of accommodation, all sizes GEA:

\*Units 1 and 2 can be combined into a single unit if required.

UNIT 4	SQ M	SQ FT	UNIT 3	SQ M	SQ FT	UNIT 2	SQ M	SQ FT	UNIT 1	SQ M	SQ FT	COMBINED 1 & 2*	SQ M	SQ FT
GROUND FLOOR	15,030	161,780	GROUND FLOOR	8,577	92,329	GROUND FLOOR	3,515	37,844	GROUND FLOOR	5,762	62,018	GROUND FLOOR	9,277	99,862
FIRST FLOOR	870	9,363	FIRST FLOOR	809	8,708	FIRST FLOOR	305	3,282	FIRST FLOOR	578	6,227	FIRST FLOOR NORTH	305	3,282
TOTAL	15,924	171,406	TOTAL	9,386	101,037	TOTAL	3,820	41,126	TOTAL	6,340	68,245	FIRST FLOOR SOUTH	578	6,227
												TOTAL	10,160	109,371



# UNIQUE POSITION

With Jetty access, Momentum provides the perfect steppingstone from East to Central London. It offers riverside links and connections to the motorway network via A13 and A282 making it an ideal location for businesses.

The close proximity to the river provides a unique and way to navigate and explore, allowing for scenic views and offering a different perspective of the city in addition to the well established motorway connections.

LOCAL OCCUPIERS

**KUEHNE+NAGEL**

**ocado**

**ERIKS**

**SIG**

**TESCO**

**XPO Logistics**

**Eddie Stobart**

**BUNZL**

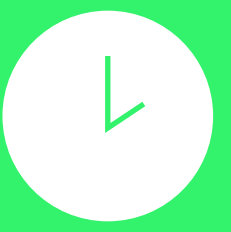
**HOVIS**

*Tilda*



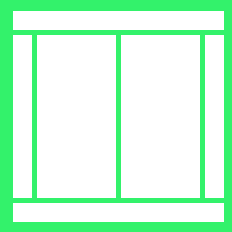
**70K+**

LOCAL WORKING POPULATION



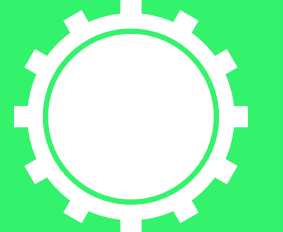
**46%**

OF UK POPULATION WITHIN 90 MINUTES



**12K+**

PEOPLE EMPLOYED IN TRANSPORT AND STORAGE




**8K+**

PEOPLE EMPLOYED IN MANUFACTURING



**385K+**

IN EMPLOYMENT



**494K+**

AGED 16+



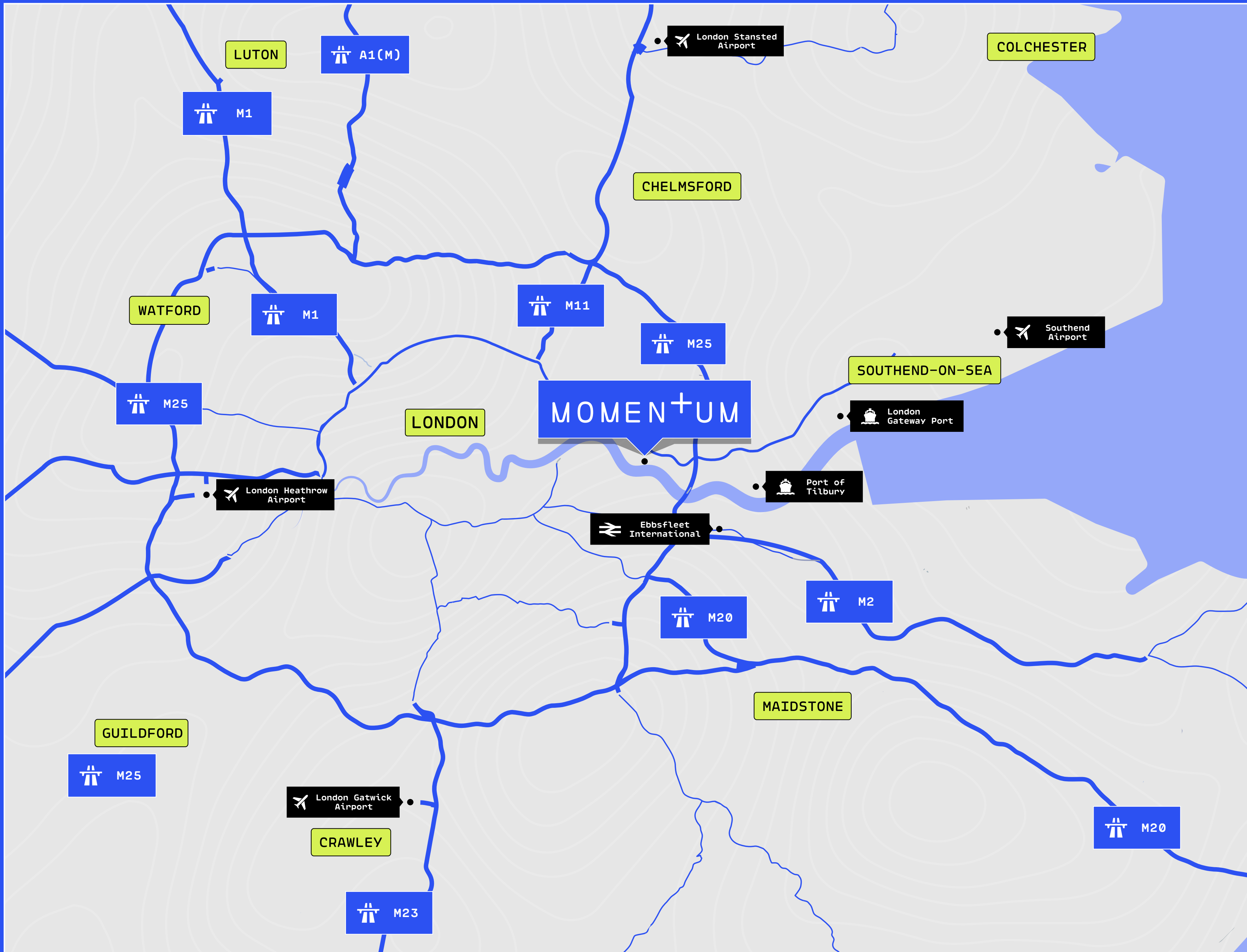
A workforce in waiting, within a well connected and thriving community

# UNIQUE POSSIBILITIES BUILT FOR THE FUTURE

A PLACE BUILT  
FOR THE FUTURE







# IDEALLY SITUATED

Momentum London is within a 30 mile radius of 279,862 postcodes, just 3 miles from the A13, 7.3 miles to Junction 31 of the M25 and benefits from access to the nearby Coldharbour jetty. Providing access to river, road and motorway.

TRAVEL DISTANCES	
A13	3 MILES
M25	7.3 MILES
A406 NORTH CIRCULAR	8.7 MILES
DARTFORD CROSSING	10 MILES
SOUTH CIRCULAR	12 MILES
LONDON CITY AIRPORT	12 MILES
TILBURY DOCKS	14 MILES
LONDON GATEWAY	17 MILES
CENTRAL LONDON	18 MILES
SOUTHEND AIRPORT	31 MILES
HARWICH INTERNATIONAL PORT	73 MILES
PORT OF FELIXSTOWE	81 MILES

**POSTCODE: RM13 9BJ**

**///WHAT3WORDS: TRIBE.CASTLE.LOADED**



# UNIQUE SEEK

EXPLORE A SUSTAINABLE  
HIGH-SPECIFICATION  
LOGISTICS PARK ON THE  
RIVER THAMES.



# UNIQUE OPPORTUNITY

FOR MORE INFORMATION PLEASE CONTACT:

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A development by:

**H B D** BARINGS

[www.momentum.london](http://www.momentum.london)

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