**READY TO OCCUPY** 

BLUEPRINT

**ERITH** 

To Let

3 UNITS REMAINING FROM 19,554 TO 24,230 SQ FT

With option to combine





Centrally located within the M25 ring road, Blueprint Erith is the perfect logistics hub for urban distributors looking to enhance their operations.

Mapping out a market-leading standard for last-mile logistics, the four-unit scheme is in reach of more than half a million households, with direct access to Central London and the wider motorway network, putting occupiers in a strategic position for distribution.

With a design centred on power, quality and sustainability, Blueprint Erith comprises a high-quality, modern working environment, delivered to net-zero carbon in construction, with a 'Very Good' target BREEAM rating.



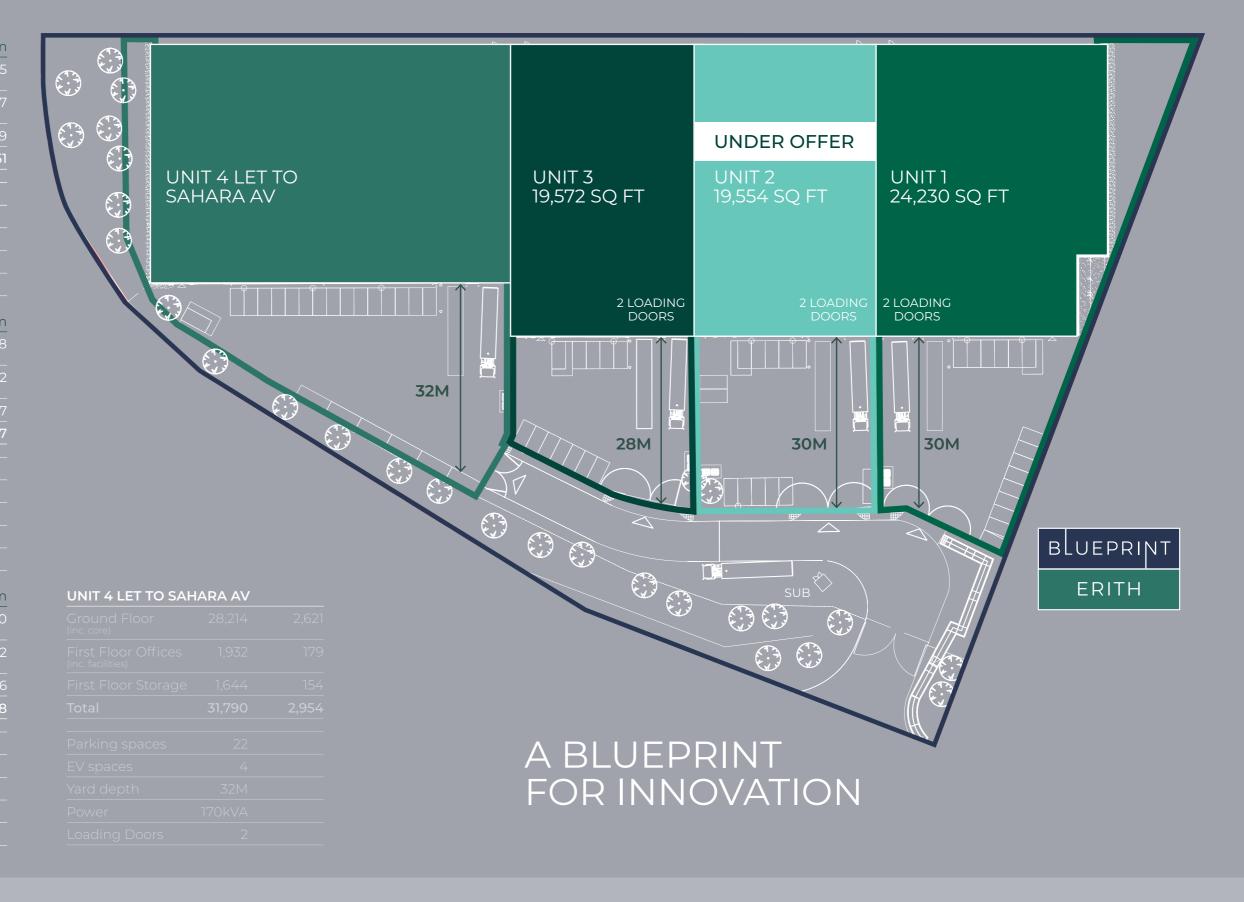






#### ACCOMMODATION (All sizes GIA)

| UNIT 1                                | sq ft  | sq m  |
|---------------------------------------|--------|-------|
| Ground Floor<br>(inc. core)           | 21,468 | 1995  |
| First Floor Offices (inc. facilities) | 1,475  | 13"   |
| First Floor Storage                   | 1,287  | 119   |
| Total                                 | 24,230 | 2,25  |
| Parking spaces                        | 16     |       |
| EV spaces                             |        |       |
| Yard depth                            | 30M    |       |
| Power                                 | 140kVA |       |
| Loading Doors                         | 2      |       |
| UNIT 2                                | sq ft  | sq m  |
| Ground Floor (inc. core)              | 17,418 | 1,618 |
| First Floor Offices (inc. facilities) | 1,304  | 122   |
| First Floor Storage                   | 832    | 75    |
| Total                                 | 19,554 | 1,81  |
| Parking spaces                        | 13     |       |
| EV spaces                             | 3      |       |
| Yard depth                            | 30M    |       |
| Power                                 | 120kVA |       |
| Loading Doors                         | 2      |       |
| UNIT 3                                | sq ft  | sq m  |
| Ground Floor<br>(inc. core)           | 17,440 | 1,620 |
| First Floor Offices (inc. facilities) | 1,308  | 122   |
| First Floor Storage                   | 824    | 76    |
| Total                                 | 19,572 | 1,818 |
| Parking spaces                        | 12     |       |
| EV spaces                             | 3      |       |
| Yard depth                            | 28M    |       |
| Power                                 | 120kVA |       |
| Loading Doors                         | 2      |       |
|                                       |        |       |





50KN/M2 FLOOR LOADING



UP TO 7.5 KN/M2 MEZZANINE FLOOR LOADING



UP TO 30M YARD DEPTH



SECURE GATED YARDS













NET ZERO CARBON CONSTRUCTION



BREEAM 'VERY GOOD'







Featuring the enhanced Firethorn Trust specification, Blueprint Erith carries a market-leading design that stimulates productivity, promotes sustainability and boosts the bottom line.

BLUEPRINT

**ERITH** 

In addition to a modern warehouse design, Grade-A mezzanine offices benefit from comfort cooling and LED lighting, while welfare facilities look to enhance employee satisfaction.



15% ROOFLIGHTS ALLOWING FOR ABUNDANCE OF NATURAL LIGHT



CYCLE STORAGE FOR EACH UNIT



**FACILITIES FACILITIES FOR EACH UNIT** 



# A BLUEPRINT FOR SUSTAINABILITY

Internationally recognised for delivering industry-leading 'eco-warehouse' schemes, and certified as a Carbon Neutral Company, Firethorn Trust is setting the framework for sustainable development.

With a commitment to create buildings that support business aspirations for excellent environmental performance, Firethorn endeavours to

implement sustainable solutions into the fabric of every design.

In addition to a net-zero carbon construction and a target 'Very Good' BREEAM rating, Blueprint Erith comprises energy-saving design features to add value and bottom-line savings, whilst minimising environmental impact – now and for the future.



## UP TO 6,800 KWH PER ANNUM FROM SOLAR PVS

Provided as part of base specification and providing potential savings of up to £2,314 pa\*, with roof capable of holding full covering of solar PVs and allowance provided for battery storage connection.



#### **OPTIMISING NATURAL LIGHT**

Triple-skinned factory assembled rooflights can save up to 13% a year on running costs by maximising natural sunlight.



#### **ENERGISED FOR THE FUTURE**

An online energy dashboard means you can proactively monitor and manage your consumption.



## 20% PARKING SPACES FITTED WITH EV CHARGE POINTS

With ducting provided for 100% EV parking spaces and future HGV charge points.



#### **RECYCLED & RECYCLABLE**

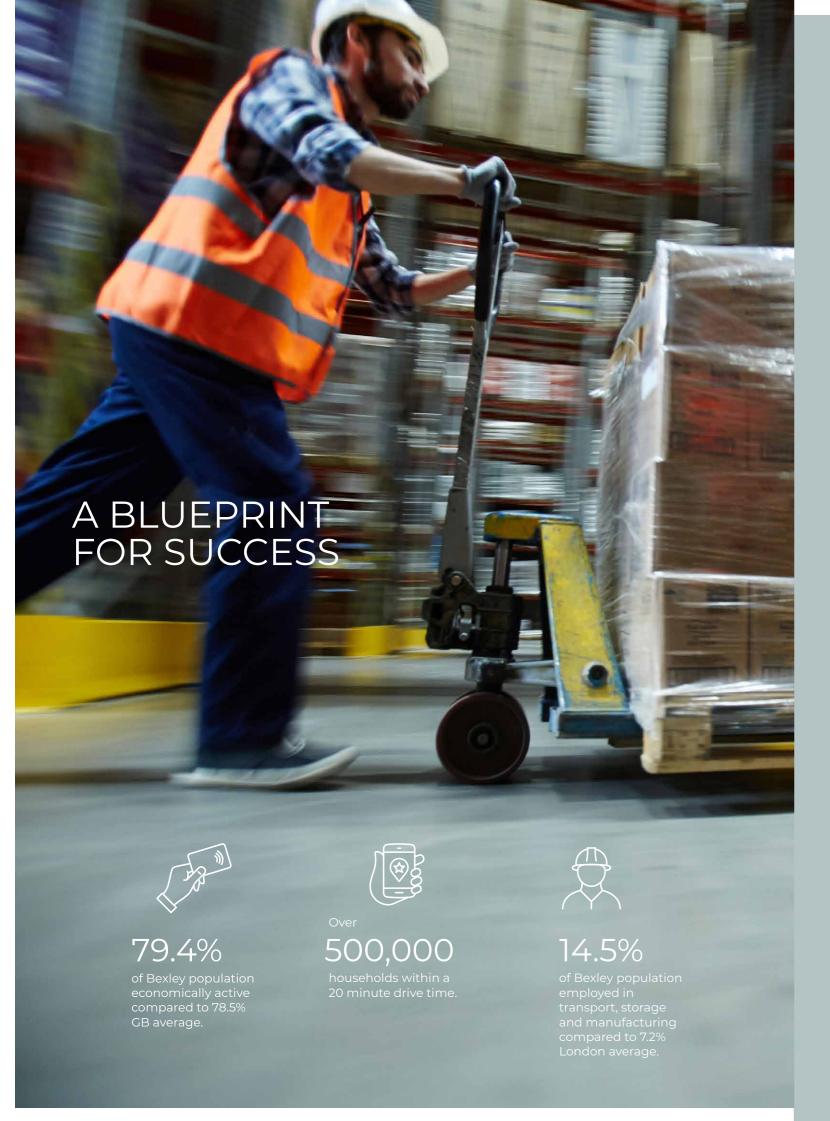
Building material choices look to reduce waste and contribute to a greener world.



#### **REDUCING WATER USAGE**

We use rainwater harvesting for intoilet flushing and other non-potable applications.







|                  | Population | Households |
|------------------|------------|------------|
| Up to 20 minutes | 1,261,209  | 503,720    |
| Up to 40 minutes | 7,973,282  | 3,250,555  |
| Up to 60 minutes | 12,534,279 | 5,037,256  |

Drive times in minutes

0-20

20-40

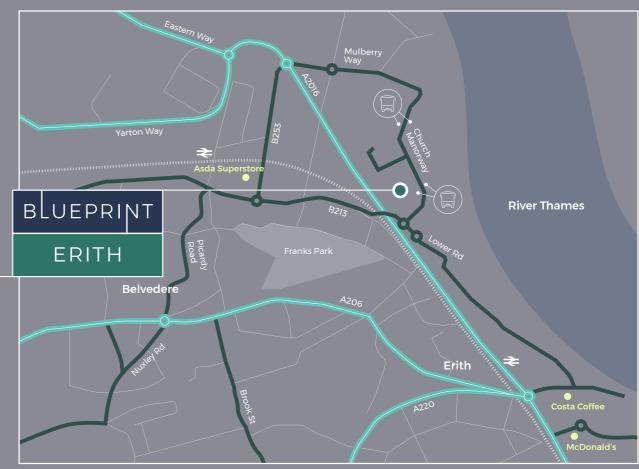
40-60

Blueprint Erith is situated within the Thames Gateway district, at the heart of the Belvedere & Erith Industrial Zone, which is currently a focus of investment and a major growth area for jobs, transport and industry.

The ward of Erith is home to more than 12,000 residents, with more than half a million households within a 20-minute drivetime, providing access to a wide employment pool.







# A BLUEPRINT FOR CONNECTIVITY

which has a population of almost 250,000 residents, Blueprint Erith is an ideal last-mile location, providing easy access to the M25, Central London and transport links across rail, air and sea.

#### DRIVE TIMES

| Roads               | Miles | Mins |
|---------------------|-------|------|
| M25 J1              | 5     | 13   |
| Dartford Crossing   | 6     | 18   |
| Blackwell Tunnel    | 9     | 28   |
| A205 South Circular | 8     | 20   |
| A406 North Circular | 18    | 32   |
|                     |       |      |
| Locations           |       |      |
|                     |       |      |

| Locations      |     |    |
|----------------|-----|----|
| Woolwich       | 6   | 16 |
| Sidcup         | 7   | 24 |
| Greenwich      | 8.4 | 20 |
| City of London | 13  | 43 |
| Central London | 16  | 62 |

| Delvedere Haili Station     | <u> </u> |    |
|-----------------------------|----------|----|
| Erith Train Station         | 1.1      | 3  |
| Abbey Wood (Elizabeth Line) | 2.5      | 7  |
| London City Airport         | 8        | 40 |
| Tilbury Docks               | 16       | 30 |
| London Gateway              | 19       | 36 |
| London Stansted Airport     | 41       | 52 |

#### TRAIN TRAVEL INTO LONDON

| Elizabeth Line Station<br>(From Abbey Road, 2.5 miles)     | Mins |
|--|------|
| Canary Wharf   | 11   |
| Liverpool Street   | 18   |
| Paddington   | 29   |
| Southeastern Rail Station (from Belvedere Station, 1 mile) |      |
| Greenwich  | 23   |
| London Bridge  | 35   |
| Cannon Street  | 39   |
| Charing Cross  | 44   |



Sherburn 42 Sherburn-in-Elmet, Leeds 4 prime industrial / distribution units from 57,750 – 280,000 sq ft



Ascent Logistics Park Leighton Buzzard Eight warehouse / industrial units 14,140 to 123,490 sq ft



# WE ARE FIRETHORN

Peterborough South
Peterborough
Three warehouse / logistics
units 94,225 to 240,830 sq ft



We deliver logistics warehousing that is modern, adaptable and allow businesses to connect quickly and easily with their customers.

As one of the country's most forward-thinking developers, we proactively seek out new opportunities that have the potential to deliver net-zero carbon logistics solutions, with the highest sustainability and wellness standards.

As we invest, develop and deliver, we remain true to our core values of being progressive in our thinking, decisive in our actions and committed to high standards.



Link Logistics Park
Ellesmere Port
Two warehouse / logistics units
of 654,225 sq ft and 107,506 sq ft







**James Sanders** Director - Head of Industrial & Logistics Chris Webb Partner

Delivering mid-box logistics



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