

# MOMENTUM

RAINHAM — LONDON

MOMENTUM LOGISTICS PARK,  
COLDHARBOUR LANE, RAINHAM RM13 9PJ

**4 UNITS**  
42,507 - 172,702 SQ FT

**B1, B2 & B8 USE CLASSES**

**NEW HIGHLY SUSTAINABLE  
WAREHOUSE DEVELOPMENT  
AVAILABLE NOW**

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

# UNIQUE SURROUNDINGS



+ + +  
3 MILES TO  
**A13**  
+ + +  
RARE PARK  
ENVIRONMENT  
FRONTING THE  
**RIVER THAMES**  
+ + +  
29 MINUTES TO  
**LONDON CITY  
AIRPORT**  
+ + +  
14 MINUTES TO  
**J31 M25**  
+ + +

# 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 way to navigate, offering scenic views and a different perspective of the city in addition to the well established motorway connections.



**UNIT 4**  
172,702 SQFT

**UNIT 2**  
42,507 SQFT

**UNIT 1**  
69,552 SQFT

**UNIT 3**  
103,794 SQFT

## LOCAL OCCUPIERS

**KUEHNE+NAGEL**

**SIG**

**XPO Logistics**

**ocado**

**BUNZL**

**ERIKS**

**HOVIS**

**TESCO**

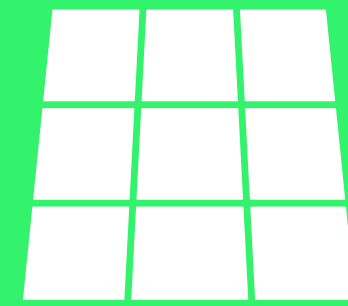
**Eddie Stobart**

**Tilda**



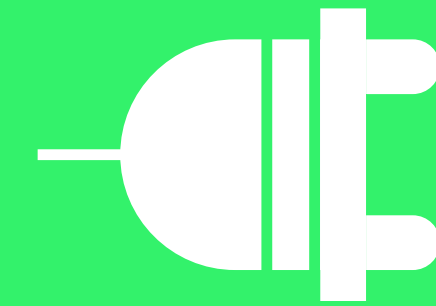
# POTENTIAL ANNUAL SAVINGS PER YEAR

£319,000.00 per year across the development.



## 70% PV COVERAGE

Generating up to 1.45MVA of additional power



## 20% EV CHARGING SPACES

Estimated 484,000 miles of CO<sub>2</sub> free journeys powered by on-site PV



## BIODIVERSITY NET GAIN

The scheme has planted 199 new trees throughout the site

# 5.1MVA POWER SUPPLY (ACROSS THE PARK)



## OFFICE CLASSIFICATION

Low energy design and specification

# A+

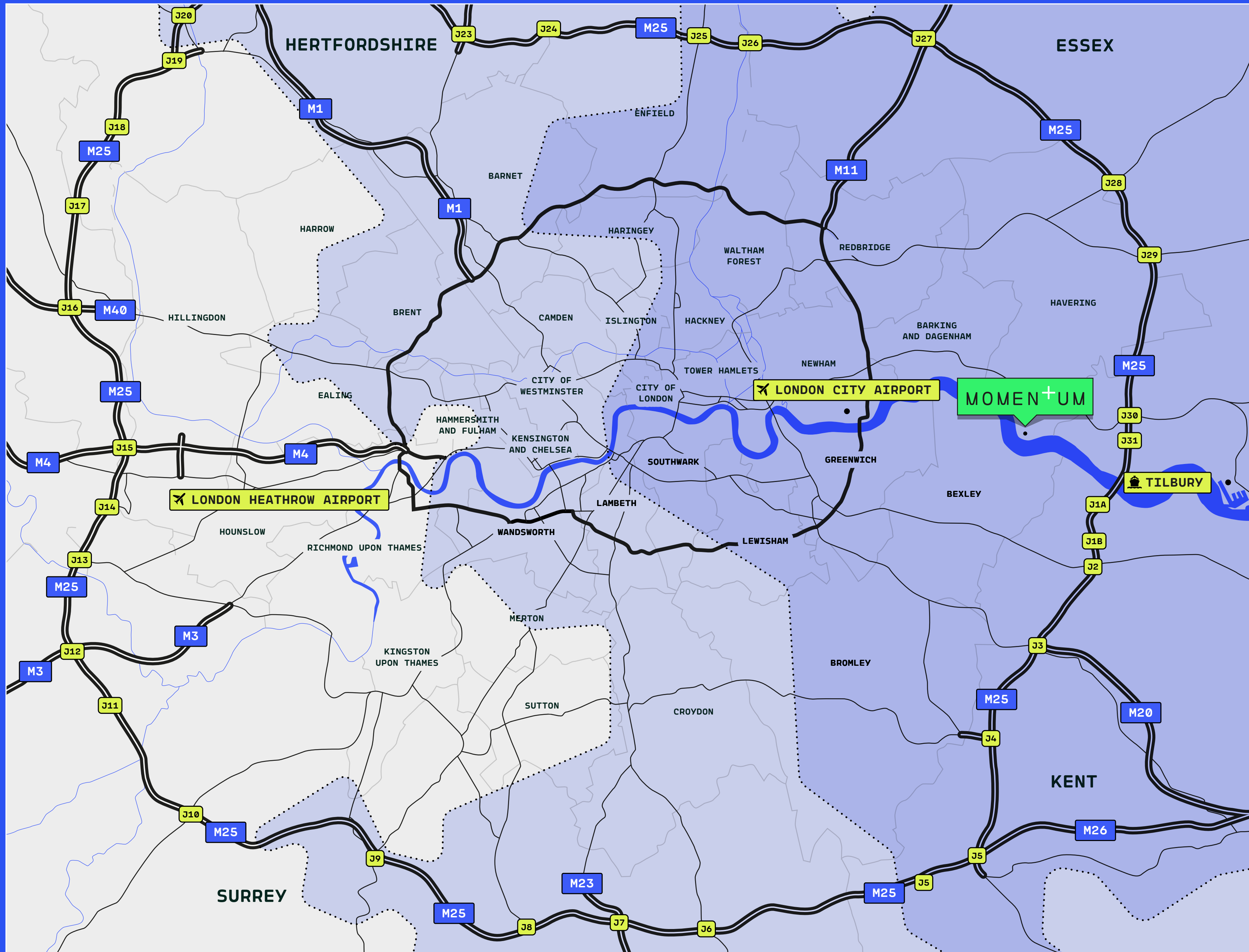
## ENERGY EFFICIENCY

EPC A+ rating

# BREEAM EXCELLENT

## SUSTAINABILITY RATING

BREEAM 2018 rating of 'Excellent'



# IDEALLY SITUATED

Momentum London is within a 30 mile radius of 279,862 postcodes, sitting just 3 miles from the A13 and 7.3 miles from Junction 31 of the M25. It also benefits from the nearby Coldharbour Jetty, which provides access to the river Thames

| TRAVEL DISTANCES           | BY CAR  |
|----------------------------|---------|
| A13                        | 10 MINS |
| M25                        | 14 MINS |
| A406 NORTH CIRCULAR        | 19 MINS |
| DARTFORD CROSSING          | 19 MINS |
| SOUTH CIRCULAR             | 23 MINS |
| LONDON CITY AIRPORT        | 29 MINS |
| TILBURY DOCKS              | 22 MINS |
| LONDON GATEWAY             | 31 MINS |
| CENTRAL LONDON             | 60 MINS |
| SOUTHEND AIRPORT           | 43 MINS |
| HARWICH INTERNATIONAL PORT | 90 MINS |
| PORT OF FELIXSTOWE         | 96 MINS |



- ACCESSIBLE WITHIN 30 MINUTES
- ACCESSIBLE WITHIN 45 MINUTES
- LONDON BOROUGHS
- KEY ROADS
- MOTORWAYS

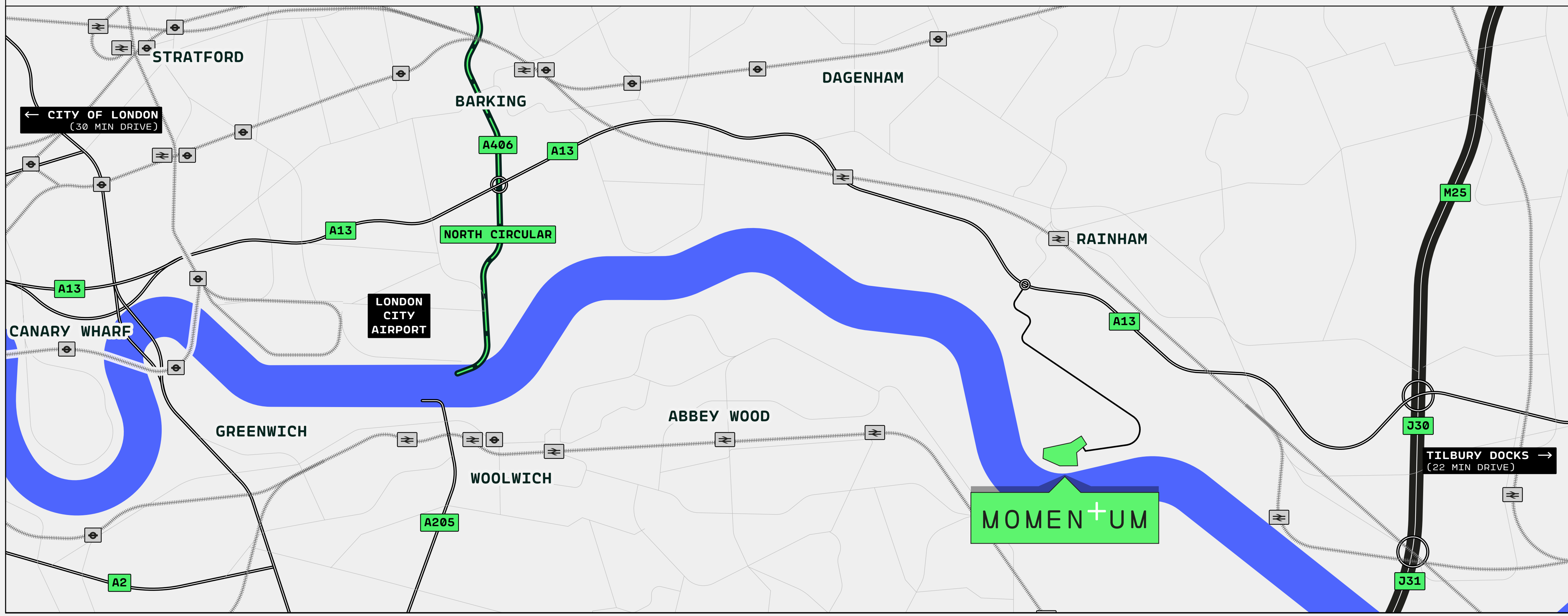


# LOCAL WORKFORCE

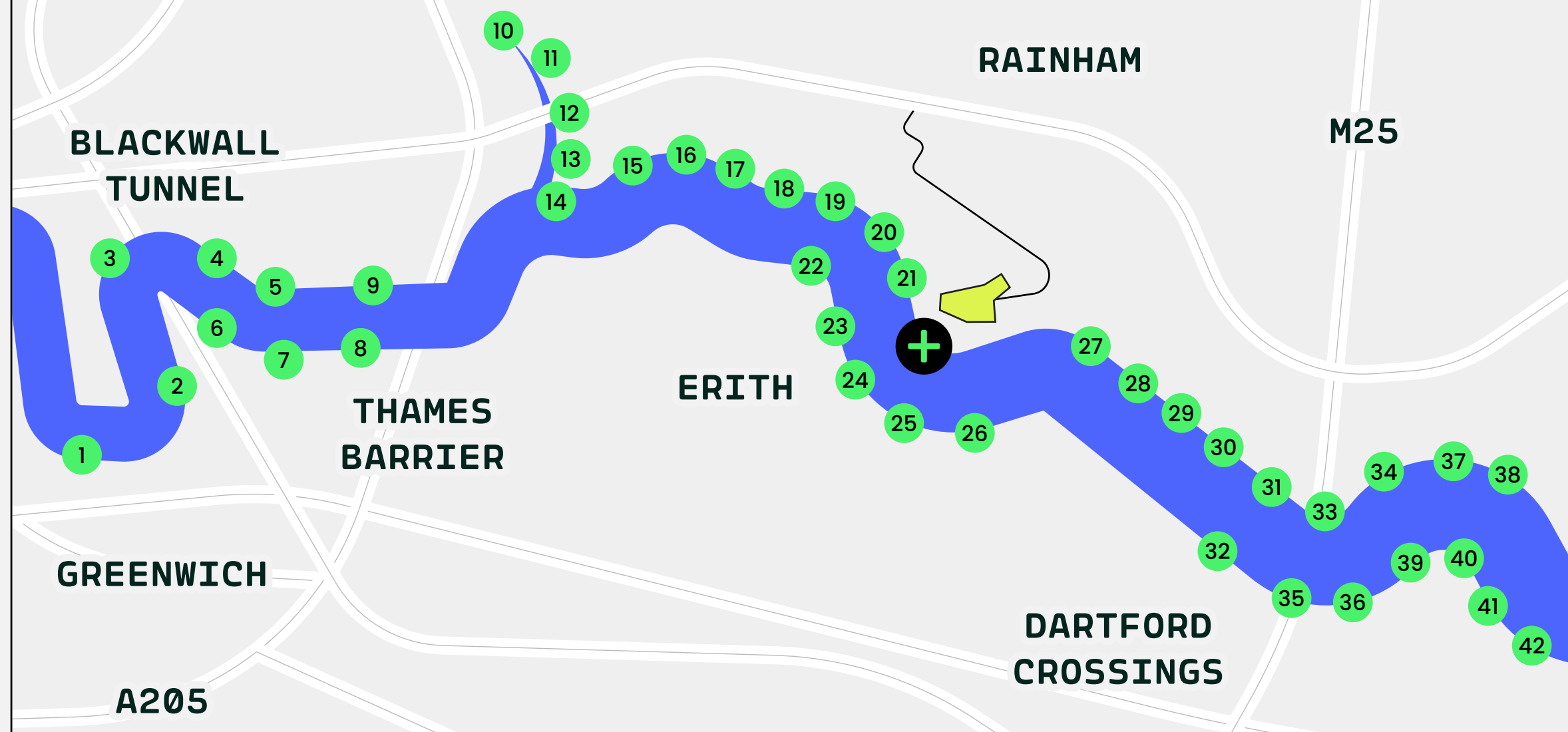
| HOUSE               | 2 MILES | 5 MILES | 10 MILES  |
|---------------------|---------|---------|-----------|
| 2021 HOUSEHOLDS     | 25,902  | 234,201 | 1,048,508 |
| 2026 HOUSEHOLD EST. | 26,451  | 237,859 | 1,067,097 |

| POPULATION           | 2 MILES | 5 MILES | 10 MILES  |
|----------------------|---------|---------|-----------|
| 2021 POPULATION      | 64,564  | 594,940 | 2,666,699 |
| 2026 POPULATION EST. | 66,703  | 623,030 | 2,749,829 |
| AGE 18+              | 47,415  | 439,895 | 2,019,231 |
| AVERAGE AGE          | 35      | 36      | 36        |

-  MOTORWAYS
-  NORTH CIRCULAR
-  A ROADS
-  MAIN ROADS



# JETTY ACCESS



The Coldharbour Jetty, located adjacent to the river Thames, offers a distinctive opportunity for the transportation of goods between Fulham and the Port of Tilbury. Recently renovated for c.£1m, the jetty is managed by Land and Water, providing direct access to the river for a sustainable, efficient, and congestion-free means of moving goods and machinery to 58 jetty locations, including central London.



**DIMENSIONS**

- + Rectangular, with total external dimensions of 110m x 50m
- + The main apron is 110m x 32m
- + Internal channel 110m x 15m
- + Plant and machinery:
- + 2 x 8t capacity overhead cranes
- + 1 x 25 t capacity overhead crane (with container handling cradles)
- + 1 x 50 tonne digital weighbridge
- + Work lighting 24/7
- + Welfare facilities as required

**BERTH 1&2**

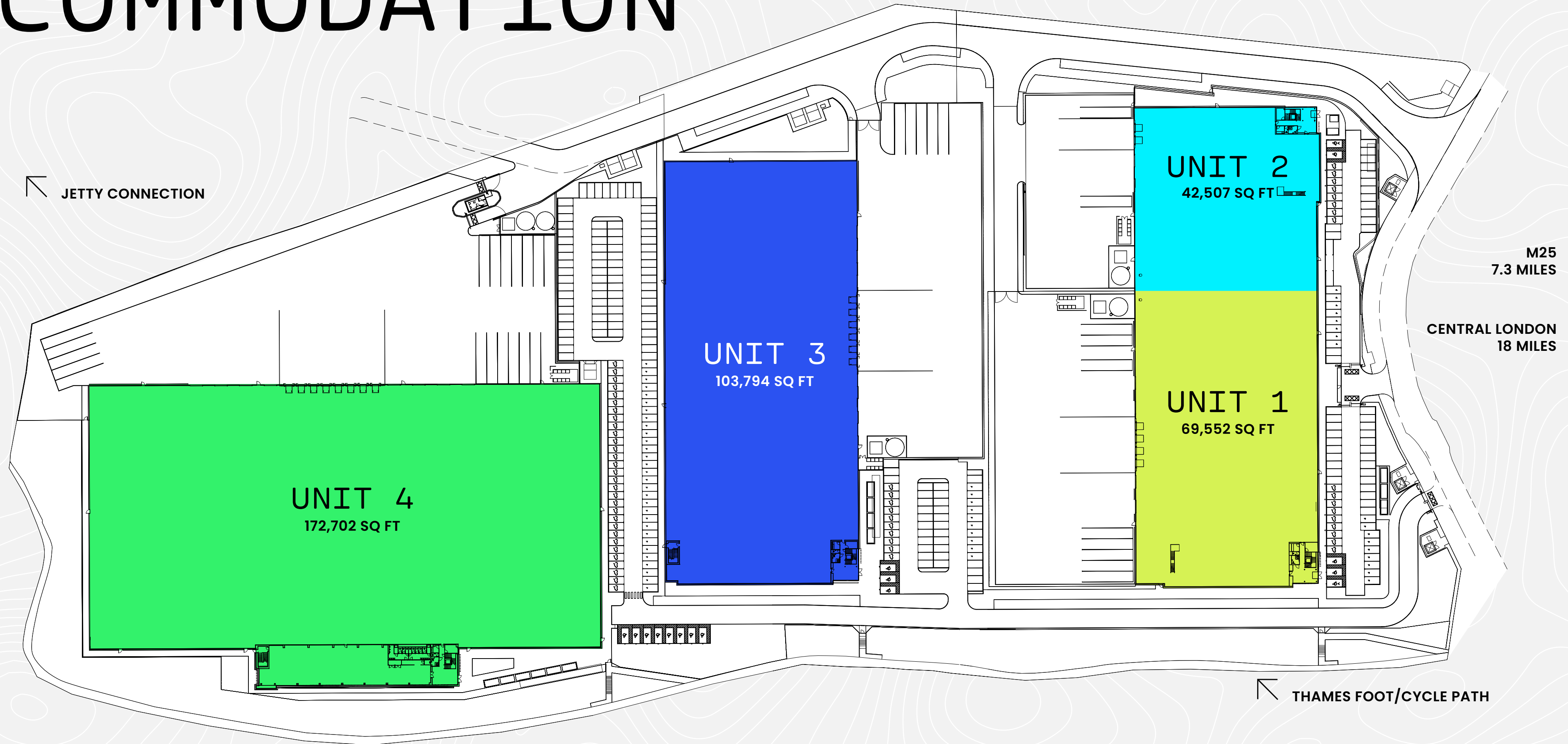
- + Internal channel 110m x 15m
- + Covered berth with overhead gantry's
- + Berthing for 2 barges combined length 90m
- + Bed level of approx -4.0m CD

**BERTH 3**

- + Open air berth
- + 100m length
- + Dredged to -3.4m CD
- + Suitable for NAABSA/short-sea shipping

|                                 |                            |                               |                                   |
|---------------------------------|----------------------------|-------------------------------|-----------------------------------|
| +<br>+ Coldharbour Jetty        | +<br>11. Pinns Wharf       | +<br>22. Belvedere EFW        | +<br>33. Thurrock Marine Terminal |
| 1. Brewery Wharf                | 12. Rippleway Wharf        | 23. Pioneer Wharf             | 34. Navigator Terminals           |
| 2. Victoria Deep Water Terminal | 13. Victoria Stone Wharf   | 24. ADM Erith                 | 35. C RO Ports Dartford           |
| 3. Northumberland Wharf         | 14. Docklands Wharf        | 25. Conway Wharf              | 36. Johnson's Wharf               |
| 4. Thames Wharf                 | 15. Thames Recycling Wharf | 26. European Metal Recycling  | 37. West Thurrock Jetty           |
| 5. Dock Entrance Wharf          | 16. CEMEX Dagenham         | 27. Esso Petroleum Company    | 38. Nustar                        |
| 6. Angerstein Wharf             | 17. Stolthaven Dagenham    | 28. C RO Ports London LTD     | 39. Northfleet Wharf              |
| 7. Murphy's Wharf               | 18. No.1 Western Extension | 29. Jurgens Jetts             | 40. Seacon Terminals              |
| 8. Riverside Wharf              | 19. Van Dalen UK           | 30. Civil and Marine Jetty    | 41. Robins Wharf                  |
| 9. Thames Refinery              | 20. Hanson Aggregates      | 31. Purfleet Aggregates       | 42. Brett Aggregates              |
| 10. Alexanders Wharf            | 21. Ford Motor Company     | 32. Littlebrook Power Station |                                   |

# ACCOMMODATION



| UNIT 1                  | SQ M         | SQ FT         | UNIT 2                  | SQ M         | SQ FT         | UNIT 3                  | SQ M         | SQ FT          | UNIT 4                  | SQ M          | SQ FT          |
|-------------------------|--------------|---------------|-------------------------|--------------|---------------|-------------------------|--------------|----------------|-------------------------|---------------|----------------|
| SECOND FLOOR PLANT DECK | 136          | 1,462         | SECOND FLOOR PLANT DECK | 139          | 1,491         | SECOND FLOOR PLANT DECK | 290          | 3,123          | SECOND FLOOR PLANT DECK | 242           | 2,601          |
| FIRST FLOOR OFFICE      | 608          | 6,540         | FIRST FLOOR OFFICE      | 333          | 3,588         | FIRST FLOOR OFFICE      | 834          | 8,981          | FIRST FLOOR OFFICE      | 865           | 9,314          |
| GROUND FLOOR OFFICE     | 129          | 1,393         | GROUND FLOOR OFFICE     | 122          | 1,308         | GROUND FLOOR OFFICE     | 155          | 1,672          | GROUND FLOOR OFFICE     | 878           | 9,454          |
| WAREHOUSE               | 5,589        | 60,157        | WAREHOUSE               | 3,356        | 36,120        | WAREHOUSE               | 8,363        | 90,018         | WAREHOUSE               | 14,034        | 151,057        |
| GATEHOUSE               |              |               |                         |              |               |                         |              |                | GATEHOUSE               | 26            | 276            |
| <b>TOTAL GEA</b>        | <b>6,462</b> | <b>69,552</b> | <b>TOTAL GEA</b>        | <b>3,949</b> | <b>42,507</b> | <b>TOTAL GEA</b>        | <b>9,643</b> | <b>103,794</b> | <b>TOTAL GEA</b>        | <b>16,045</b> | <b>172,702</b> |



# UNIT 1

## 4

LEVEL ACCESS DOORS

## 4

DOCK LEVELLERS

## 9

PASSIVE & ACTIVE EV CHARGERS

## 900

KVA POWER SUPPLY

## 55

TOTAL CAR PARKING SPACES

## 15m

EAVES HEIGHT

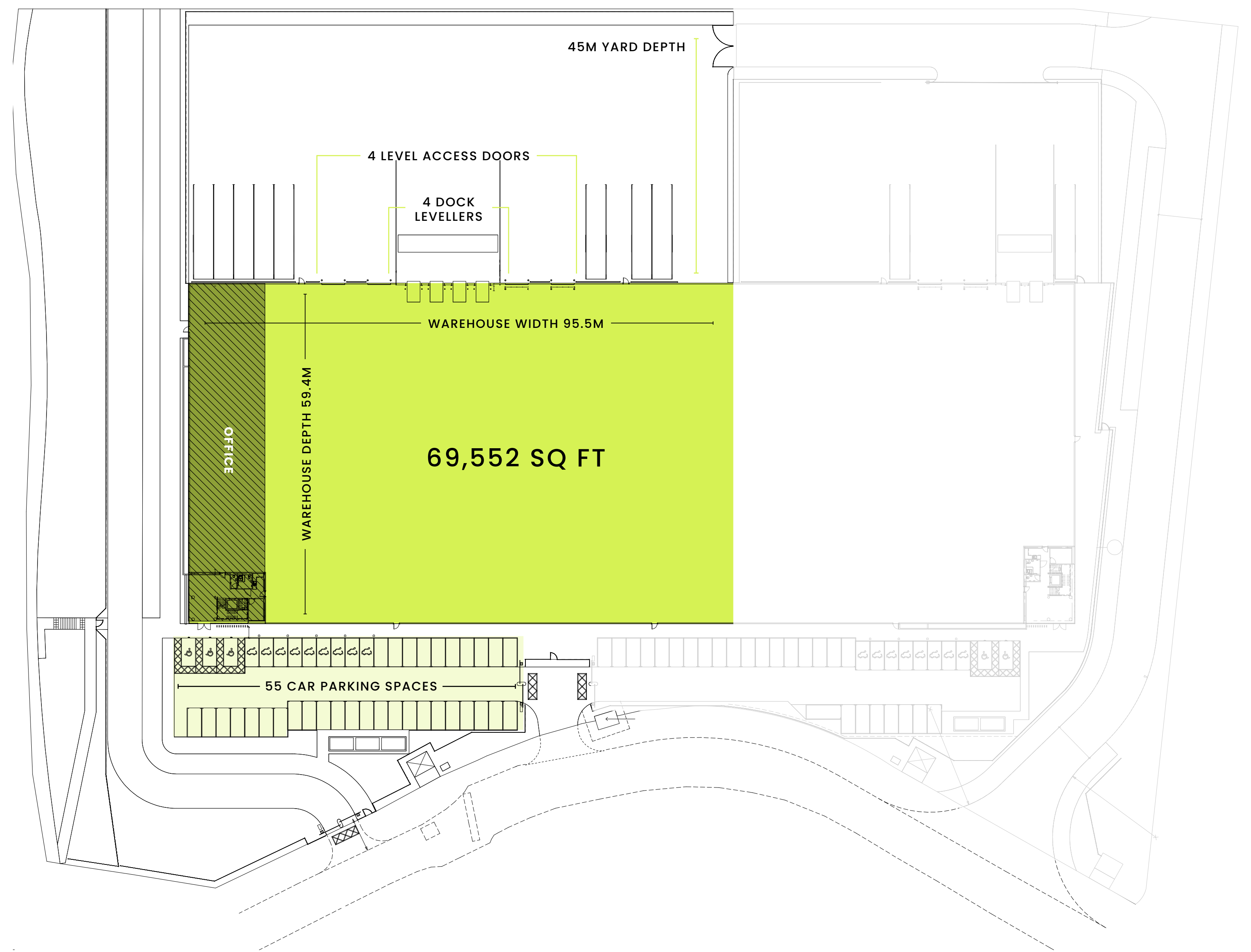
## 45m

YARD DEPTH

## 255kW

PV OUTPUT

RIVER THAMES



+ + +  
UNIT 1 EXTERIOR  
+ + +





# UNIT 2

## 2

LEVEL ACCESS DOORS

## 2

DOCK LEVELLERS

## 8

PASSIVE & ACTIVE EV CHARGERS

## 556

kVA POWER SUPPLY

## 28

TOTAL CAR PARKING SPACES

## 15m

EAVES HEIGHT

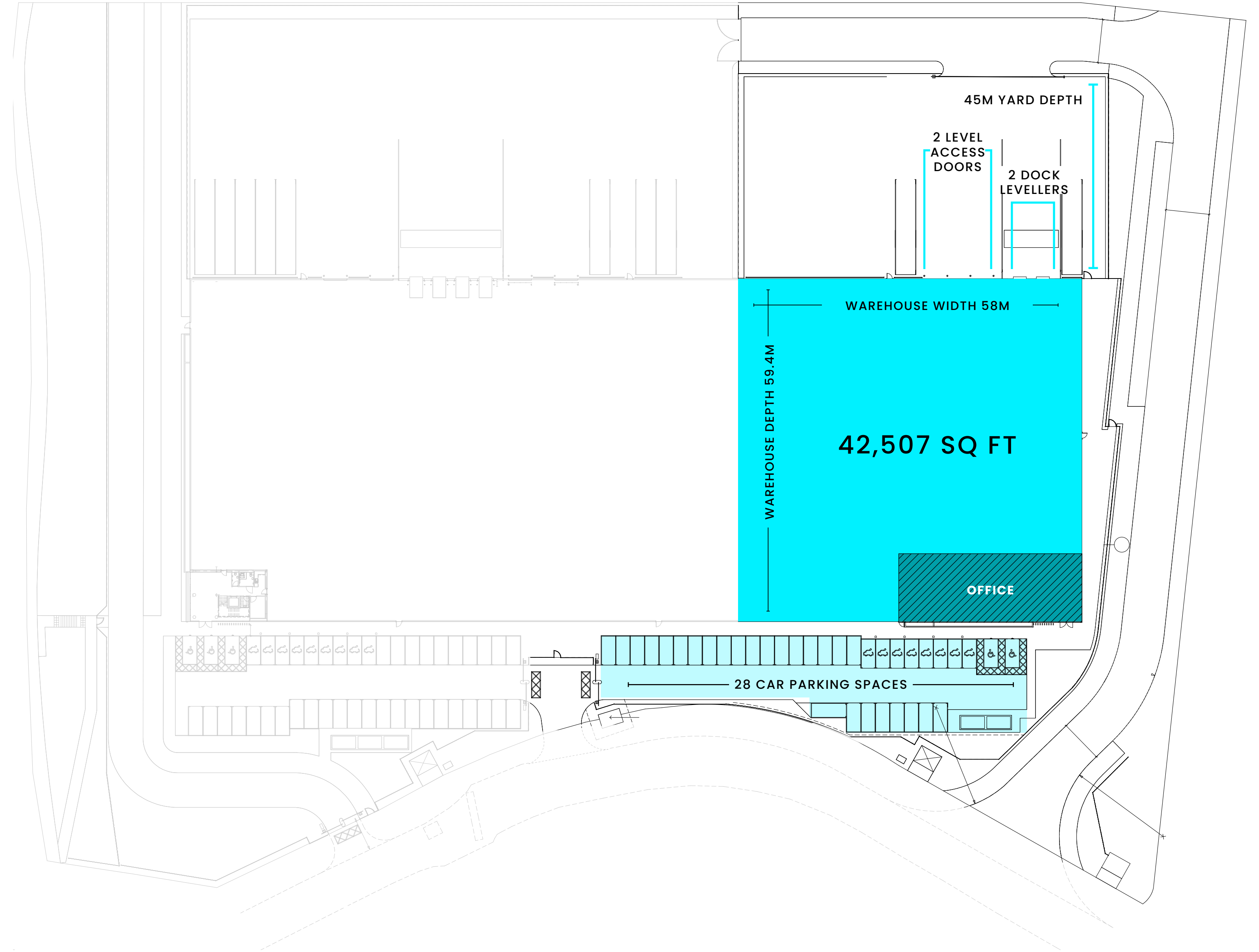
## 35m

YARD DEPTH

## 150kW

PV OUTPUT

RIVER THAMES



+ + +  
UNIT 2 EXTERIOR  
+ + +





# UNIT 3

6  
LEVEL ACCESS  
DOORS

6  
DOCK  
LEVELLERS

10  
PASSIVE & ACTIVE  
EV CHARGERS

1,330  
KVA POWER  
SUPPLY

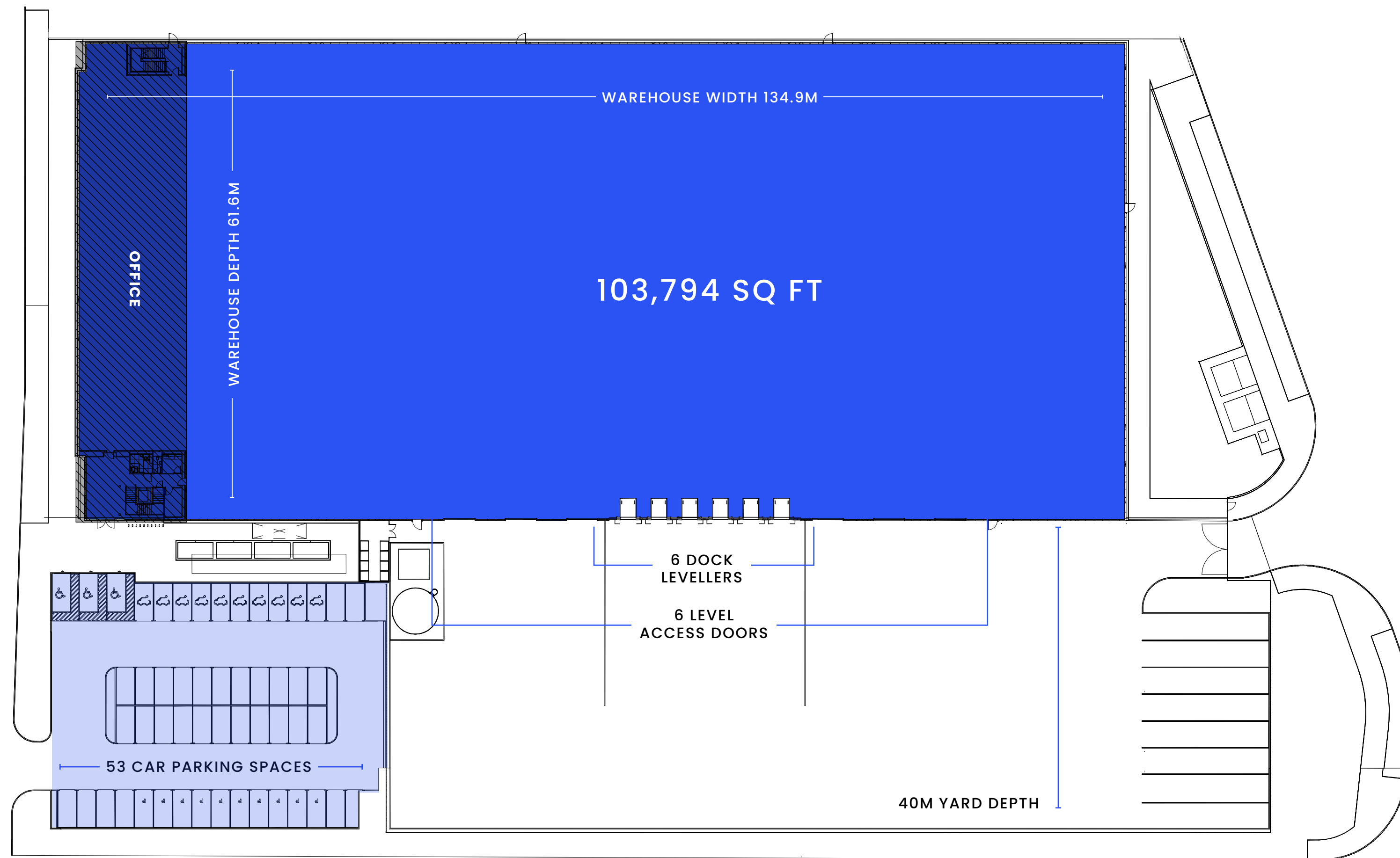
53  
TOTAL CAR  
PARKING SPACES

15m  
EAVES  
HEIGHT

40m  
YARD  
DEPTH

370kW  
PV  
OUTPUT

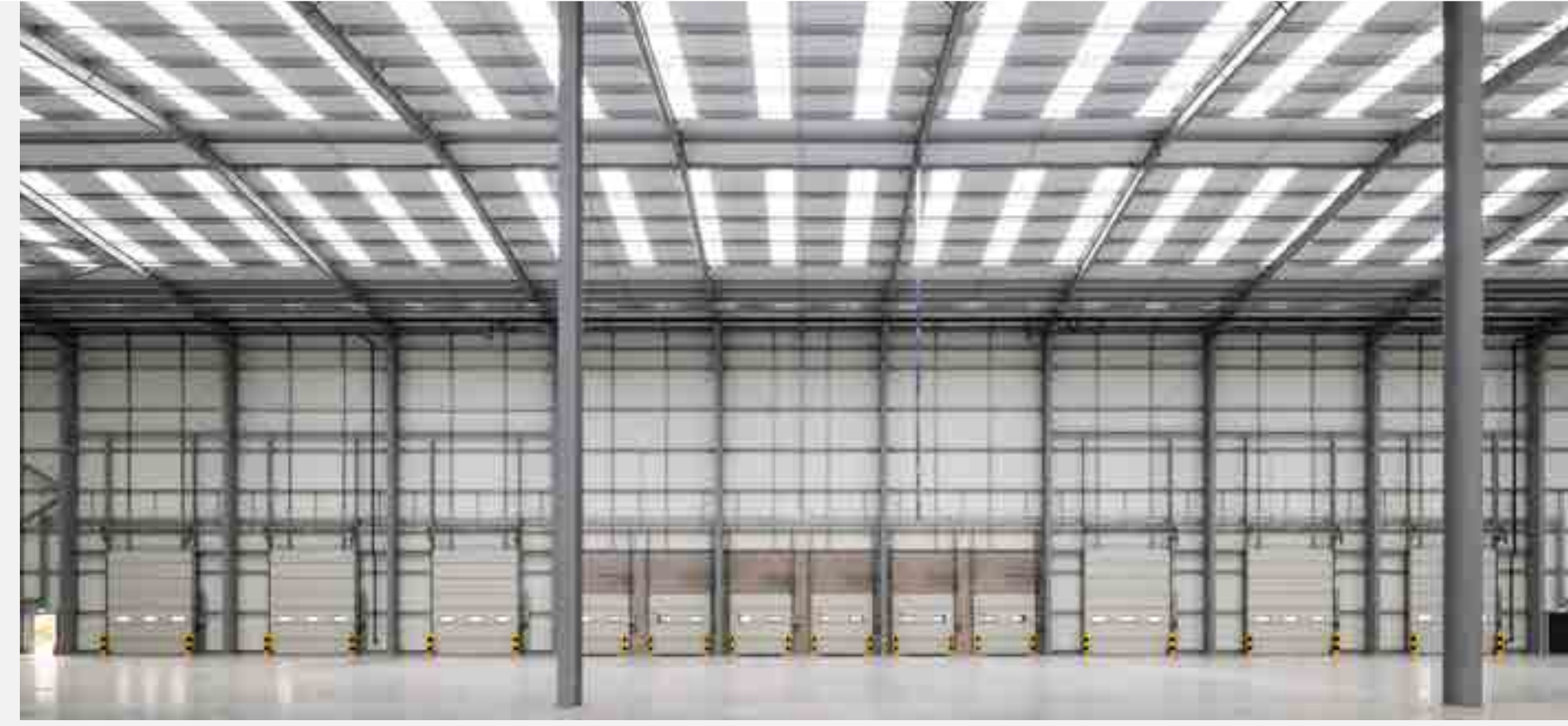
RIVER THAMES



+ + +  
UNIT 3 EXTERIOR  
+ + +







# UNIT 4

## 8

LEVEL ACCESS DOORS

## 8

DOCK LEVELLERS

## 30

PASSIVE & ACTIVE EV CHARGERS

## 2,255

KVA POWER SUPPLY

## 146

TOTAL CAR PARKING SPACES

## 18m

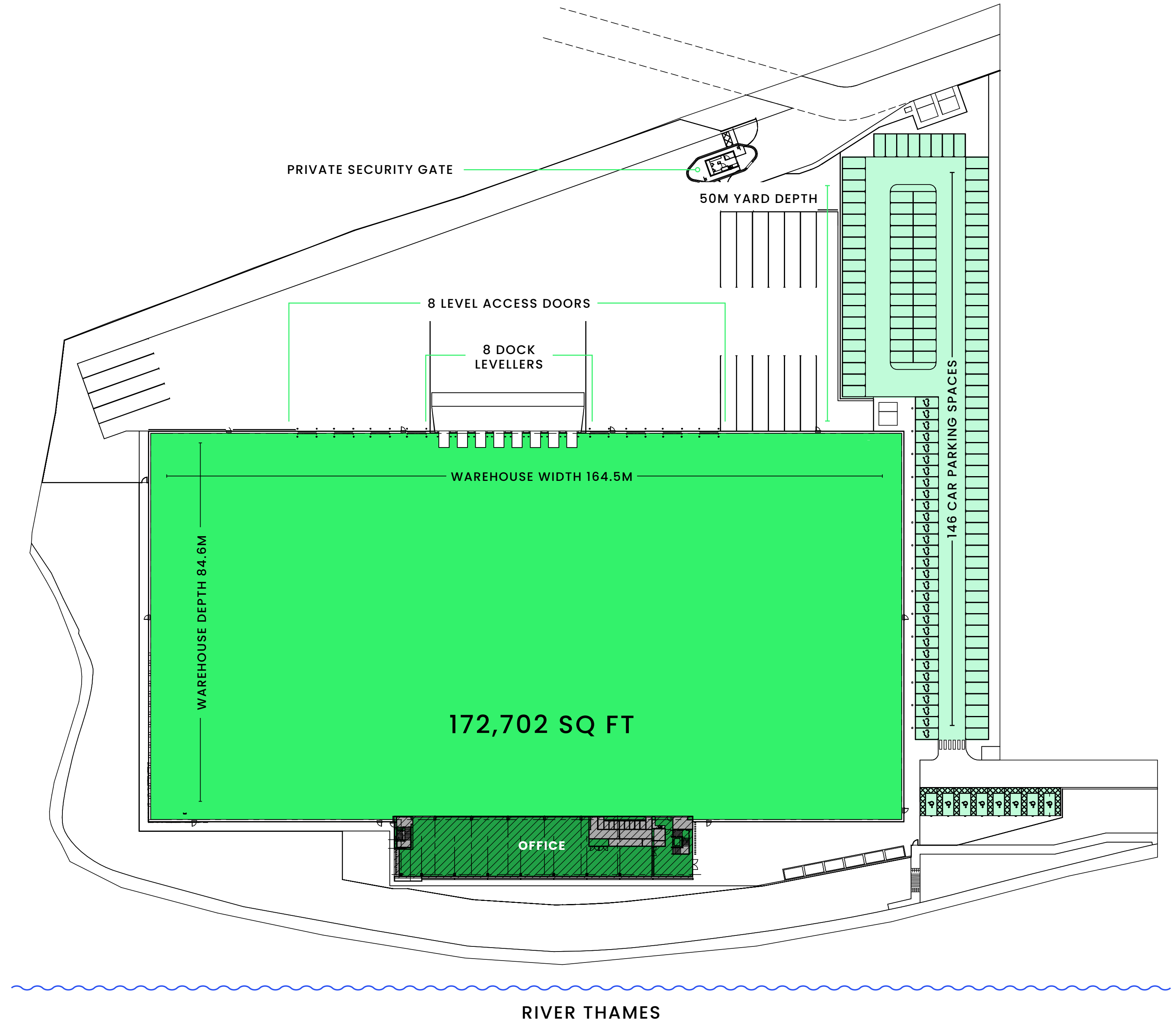
EAVES HEIGHT

## 50m

YARD DEPTH

## 660kW

PV OUTPUT



RIVER THAMES

+ + +  
UNIT 4 EXTERIOR  
+ + +





# UNIQUE OPPORTUNITY

FOR MORE INFORMATION OR TO REQUEST A TENANT PACK PLEASE CONTACT:

**CBRE**

**Richard Seton-Clements**

richard.setonclements@cbre.com  
07710 319 574

**Anna Worboys**

anna.worboys@cbre.com  
07447 928 239

**Joseph Aherne**

joseph.aherne@cbre.com  
07501 098 788

**GLENNY**

**Peter Higgins**

p.higgins@glenny.co.uk  
07900 990 805

**Victoria Forster**

v.forster@glenny.co.uk  
07553 416 427

**Daniel Wink**

d.wink@glenny.co.uk  
07717 545 532

**DTRE**

**Jake Huntley**

jake.huntley@dtre.com  
07765 154 211

**Charlie Wing**

charlie.wing@dtre.com  
07483 068 030

**Maddie Moriarty**

maddie.moriarty@dtre.com  
07545 582 097

A development by:

**H B D** BARINGS

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