



CM13 3LS | M25 J29

# PHASE 2 LONDON BRENTWOOD COMMERCIAL PARK

Pre-lets from 20,000 - 130,000 sq ft





# Space for new opportunities



Fronting the junction of the A128/A127 at East Horndon and only three miles from the M25, London Brentwood Commercial Park offers pre-let opportunities from 20,000 sq ft up to 130,000 sq ft.

With the first development phase now complete, customers will benefit from a high quality commercial park environment with excellent transport links and a large local labour force.

## Key benefits:

-  6.7MVA available
-  Fast access to the M25 (three miles)
-  22 million consumers in a two-hour drivetime\*
-  Targeting a BREEAM 'Excellent' specification and A+ EPC

\*Source: Esri & Michael Bauer Research, 2023



# AERIAL VIEW



M25 (J29) - 3 miles ↑

A127

Farsound

A128

Phase 2

Unit 1



# CONSENTED MULTI UNIT PLAN



# CONSENTED MULTI UNIT SPECIFICATION

Indicative Goodman properties

## UNIT 2

- + 12m clear internal height
- + 50m yard depth
- + 12 dock doors and 4 level access doors
- + 24 HGV spaces

Area	sq m	sq ft
Warehouse	9,902	106,584
Undercroft	894	9,623
Ground floor core	78	840
First floor offices inc. core	945	10,172
Plant deck	72	775
<b>TOTAL</b>	<b>11,891</b>	<b>127,994</b>

## UNIT 3A

- + 10m clear internal height
- + 30m yard depth
- + 4 level access doors
- + 4 HGV spaces

Area	sq m	sq ft
Warehouse	4,018	43,240
Undercroft	233	2,500
Ground floor core	71	760
First floor offices inc. core	304	3,260
Plant deck	97	1,040
<b>TOTAL</b>	<b>4,722</b>	<b>50,800</b>

## UNIT 3B

- + 10m clear internal height
- + 32m yard depth
- + 2 level access doors

Area	sq m	sq ft
Warehouse	1,399	15,050
Undercroft	214	2,300
Ground floor core	71	780
First floor core	71	780
Offices	214	2,300
<b>TOTAL</b>	<b>1,969</b>	<b>21,170</b>

## UNIT 3C

- + 10m clear internal height
- + 32m yard depth
- + 2 level access doors

Area	sq m	sq ft
Warehouse	1,399	15,050
Undercroft	214	2,300
Ground floor core	71	780
First floor core	71	780
Offices	214	2,300
<b>TOTAL</b>	<b>1,969</b>	<b>21,170</b>





# INDICATIVE MULTI UNIT CGIS



# INDICATIVE SINGLE UNIT PLAN

## AREA SCHEDULE

Single unit	sq m	sq ft
Warehouse	17,309	166,310
Undercroft	499	5,370
Ground core	76	810
First floor offices inc. core	558	6,000
Second floor offices inc. core	558	6,000
Second floor plant deck	138	1,480
<b>TOTAL</b>	<b>19,138</b>	<b>205,970</b>

- + 12m clear internal height
- + 50m yard depth
- + 24 dock doors and 4 level access doors
- + 59 HGV spaces
- + Ability to accommodate up to 19,300 pallets based on a narrow aisle racking layout





Warehouse space  
Office space





# SETTING A BENCHMARK FOR ESG

Our market-leading specification is designed to reduce energy use and lower carbon emissions, and includes some of the following features:

-  Carbon neutral cladding envelope
-  Full rooftop solar PV system
-  Air tightness far in excess of current building regulations
-  12% roof lights providing optimum natural light
-  Carbon neutral carpet tiles
-  Ceiling tiles with a high percentage of recycled content
-  Solar wall thermal heating
-  Solar thermal hot water
-  LED lighting to offices and external areas
-  Smart metering
-  Electric car charging points
-  Infrastructure for future electric vehicle fleets
-  Rainwater harvesting and water saving devices





# INVESTING IN RENEWABLES

We are increasing our investment in on-site renewables as we work with our customers to deliver smart energy solutions.

With automation and increasing use of technology placing greater demands on energy usage, incorporating full rooftop arrays of solar photovoltaics (PV) on our properties provides our customers with the opportunity to benefit from the latest in solar technology, offering low cost clean energy that can meet their operational needs.



Realise significant energy cost savings over your property's lease term



Reduce your operational carbon footprint



Achieve greater cost certainty, minimising your exposure to grid energy price inflation



Purchase your energy at a discount to market pricing



Meet your corporate sustainability objectives, including ESG targets.

## How does it work?

As building owner, Goodman funds, installs and operates the solar PV installation.

Goodman is responsible for the ongoing operation and maintenance of the proposed system over the lifetime of the lease. Ongoing system monitoring will also be provided, giving customers full visibility of data and access to real-time performance information.

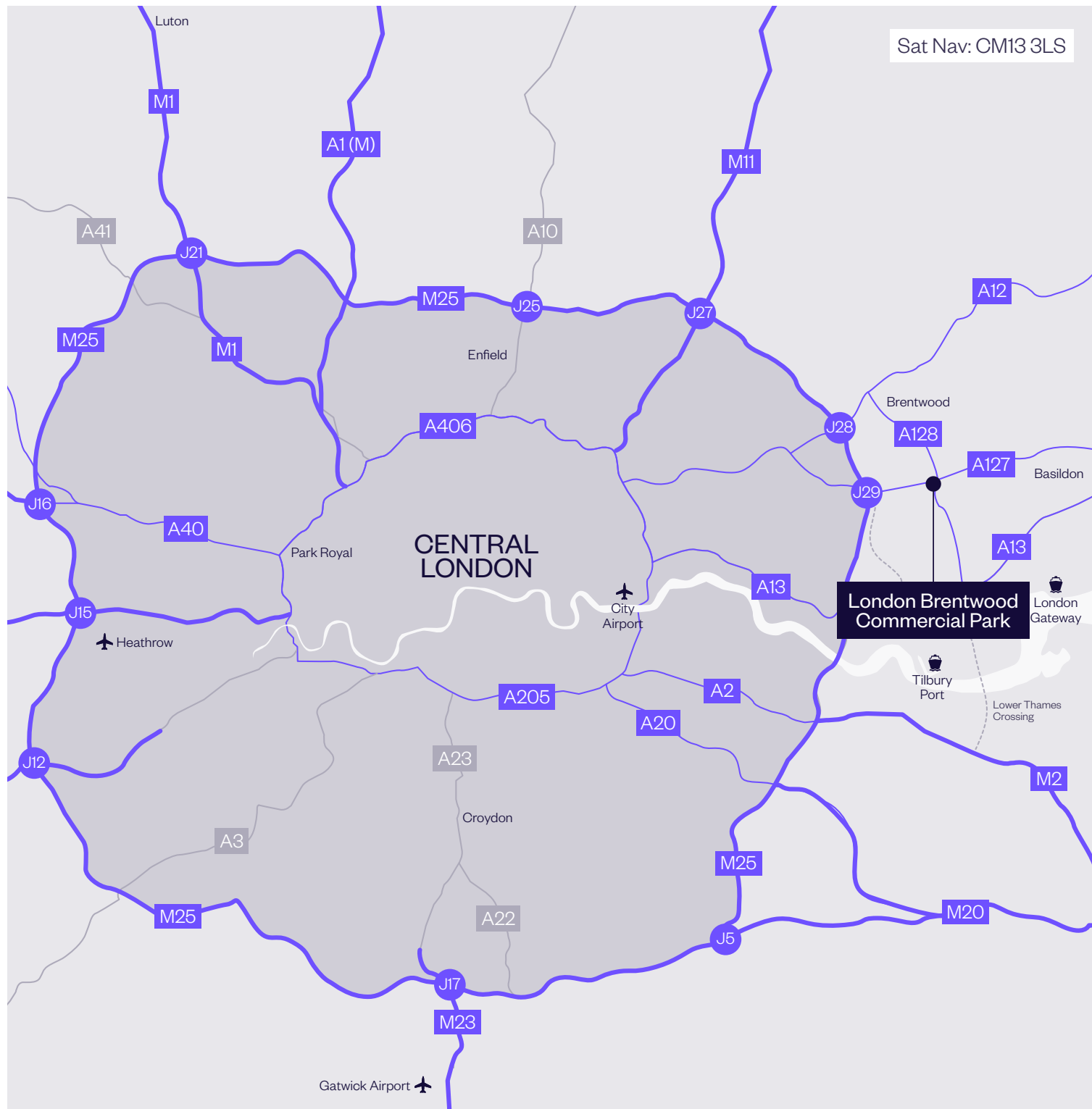




# LOCATION

Locating three miles from the M25 provides access to world-class multimodal infrastructure, combined with excellent connectivity to UK, European and global markets.

Logistics and distribution businesses can benefit from proximity to the major East Coast sea ports, including Felixstowe, Dover, London Gateway, Port of London, Tilbury, Harwich and The Channel Tunnel, six port-side rail freight terminals and fast access to the M1, A1(M), M11 and M2.







# DISTANCES



## ROAD

M25 (J29)	3 miles
A13	6 miles
M25/A12	7 miles
Queen Elizabeth II Bridge	11 miles
M25/M11	15 miles
M25/M20	20 miles
Central London	26 miles
M25/M1	40 miles
Channel Tunnel	69 miles



## AIRPORTS

London City Airport	22 miles
London Stansted Airport	30 mile
London Gatwick Airport	47 miles
London Heathrow Airport	62 mile



## PORTS

London Gateway	9 miles
Port of Tilbury	11 miles
Harwich International Port	61 miles
Port of Felixstowe	71 miles
Port of Dover	76 miles

Source: Google Maps



# ACCESS

## RAIL

West Horndon Railway Station is on the c2c mainline and offers direct services to London Fenchurch Street within 30 minutes. Located just over a mile from London Brentwood Commercial Park, the station is accessible by bus and only a seven-minute bike ride from the site. Brentwood Station is five miles away and provides new services on Crossrail's Elizabeth Line.

## BUS

Bus service 565 serves the site, with routes between Brentwood, East and West Horndon, and Bulphan. The nearest bus stop is located at Dunton Hills Farm on the A128 (Tilbury Road), which can be accessed by a new footpath linking to the park.





# CONTACT US



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