

94,191 SQ FT HIGH SPECIFICATION
INDUSTRIAL/WAREHOUSE UNIT - TO LET
UNDER REFURBISHMENT
AVAILABLE Q4 2025

BOXSET94



CHRISTOPHER MARTIN ROAD · A127 · BASILDON · SS14 3EL

WHAT3WORDS ///LETTER.TRAINS.LINEN

Boxset 94 Basildon is a high specification warehouse of 94,191 sq ft built in 2020. It is located to the north of the town centre with direct and swift access to the A127 at its junction with East Mayne.

Basildon is approximately 45 minutes drive from central London and is the second largest economy in the Thames Gateway outside Canary Wharf.

It enjoys excellent communication links with both the A127 and A13 connecting with the M25 Junction 29 and national motorway network.

Perfectly Positioned

IMMEDIATE ACCESS TO THE A127 DUAL CARRIAGEWAY

CENTRAL LONDON
34 miles

AIR & RAIL PORTS
10 miles

LONDON GATEWAY
9 miles

J29 M25
9 miles



Enhanced Specification

CURRENTLY UNDER REFURBISHMENT
94,191 SQ FT OF INDUSTRIAL/WAREHOUSE SPACE
AVAILABLE Q4 2025

WAREHOUSE

- 5 dock level access doors
- 3 level access doors
- 50 kN/m2 floor loading
- LED lighting

OFFICES

- Raised access flooring
- Suspended ceilings
- Heating, cooling and ventilation
- Kitchen/breakout area

EXTERNAL

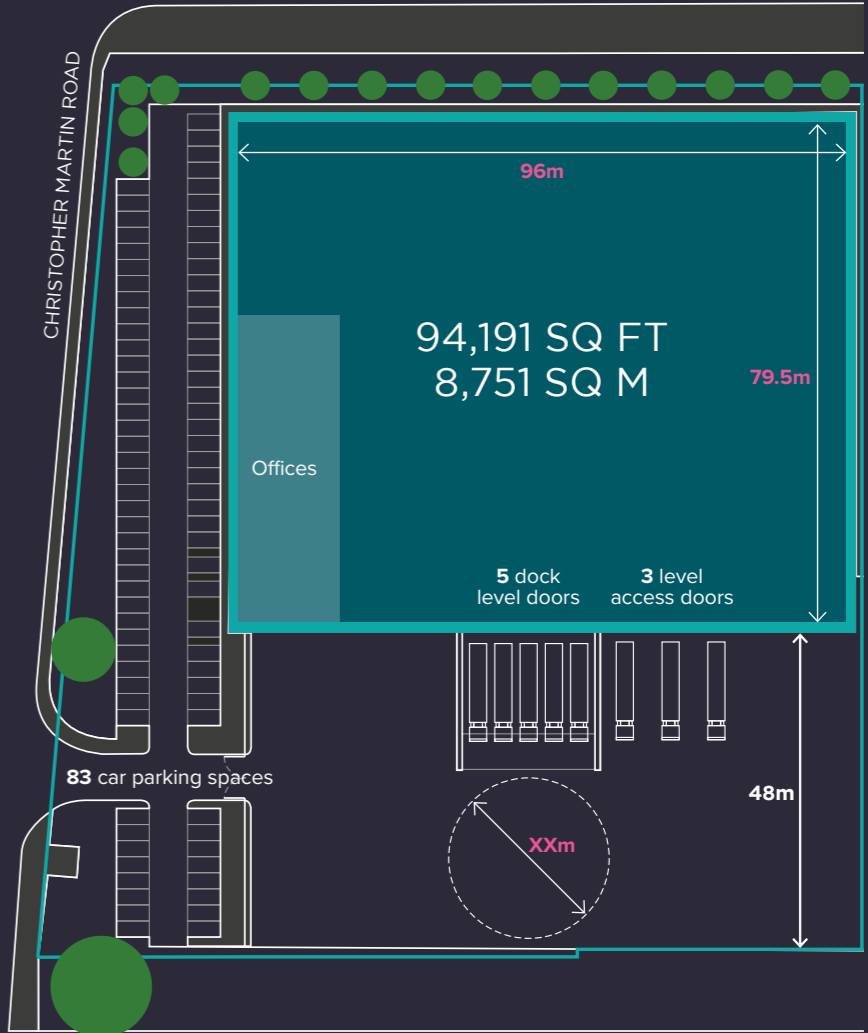
- 83 car parking spaces (10 electric car charging points)
- Security Gatehouse
- CCTV Security System

POWER

- 500 KVA with a potential up-lift to 800 KVA subject to availability

Schedule of Accommodation (GEA)	SQ M	SQ FT
Warehouse	7,650	82,344
Offices	953	10,245
Second Floor Plant Room	149	1,602
Total	8,751	94,191

BOXSET94



12 metre eaves height

500kva power supply

48m yard depth

Dock & level loading

BREEAM 'excellent'

EPC 'A' rating

SUSTAINABLE AS STANDARD

Highly insulated buildings with reduced air permeability

Energy efficient lifts

High efficiency office heating and cooling systems

Water saving taps

Photovoltaic (PV) arrays with provision for adding capacity

Additional landscaping

Internal and external high efficiency LED lighting

Cycle parking and shelters

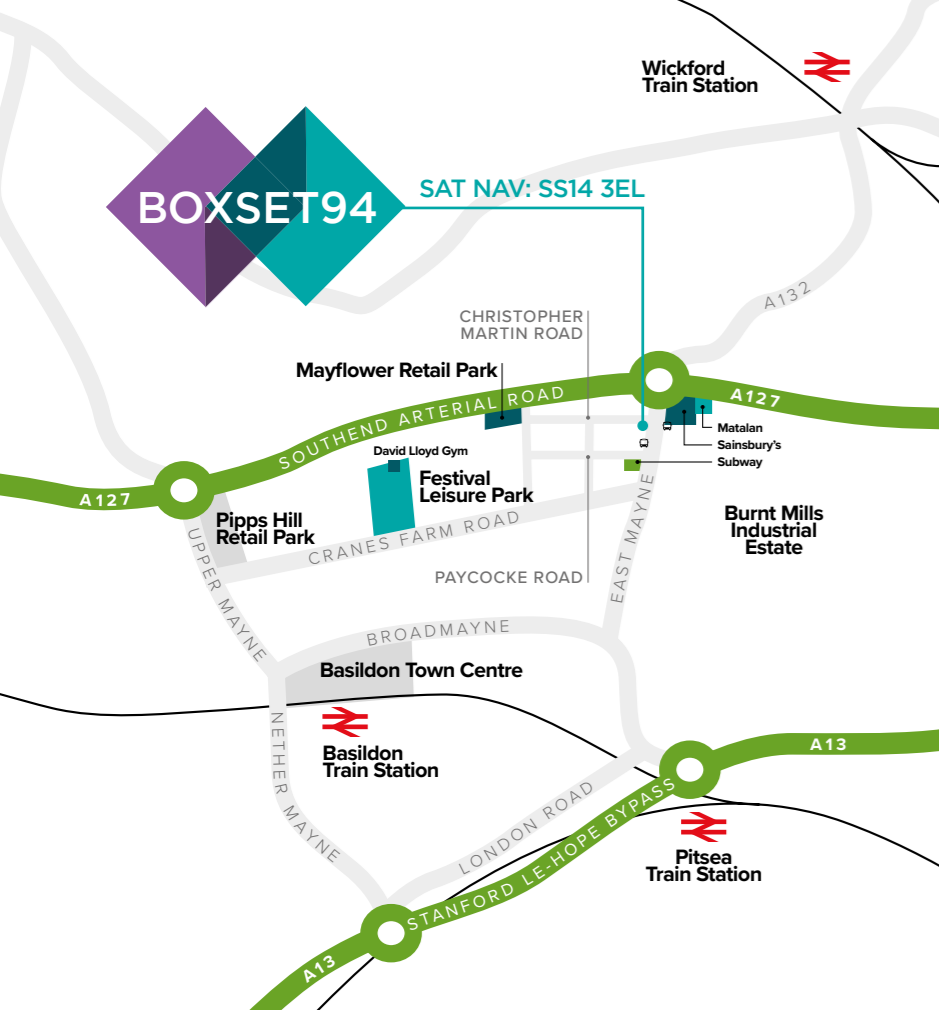
10 Car charging points



94,191 SQ FT 8,751 SQ M

UNDER REFURBISHMENT
AVAILABLE Q4 2025





Amenities on your Doorstep

Public transport is excellent; regular rail services connect Basildon Station to London Fenchurch Street, whilst the 15/15A bus stops every 30 minutes directly outside Boxset from Basildon Bus Station (adjacent to the Train Station).

LOOK AFTER YOUR
EMPLOYEES WITH A FULL
SLATE OF FACILITIES
CLOSE BY:

Sainsbury's
100 METRES · 5 MINUTES

Mayflower
Shopping Park
0.8 MILES · 15 MINUTES

Boots
Costa Coffee
Greggs

McDonald's
M&S
Tesco

FESTIVAL
LEISURE PARK
2.1 MILES · 5 MINUTES

Bella Italia
McDonald's
Pizza Hut
Nando's
Wagamama

360 Play
Better Gym
Cineworld
Hollywood Bowl
Travelodge

Ready to Work

LARGE AND WELL MOTIVATED WORKING
POPULATION RIGHT ON THE DOORSTEP

Basildon is one of the largest conurbations in South Essex with around 104,000 employees (Nov 2024 Promis). It is well positioned to benefit from significant regional infrastructure projects planned at London Gateway, London Stansted Airport expansion and the Lower Thames Crossing.

HOURLY PAY
BASILDON AREA

£18.07

£23.99 GREATER
LONDON

WITHIN 30 MILES OF

3,835,566

HOUSEHOLDS

GROSS WEEKLY PAY
BASILDON AREA

£772.50

£905.50 GREATER
LONDON

Source: Nomis, Royal Mail, 2024



BOXSET94



ECONOMICALLY
ACTIVE POPULATION

80.1%

BASILDON AREA
97,200 PEOPLE



Perfectly Placed

PERFECTLY SITUATED TO SERVE THE LONDON AND SOUTH-EASTERN MARKETS

Situated north of Basildon adjacent to the A127, Boxset is approximately 34 miles from central London, with excellent links to the A13, M25 and further motorway network.

Major locations miles

M25 Junction 29	9
Southend-on-Sea	11
Chelmsford	13.5
Dartford Crossing	16
Central London	34

Airports

London Southend	10
London City	28
Stansted	32
Gatwick	54
Heathrow	66

Seaports

London Gateway	9
Port of Tilbury	14.5
Felixstowe	60
Dover	82

Source: Google Maps



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