

# 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.



## LOCAL OCCUPIERS

**KUEHNE+NAGEL**

**SIG**

**XPO Logistics**

**ocado**

**BUNZL**

**ERIKS**

**HOVIS**

**TESCO**

**Eddie Stobart**

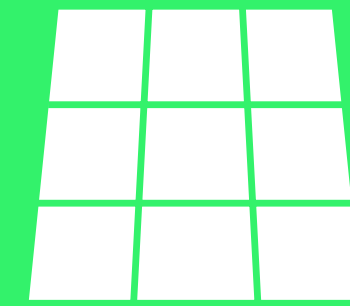
**Tilda**





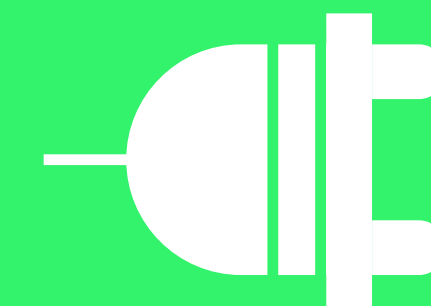
# POTENTIAL ANNUAL SAVINGS PER YEAR

£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



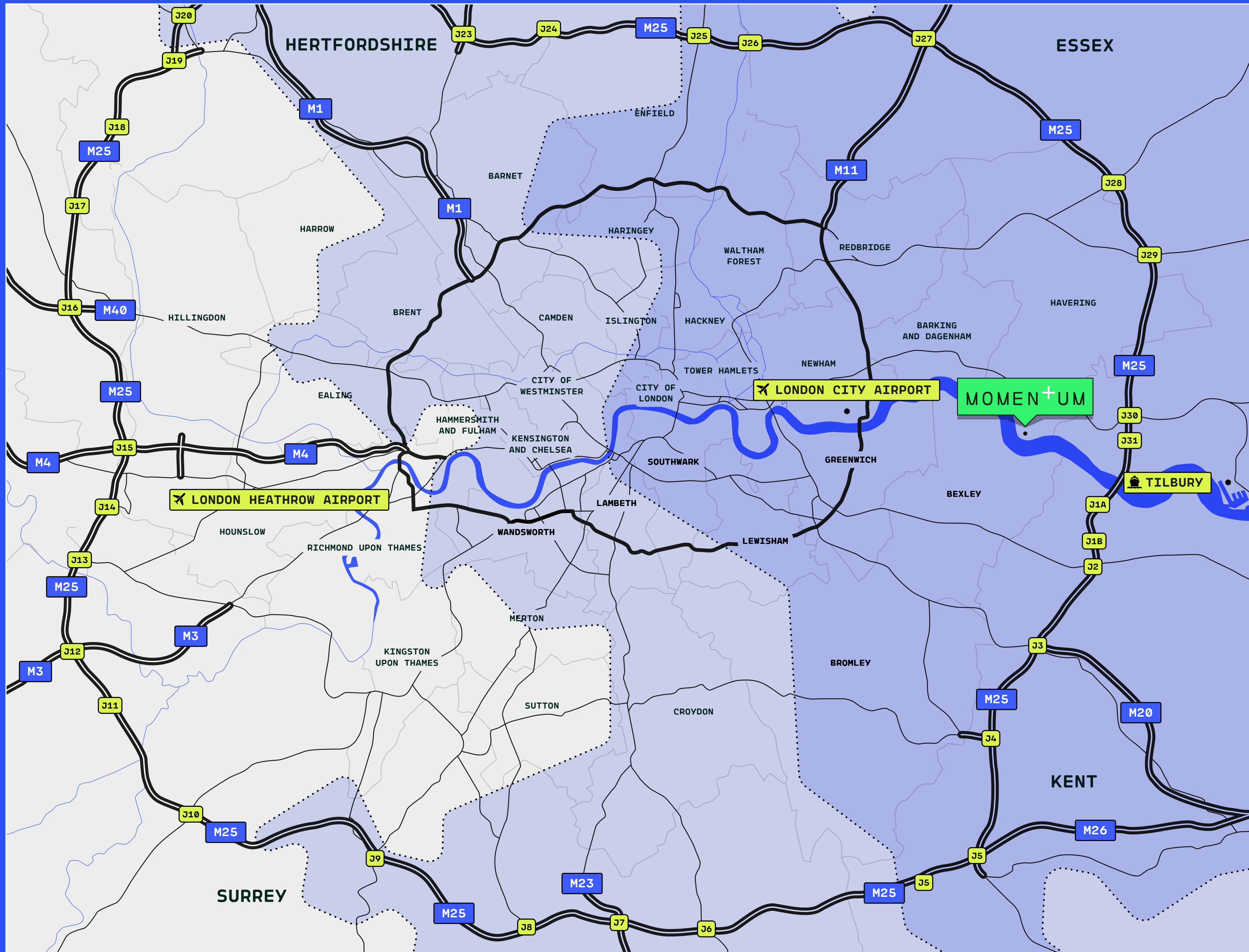
## ENERGY EFFICIENCY

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



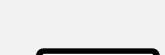
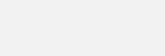


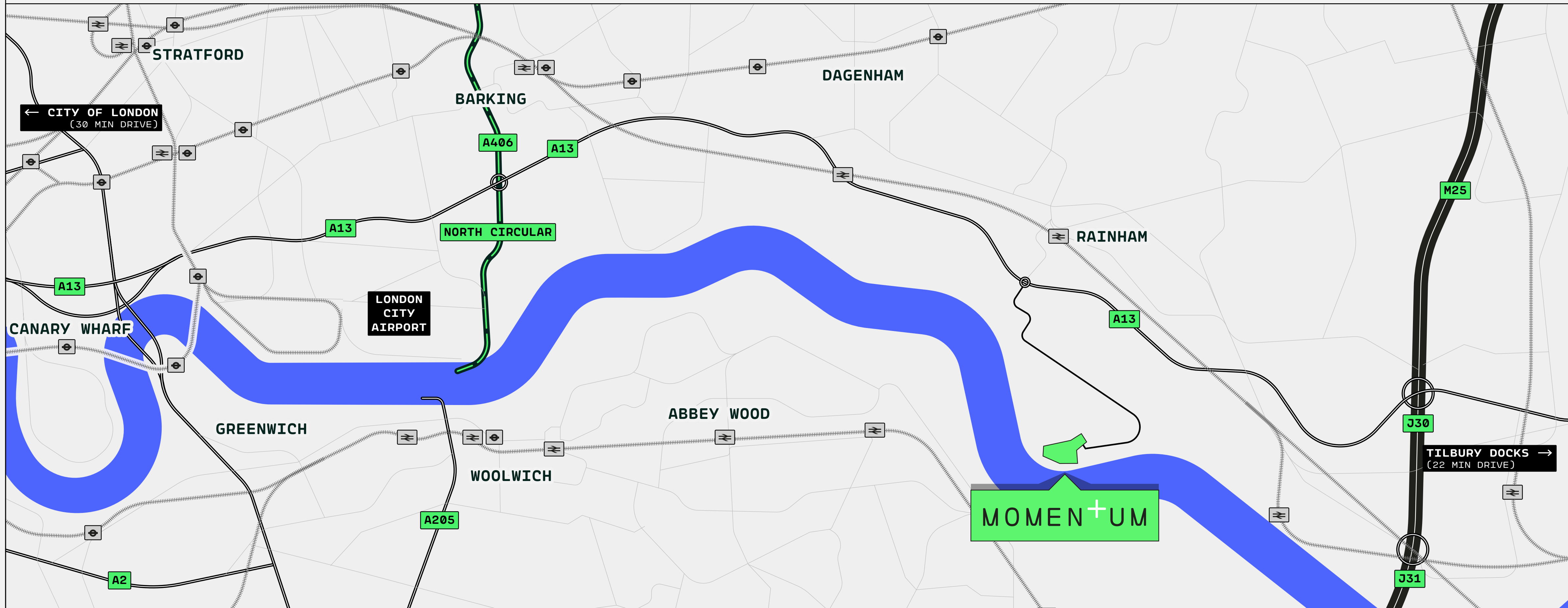


# LOCAL WORKFORCE

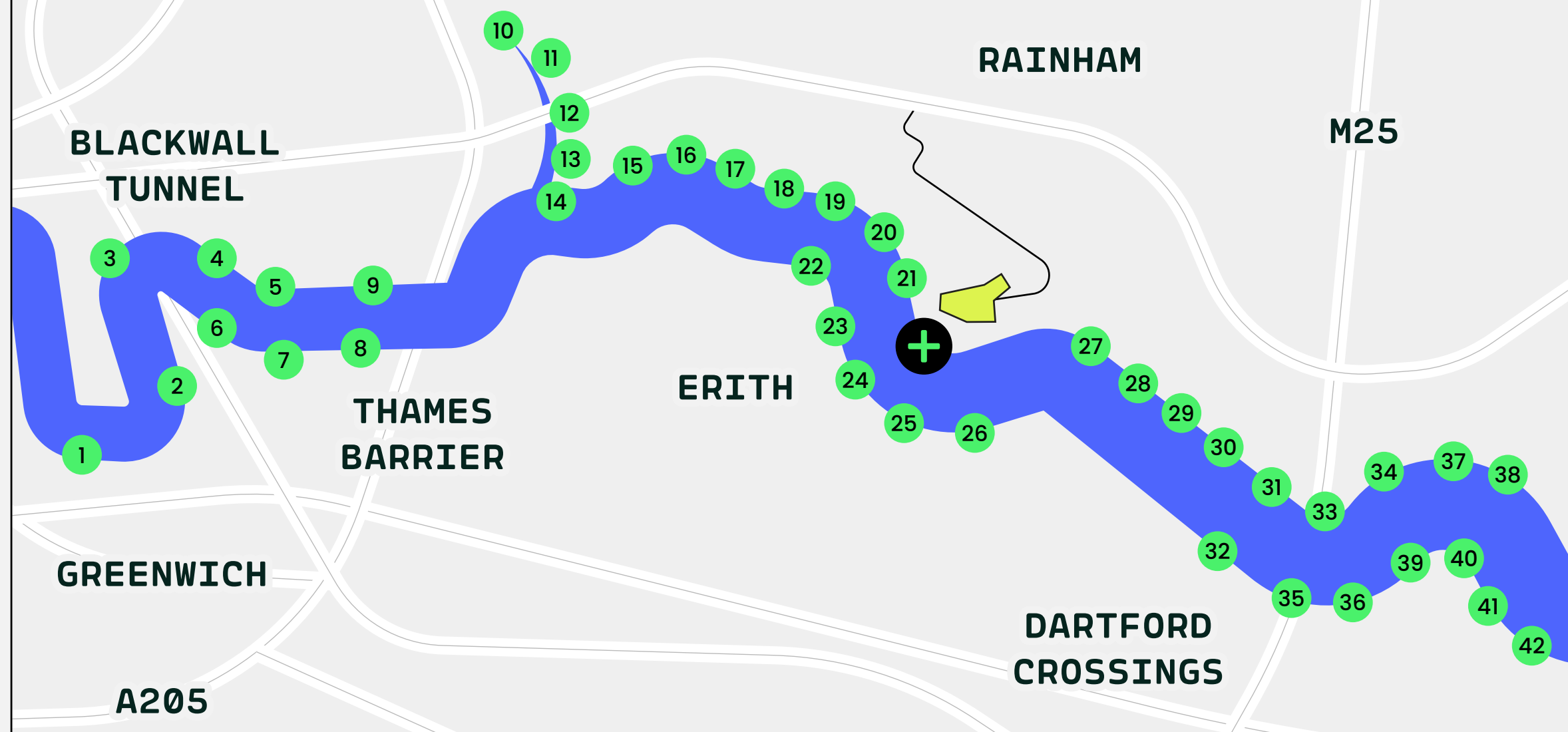
HOUSE	2 MILES	5 MILES	10 MILES
2021 HOUSEHOLDS	25,902	234,201	1,048,508
2026 HOUSEHOLD EST.	26,451	237,859	1,067,097

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

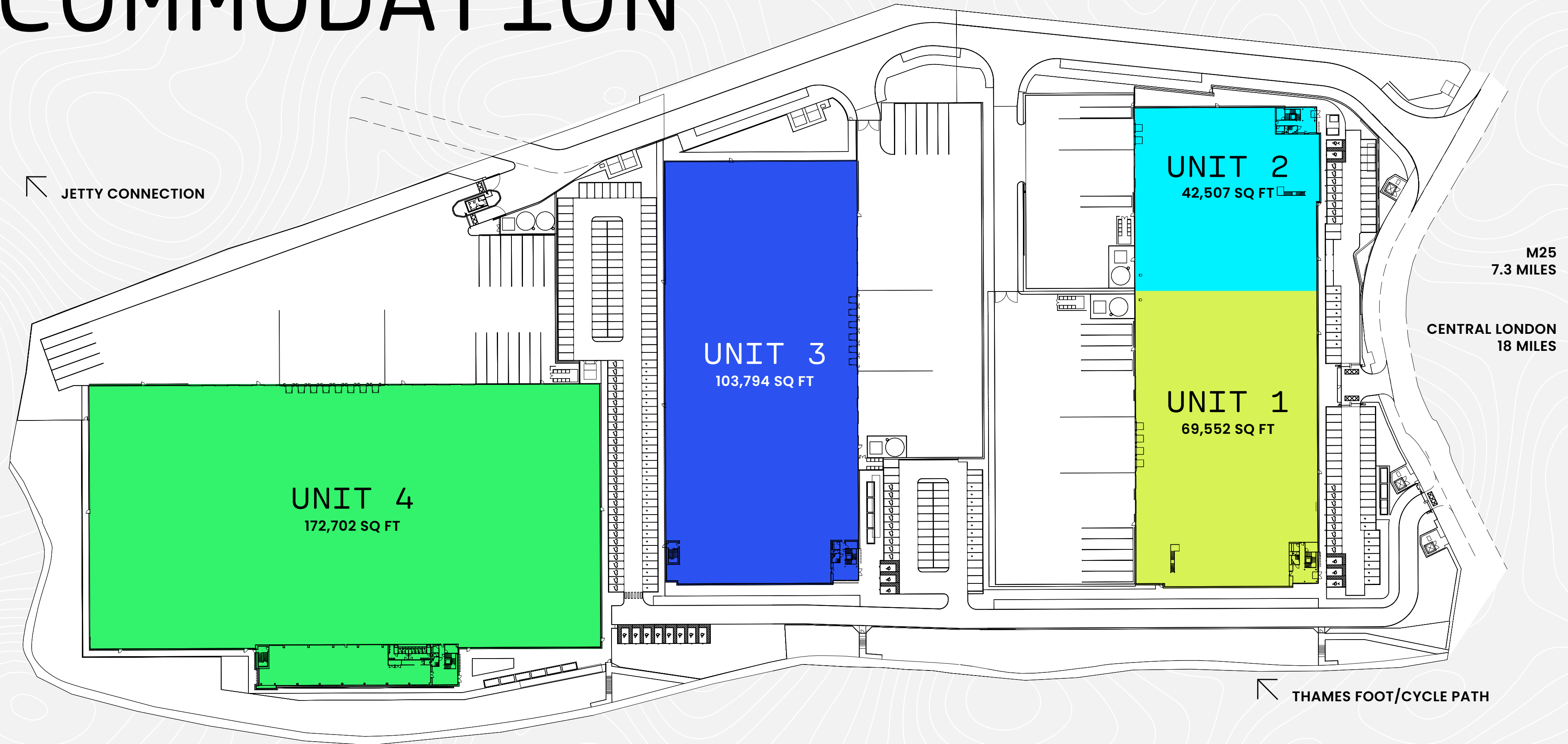
**BERTH 3**

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

+ + Coldharbour Jetty	11. Pinns Wharf	22. Belvedere EFW	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

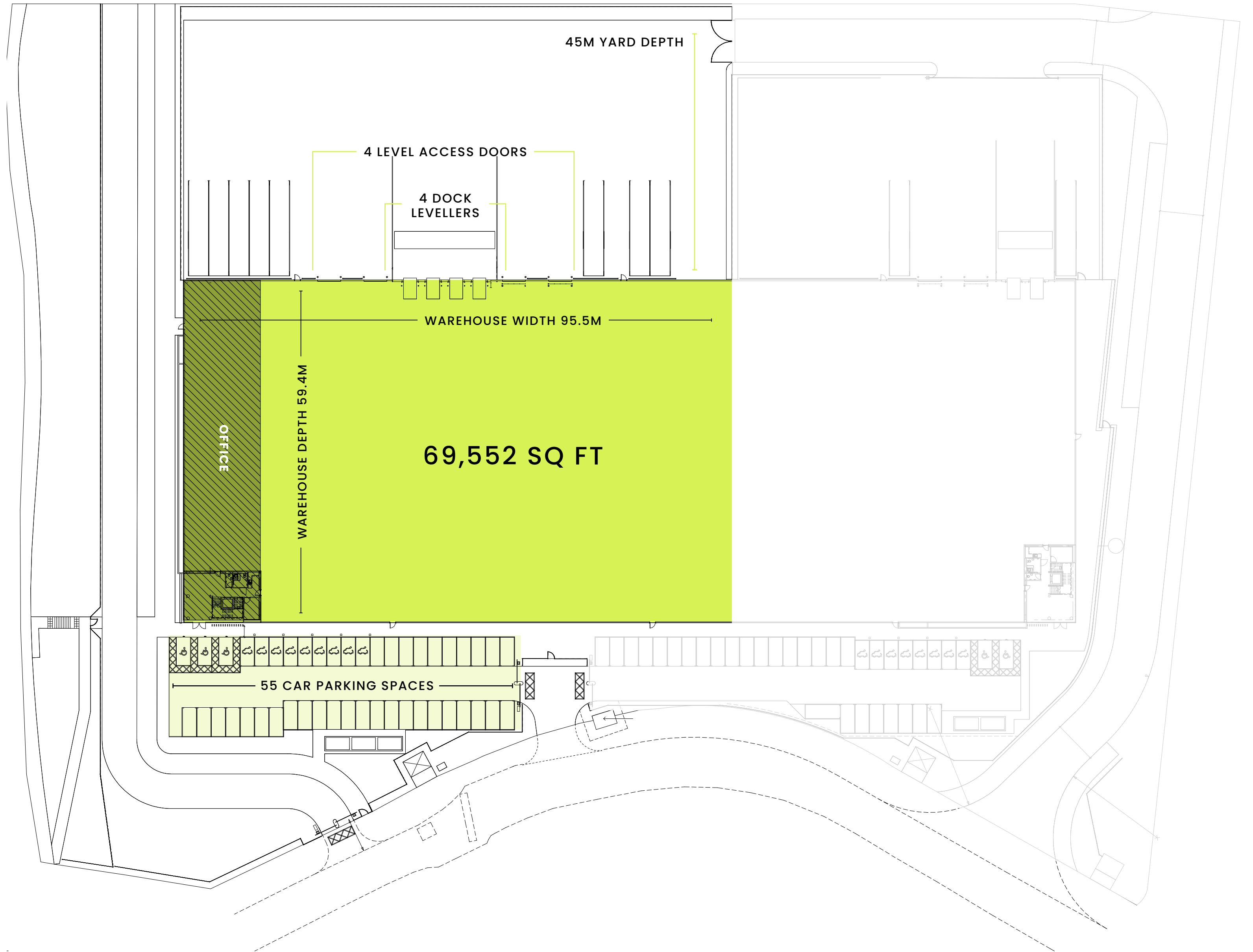
## 45m

YARD DEPTH

## 255kW

PV OUTPUT

RIVER THAMES

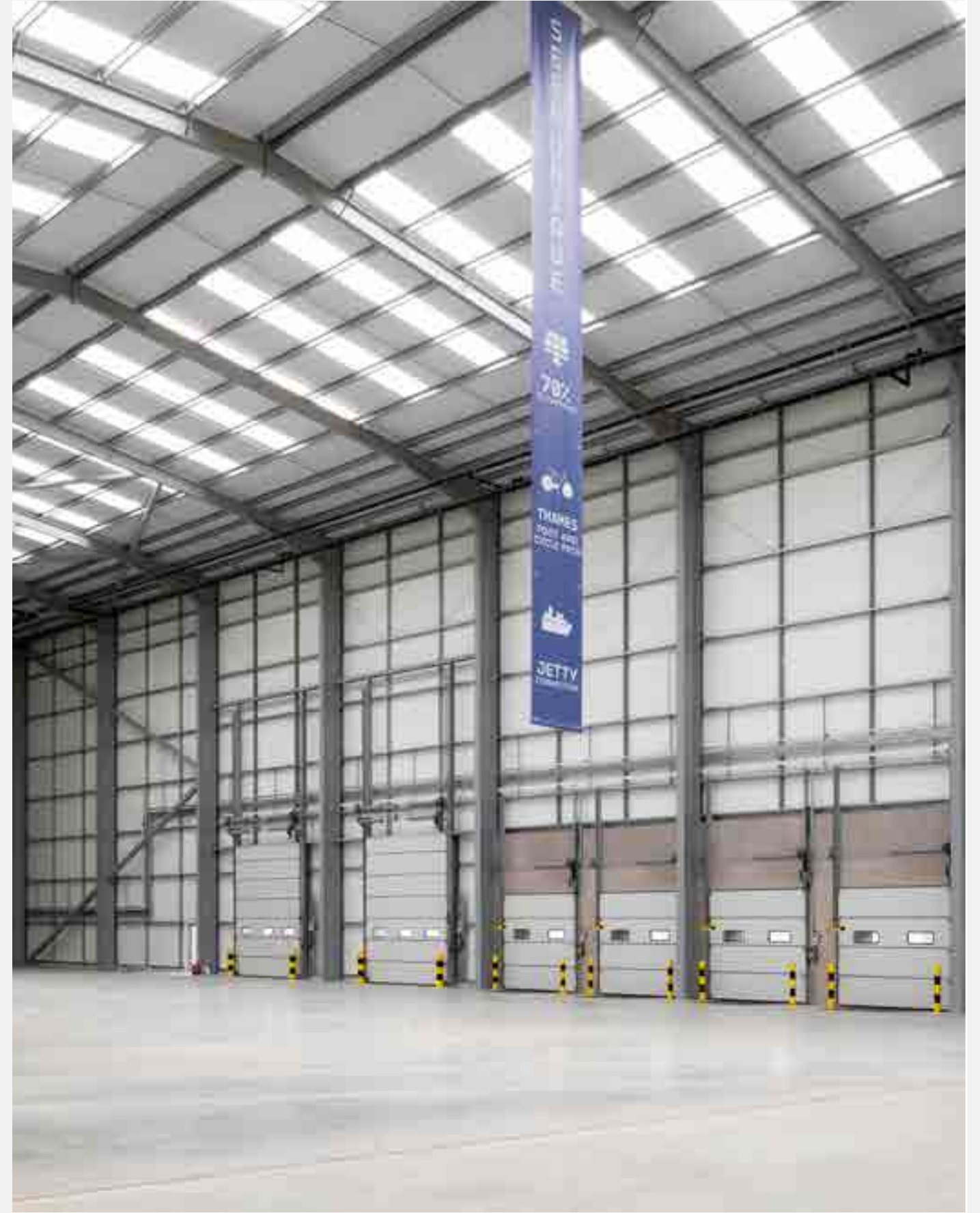




+ + +  
UNIT 1 EXTERIOR  
+ + +









# 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

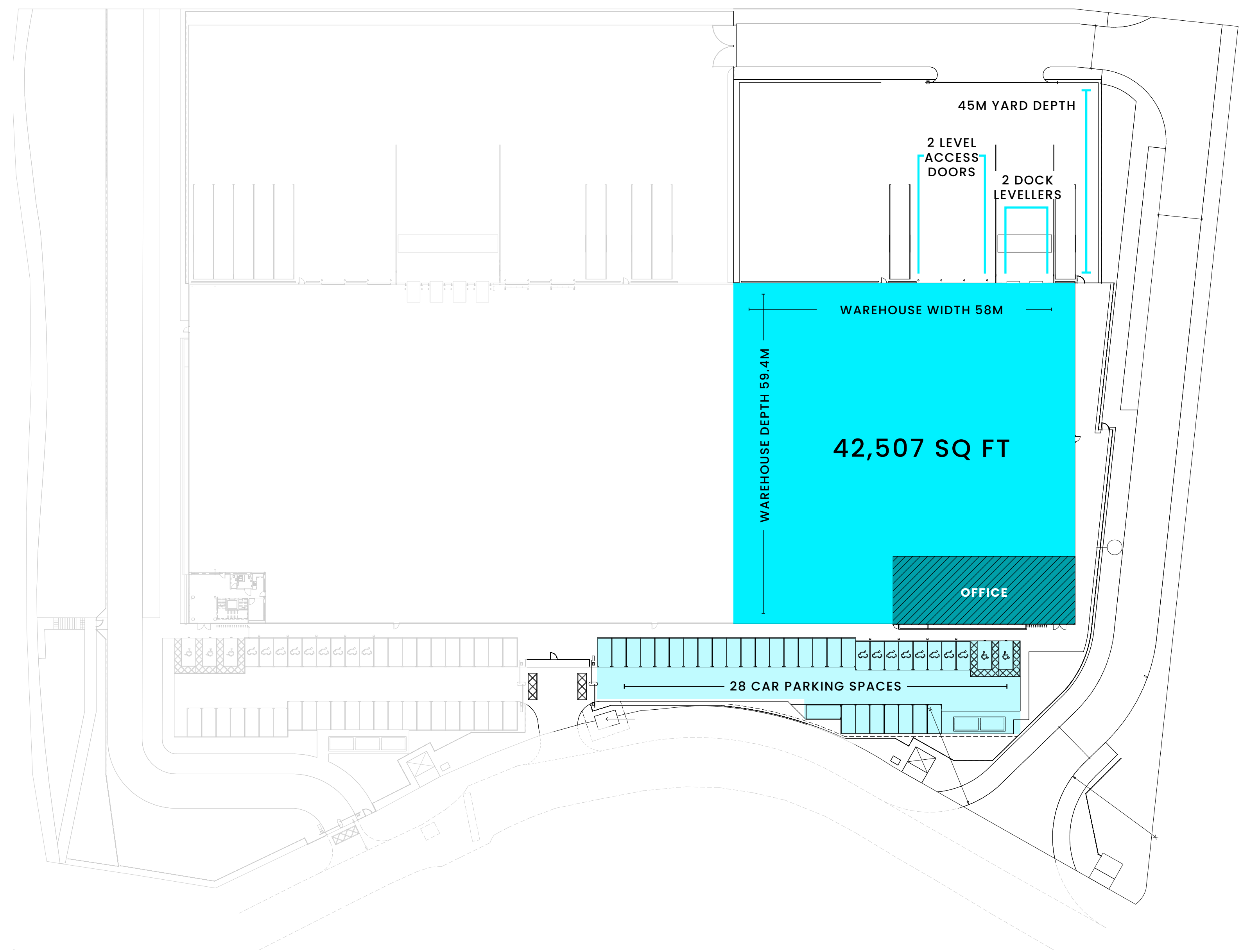
## 35m

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

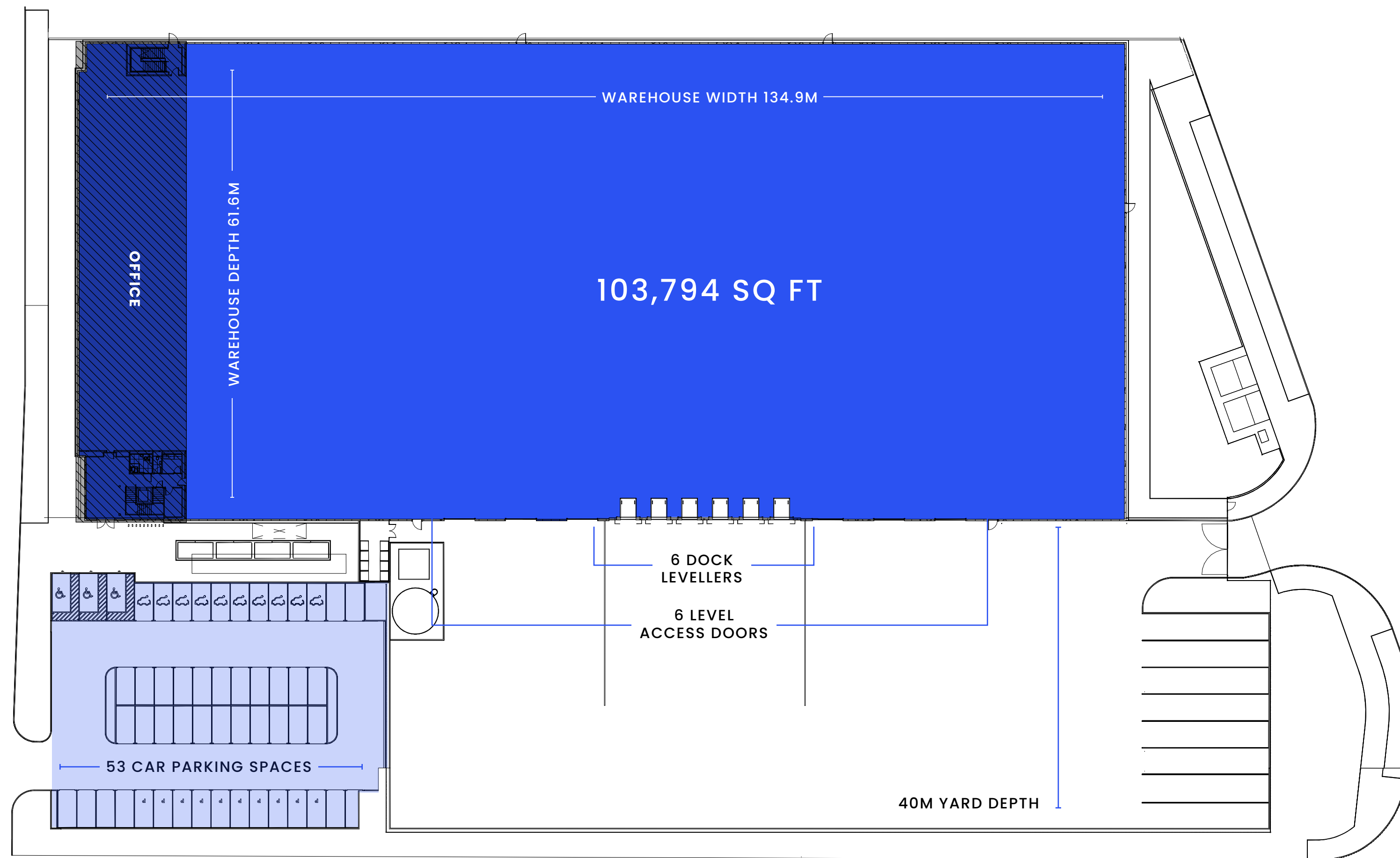
53  
TOTAL CAR  
PARKING SPACES

15m  
EAVES  
HEIGHT

40m  
YARD  
DEPTH

370kW  
PV  
OUTPUT

RIVER THAMES

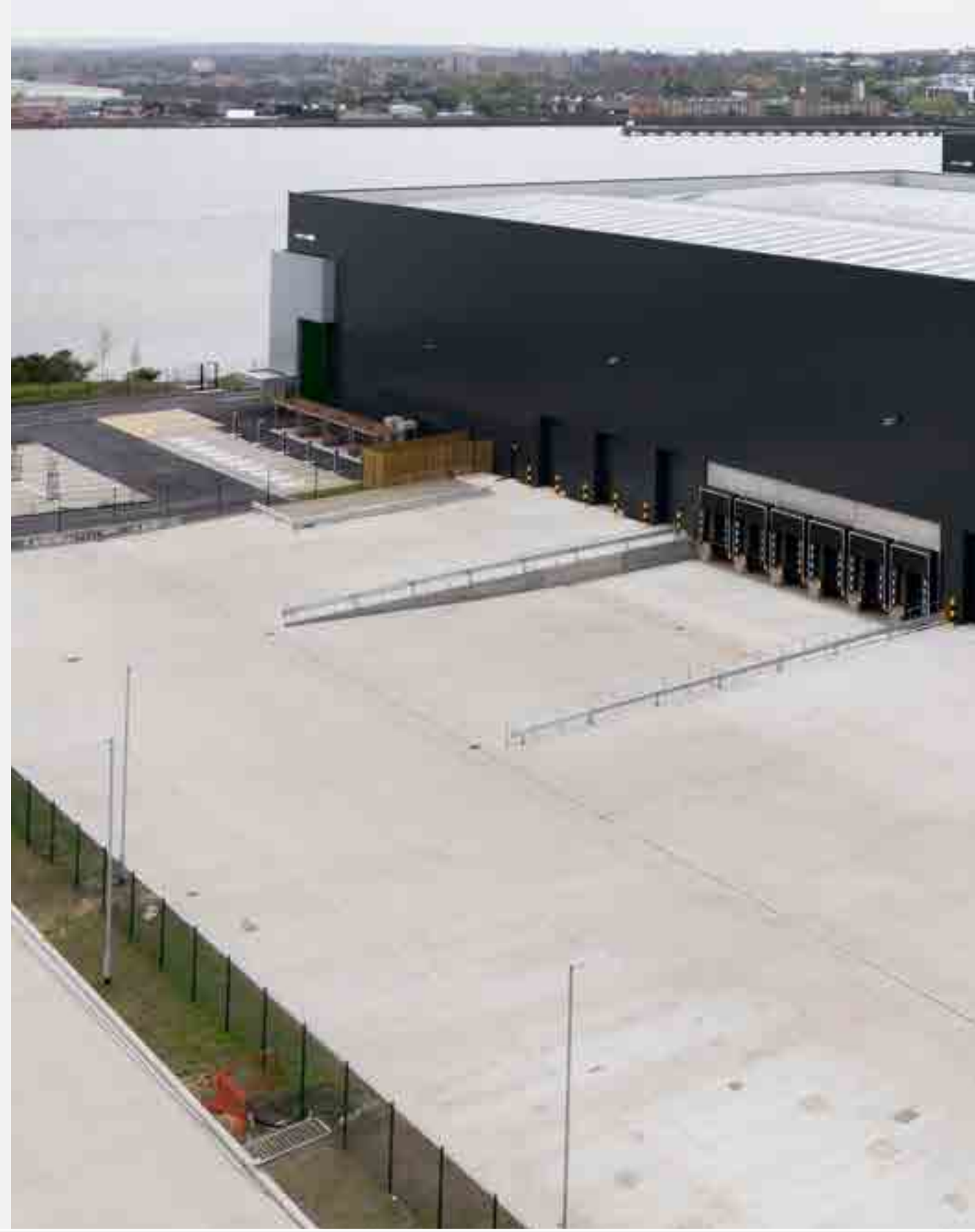
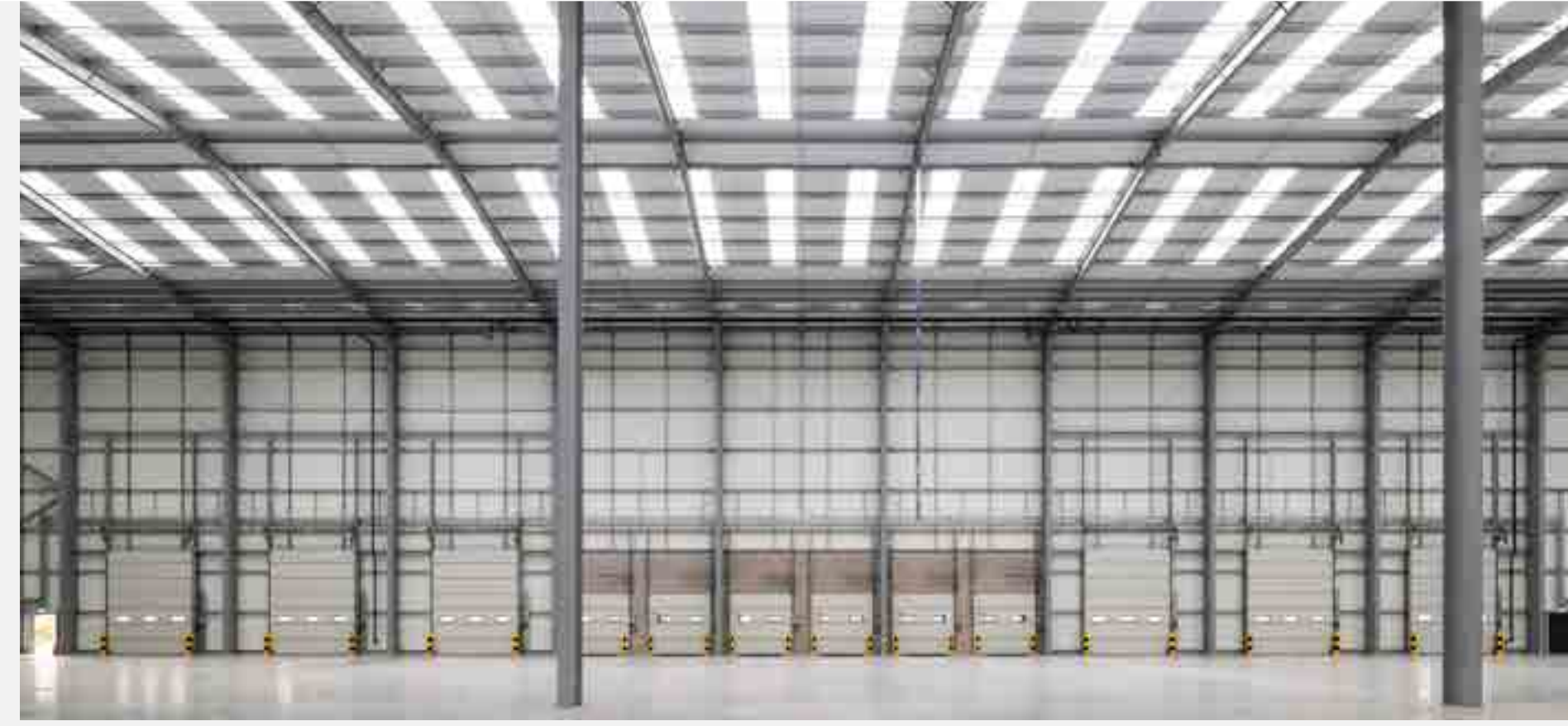




+ + +  
UNIT 3 EXTERIOR  
+ + +









# 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

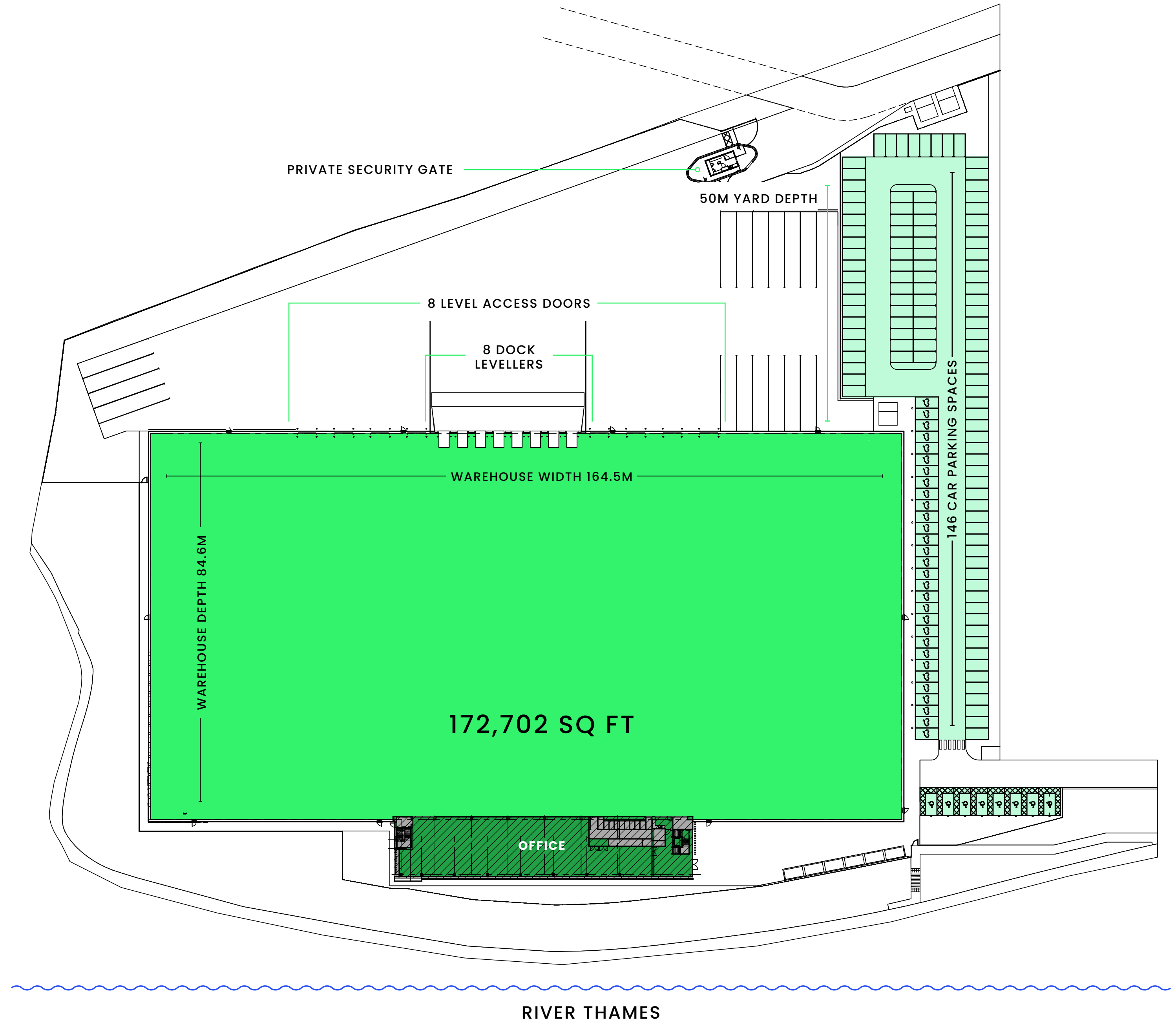
EAVES HEIGHT

## 50m

YARD DEPTH

## 660kW

PV OUTPUT



RIVER THAMES



+ + +  
UNIT 4 EXTERIOR  
+ + +









# UNIQUE OPPORTUNITY

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

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A development by:

**H B D** BARINGS

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