

PHASE 1 FULLY LET
PHASE 2 UNITS NOW AVAILABLE



DISTRIBUTION PARK

A13 | RAINHAM | ESSEX | RM13 9DD

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



PHASE 2 SPECULATIVE UNITS SHOWN FOR ILLUSTRATIVE PURPOSES

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)

GENERAL SPECIFICATION

- High quality distribution/production units
- 50kN/m² floor loading
- Dock and level loading access
- Up to 18m eaves
- High quality office space (Cat A)
- Self-contained and secure yards



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.

| | |
|-------------------|----------|
| Stansted Airport | 36 miles |
| M25 - Junction 27 | 18 |
| London Gateway | 13 |
| The City | 13 |
| Canary Wharf | 10 |
| M25 - Junction 30 | 4 |



OPTION 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) |
| TOTAL | 36,450 | (3,386) |

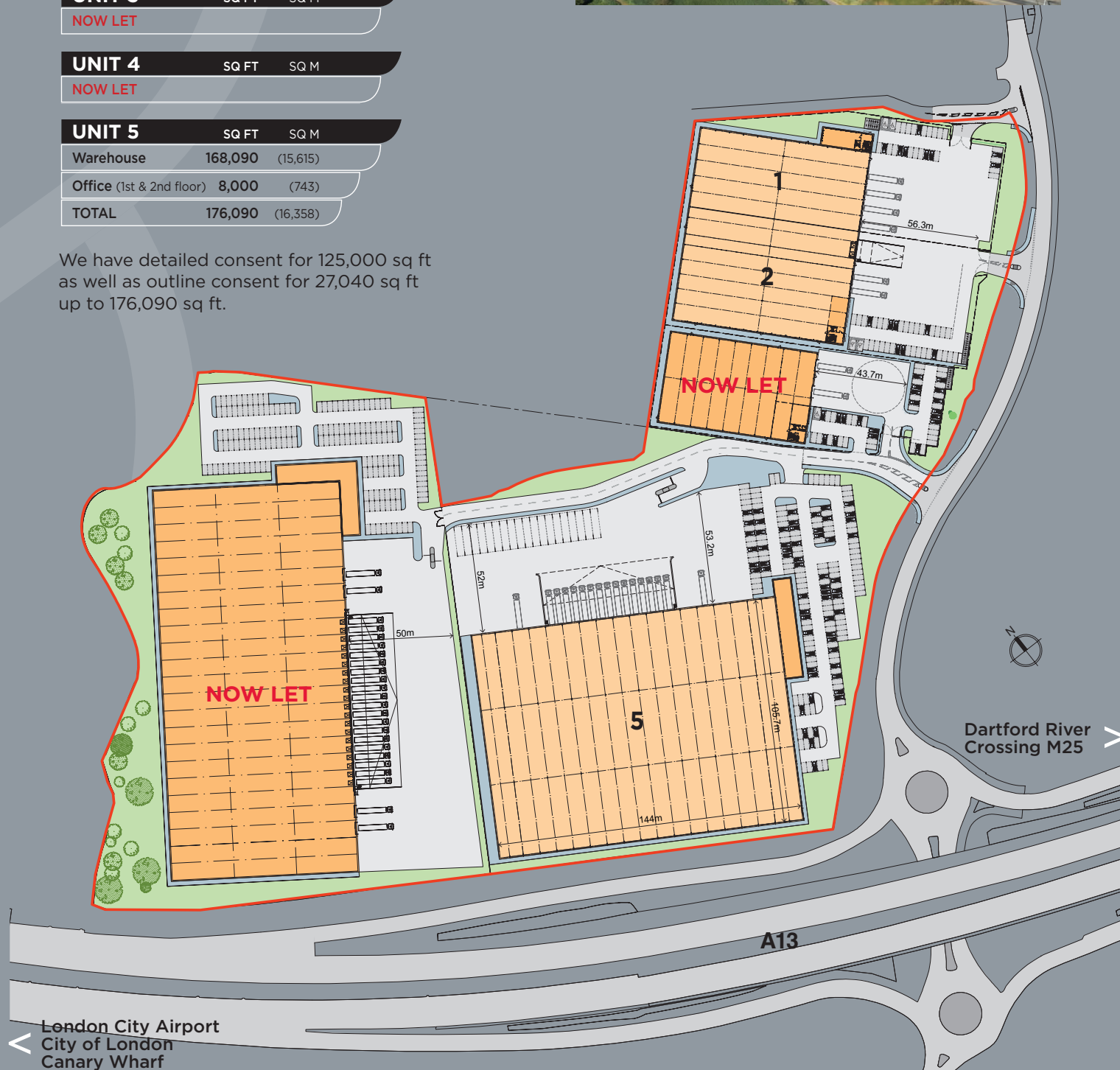
| UNIT 2 | SQ FT | SQ M |
|--------------------|---------------|----------------|
| Warehouse | 46,670 | (4,336) |
| Office (1st floor) | 1,880 | (174) |
| TOTAL | 48,550 | (4,510) |

| 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) |

We have detailed consent for 125,000 sq ft as well as outline consent for 27,040 sq ft up to 176,090 sq ft.



OPTION 2

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

| UNIT 1 | SQ FT | SQ M |
|--------------------|---------------|----------------|
| Warehouse | 34,450 | (3,200) |
| Office (1st floor) | 2,000 | (186) |
| TOTAL | 36,450 | (3,386) |

| UNIT 2 | SQ FT | SQ M |
|--------------------|---------------|----------------|
| Warehouse | 46,670 | (4,336) |
| Office (1st floor) | 1,880 | (174) |
| TOTAL | 48,550 | (4,510) |

| UNIT 3 | SQ FT | SQ M |
|----------------|-------|------|
| NOW LET | | |

| UNIT 4 | SQ FT | SQ M |
|----------------|-------|------|
| NOW LET | | |

| UNIT 5 | SQ FT | SQ M |
|--------------------|---------------|----------------|
| Warehouse | 34,735 | (3,227) |
| Office (1st floor) | 2,055 | (191) |
| TOTAL | 36,790 | (3,418) |

| UNIT 6 | SQ FT | SQ M |
|--------------------|---------------|----------------|
| Warehouse | 25,235 | (2,344) |
| Office (1st floor) | 1,805 | (168) |
| TOTAL | 27,040 | (2,512) |

| UNIT 7 | SQ FT | SQ M |
|--------------------|---------------|----------------|
| Warehouse | 66,800 | (6,206) |
| Office (1st floor) | 3,200 | (297) |
| TOTAL | 70,000 | (6,503) |

| UNIT 8 | SQ FT | SQ M |
|--------------------|---------------|----------------|
| Warehouse | 45,250 | (4,204) |
| Office (1st floor) | 2,000 | (186) |
| TOTAL | 47,250 | (4,390) |

We have detailed consent for 125,000 sq ft as well as outline consent for 27,040 sq ft up to 176,090 sq ft.





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.



A development by
Rainham Steel Investments Ltd

RAINHAM STEEL



John Allan
John.Allan@avisonyoung.com

Saffron Harding
saffron.harding@avisonyoung.com



Colin Herman
colin.herman@kemsley.com

Ben Collins
ben.collins@kemsley.com

www.avocetpark.co.uk