

PHASES 182 BOTH NOW LET

DISTRIBUTION PARK



BUILD TO SUIT INDUSTRIAL / DISTRIBUTION FACILITIES FROM 27,040 - 176,090 SQ FT (GIA Approx)

www.avocetpark.co.uk



DISTRIBUTION PARK

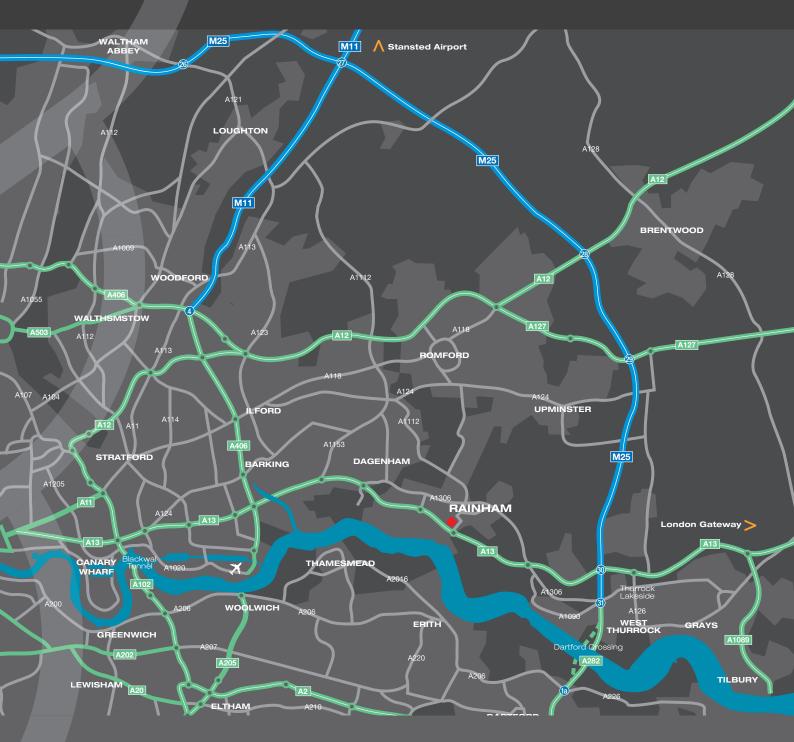
AVOCET PARK OFFERS OCCUPIERS BESPOKE ACCOMMODATION AND FACILITIES ON A BUILD TO SUIT BASIS FROM 27,040 - 176,090 SQ FT (GIA Approx)



## CONNECTIONS

Avocet Park is situated directly adjacent to Junction 16 of the A13 allowing direct access to Central London and to the M25 at Junction 30 and Junction 27 via the A406 / M11.







#### **EXAMPLE 1**

Indicative layout below. | All measurements are GIA and approximate.

UNIT 1	SQ FT	SQ M	
Warehouse	34,450	(3,200)	
Office (1st & 2nd floor)	2,000	(186)	$\overline{\mathcal{I}}$
TOTAL	36,450	(3,386)	フ
UNIT 2	SQ FT	SQ M	
Warehouse	46,670	(4,336)	
Office (1st floor)	1,880	(174)	
TOTAL	48,550	(4,510)	フ
UNIT 3	SQ FT	SQ M	
NOW LET			
UNIT 4	SQ FT	SQ M	
NOW LET			
UNIT 5	SQ FT	SQ M	
Warehouse	168,090	(15,615)	
Office (1st & 2nd floor)	8,000	(743)	
TOTAL	176,090	(16,358)	フ _

### **GENERAL SPECIFICATION**

High quality distribution/production units

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- 50kN/m<sup>2</sup> floor loading
- Dock and level loading access
- Up to 18m eaves
- High quality office space (Cat A)
- Self-contained and secure yards



# EXAMPLE 2

Indicative layout below. | All measurements are GIA and approximate.

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		SQ M	UNIT 7	SQ FT	SQ M	
Warehouse 34,4		200)	Warehouse	66,800	(6,206)	
		(186)	Office (1st floor)	3,200	(297)	
TOTAL 36,4	<b>450</b> (3,3	386)	TOTAL	70,000	(6,503)	
UNIT 2 so	RFT S	SQ M	UNIT 8	SQ FT	SQ M	7
Warehouse 46,6	6 <b>70</b> (4,3	336)	Warehouse	45,250	(4,204)	
Office (1st floor) 1,8	<b>380</b> (	(174)	Office (1st floor)	2,000	(186)	
TOTAL 48,5	550 (4,	,510)	TOTAL	47,250	(4,390)	
UNIT 3 s	Q FT S	SQ M	We have detaile	d conso	pt for 125 000	ca ft
NOW LET			as well as outline			
			up to 176,090 sc			) {(
	Q FT S	SQ M				5.1
NOW LET						
UNIT 5 sc	AFT S	GQ M				
Warehouse 34,	<b>735</b> (3,2	227)				
Office (1st floor) 2,0	055 (	(191)		]		
TOTAL 36,7	<b>790</b> (3,	,418)				<u>6.3m</u>
UNIT 6 so	AFT S			$=\pm$		
		344)		2		
Office (1st floor) 1,8	<b>305</b> (	(168)				
TOTAL 27,0	<b>)40</b> (2,	,512)				





## LOCAL AREA

Rainham is ideally located adjacent to the main A13 trunk road between Central London and the Dartford Crossing. Rainham railway station is served by c2c trains, running frequent services between Fenchurch Street in the City of London and Grays in Thurrock.

Several London Bus routes serve Rainham, including routes 103, 165, 287, 372, which provide connections to Barking, Elm Park, Hornchurch, Lakeside and Romford.

#### TERMS

New leases available on terms to be agreed.

#### **VIEWING** Please contact joint agents.



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