

MOMENTUM

RAINHAM — LONDON

UNITS 1-4 MOMENTUM LOGISTICS PARK,
COLDHARBOUR LANE, RAINHAM, RM13 9PJ

4 UNITS
41,126 - 171,406 SQ FT

New Highly Sustainable
Warehouse Development
Available to Let Q1 2024

WHAT3WORDS

www.momentum.london

///tribe.castle.loaded

UNITS FROM
41,126 SQ FT

3 MILES TO
A13

RARE PARK
ENVIRONMENT ON THE
RIVER THAMES

26 MINUTES TO
**LONDON CITY
AIRPORT**

13 MINUTES TO
J31 M25

UNIQUE SURROUNDINGS

Momentum is situated in a region that is experiencing ongoing investment, providing direct access to a burgeoning, highly skilled workforce. The area is poised for growth, with nearby housing, industrial and enterprise developments anticipated to drive the region forward, leading to an increase in employment opportunities and attracting a talented workforce.



UNIQUE ENVIRONMENT

A BETTER PLACE FOR
WORKPLACE WELLNESS



+



EMPLOYEE SHOWERS
AND QUIET ROOM

+



CYCLE STORAGE
AND LINKS TO THAMES
CYCLE PATH

+

+



THAMES RIVERSIDE
VIEWS AND PUBLIC
REALM ENHANCEMENT

+



LANDSCAPED
ENVIRONMENT WITH
PICNIC AREAS

+

+



+100% INCREASE
IN HEDGEROWS

+



PLANTING 199
NEW TREES

+

+

+

+

UNIQUE INNOVATION

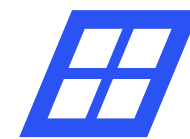
ENVIRONMENTAL SUSTAINABILITY

The environment and sustainability are at the heart of Momentum's design. The target BREEAM rating of 'Excellent', net zero carbon in operation all help to ensure minimal impact is made on the surrounding environment.

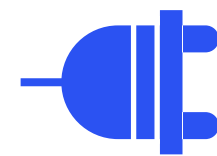
DESIGN INITIATIVES



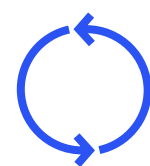
100% ELECTRIC BUILDINGS BY DESIGN



10% ROOF LIGHTS



100% EV CARS POWERED BY PVS



LOW CARBON AND/OR RECYCLED MATERIALS



SOURCING MATERIALS LOCALLY WHERE POSSIBLE



ENERGY EFFICIENT HEAT PUMPS

TARGETED CREDENTIALS



OFFICE CLASSIFICATION LOW ENERGY DESIGN AND SPECIFICATION

BREEAM

BREEAM RATING OF "EXCELLENT"

A+

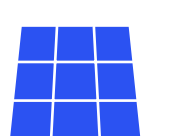
EPC "A+" RATING



+86% INCREASE IN HABITAT



NET ZERO CARBON ENABLED IN OPERATION



OPTIMUM PVS COVERING 70% OF ROOF SPACE

UNIQUE



GRADE A OFFICE CONTENT



CAR PARKING RATIO



20% ELECTRIC VEHICLE CHARGING*



HIGHLY SECURE ENVIRONMENT

UNIT 1
1:1,422 SQ FT

UNIT 2
1:1,142 SQ FT

UNIT 3
1:1,906 SQ FT

UNIT 4
1:1,158 SQ FT

SPEC



15 -18M EAVES HEIGHT



50 KNM2 FLOOR LOADING



35 - 50M SELF CONTAINED YARDS

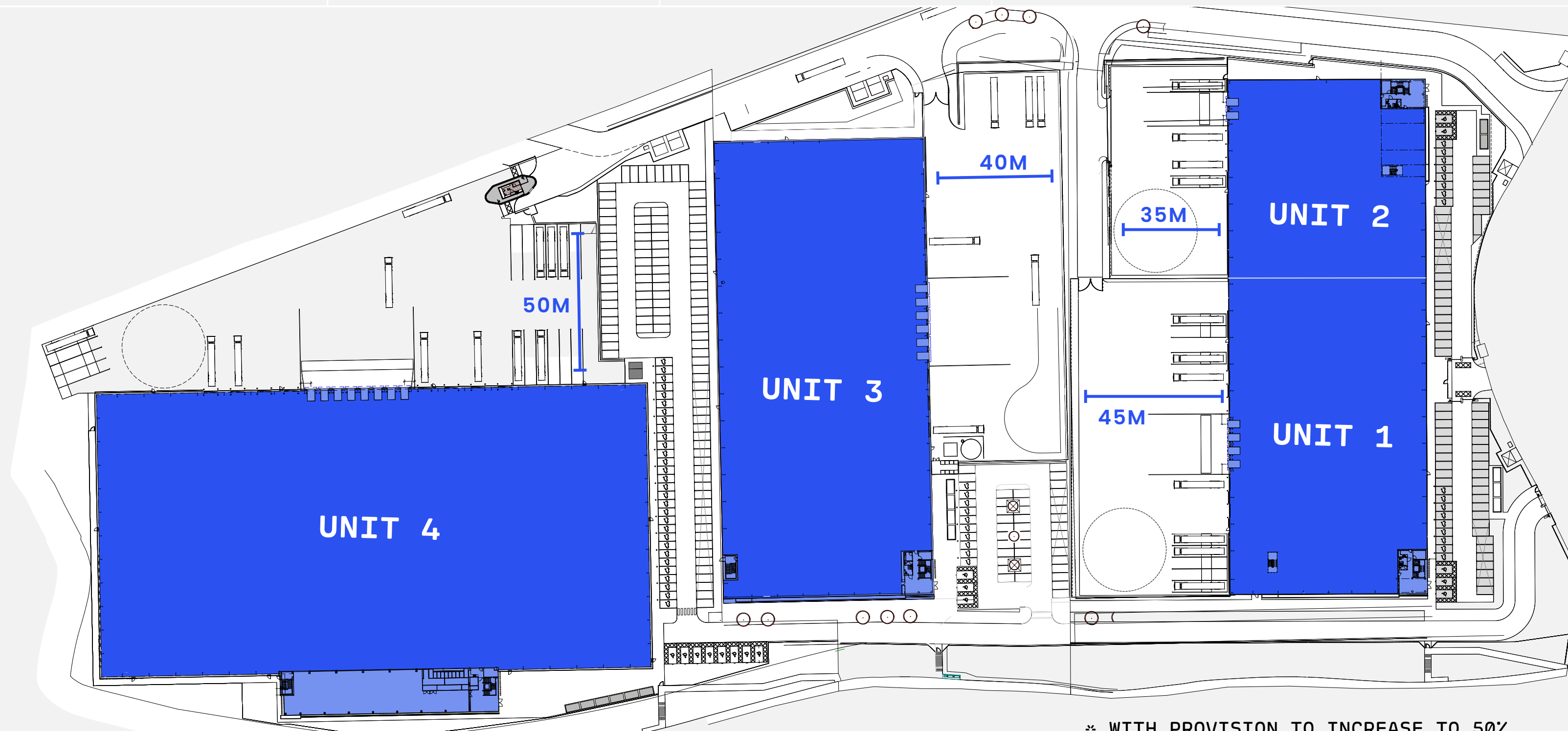


RIVERSIDE VIEWS

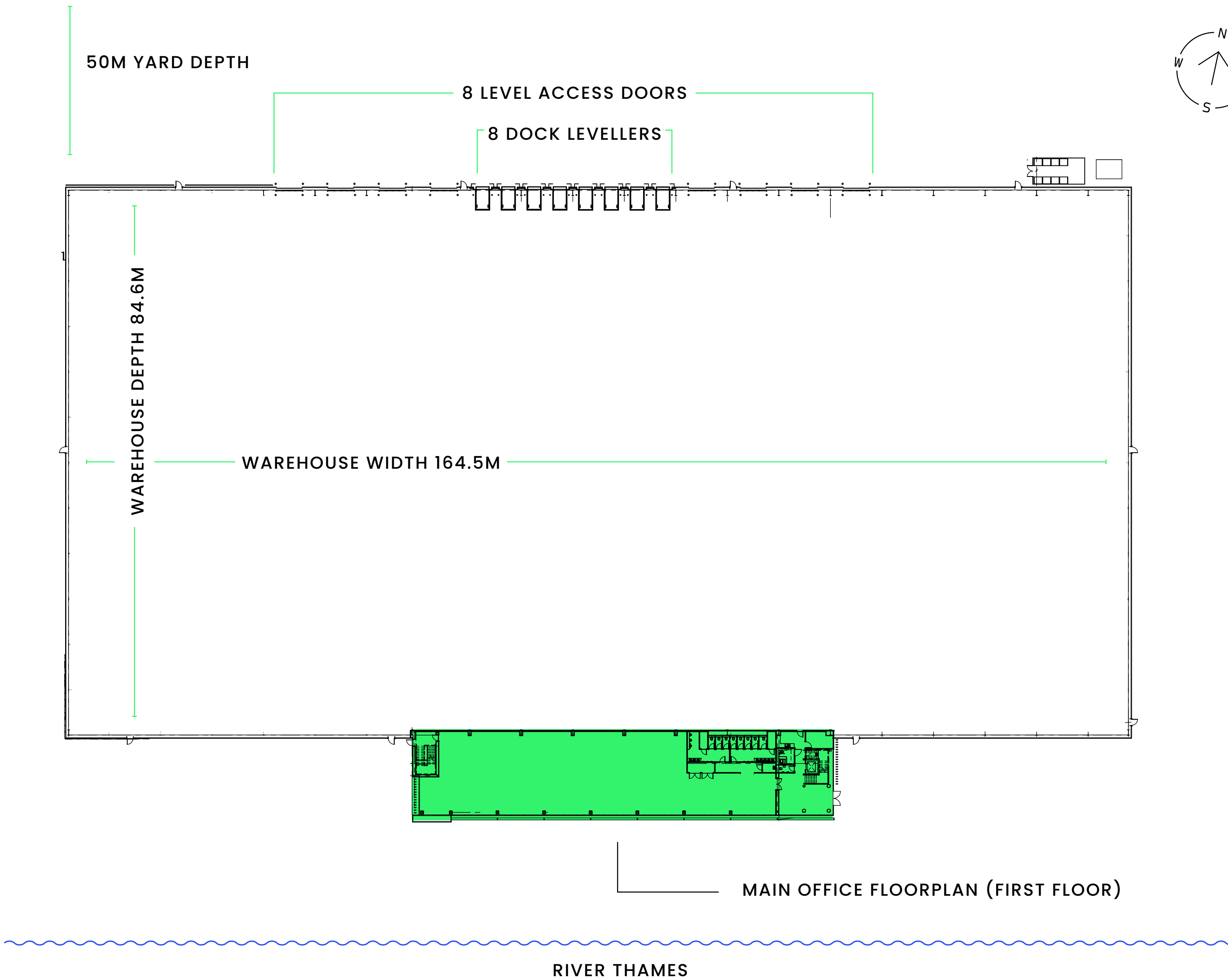
Four Grade-A units each include highly-specified, sustainable features, expertly designed for low energy consumption and maximum efficiency - perfect for dynamic, ambitious and forward-thinking companies.

Across 20 acres, Momentum features environmentally responsible infrastructure such as PV panels, 20% EV chargers, landscape buffers for wildlife and amenity, tree lined roads and Thames Cycle path access.

The property is offered to let on a new full repairing and insuring lease for a term to be agreed.



* WITH PROVISION TO INCREASE TO 50%



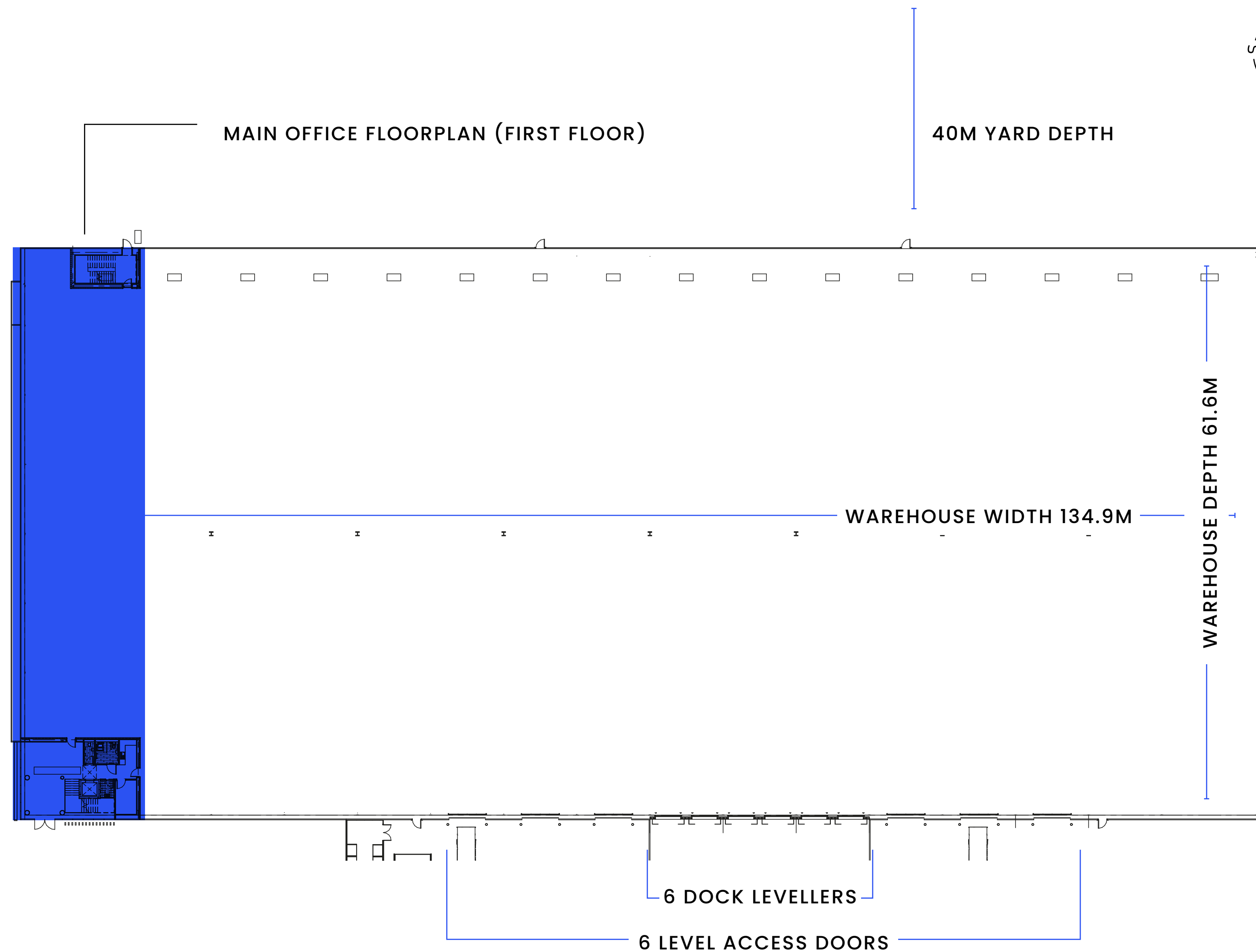
UNIT 4

	SQ FT
GROUND FLOOR	161,780
FIRST FLOOR	9,363
GATEHOUSE	263
TOTAL	171,406
WAREHOUSE WIDTH	164.5M
WAREHOUSE DEPTH	84.6M
EAVES HEIGHT	18M
YARD DEPTH	50M
CAR PARKING	146
HGV (INC LOADING)	32
BICYCLE	60
DOCK LEVELLERS	8
LEVEL ACCESS	8

+	+	+	+
		88.5% OF PV PRODUCTION IS CONSUMED ONSITE	
+	+	+	+
		146 PARKING SPACES RATIO: 1:1,158 SQ FT	
+	+	+	+
		VIEWS OF THE RIVER THAMES	
+	+	+	+



RIVER THAMES

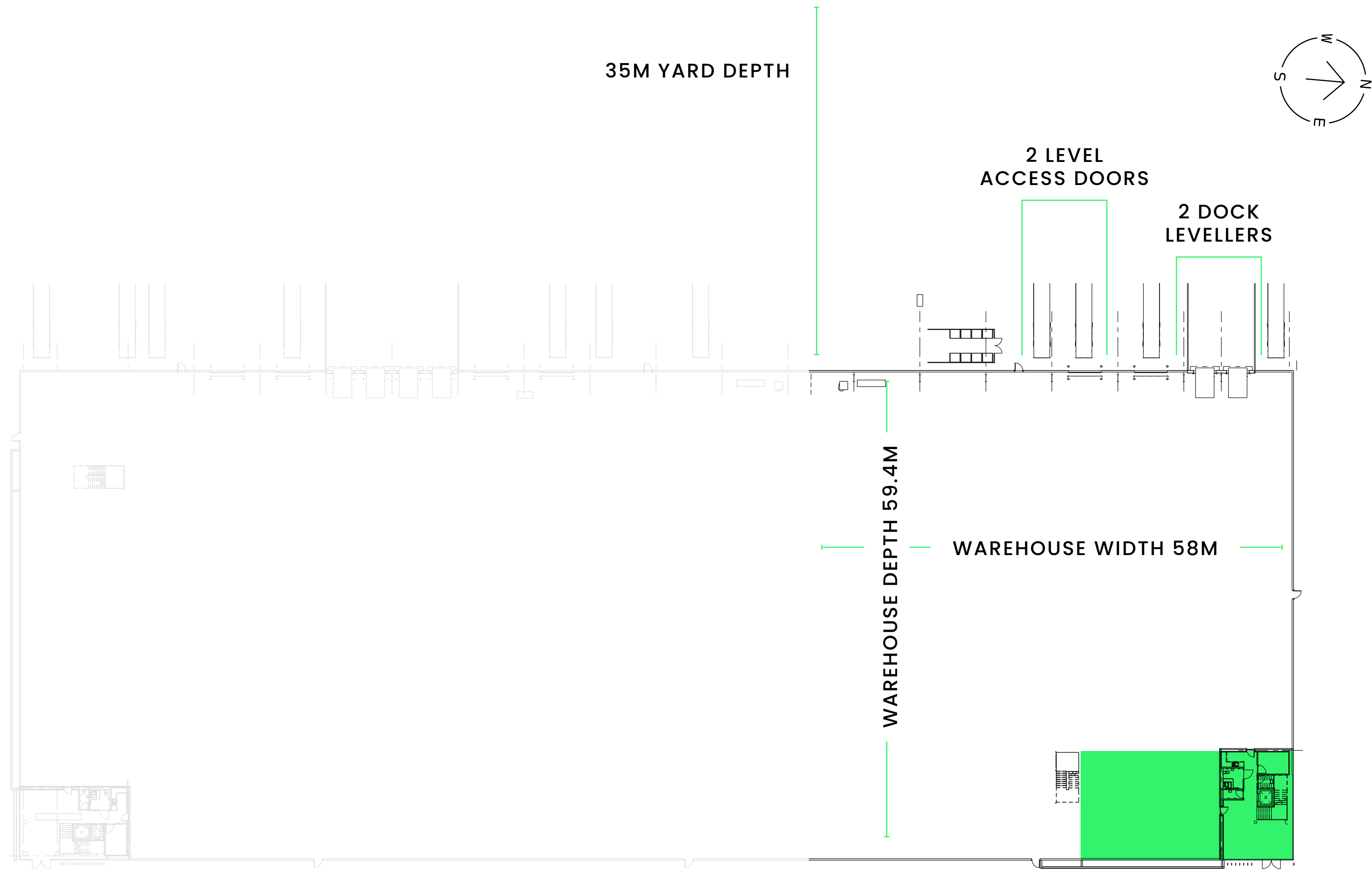


UNIT 3

	SQ FT
GROUND FLOOR	92,329
FIRST FLOOR	8,708
TOTAL	101,037
<hr/>	
WAREHOUSE WIDTH	134.9M
WAREHOUSE DEPTH	61.6M
EAVES HEIGHT	15M
YARD DEPTH	40M
CAR PARKING	53
HGV (INC LOADING)	20
BICYCLE	60
DOCK LEVELLERS	6
LEVEL ACCESS	6

+	+	+	+
	+	+	+
	94.6% OF PV PRODUCTION IS CONSUMED ONSITE		
+	+	+	+
	+	+	+
	53 PARKING SPACES RATIO: 1:1,906 SQ FT		
+	+	+	+
	+	+	+
	VIEWS OF THE RIVER THAMES		
+	+	+	+





UNIT 2 MAIN OFFICE FLOORPLAN (FIRST FLOOR)

UNIT 2

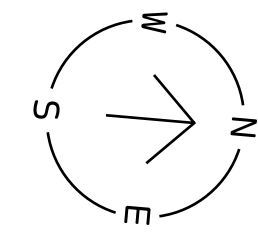
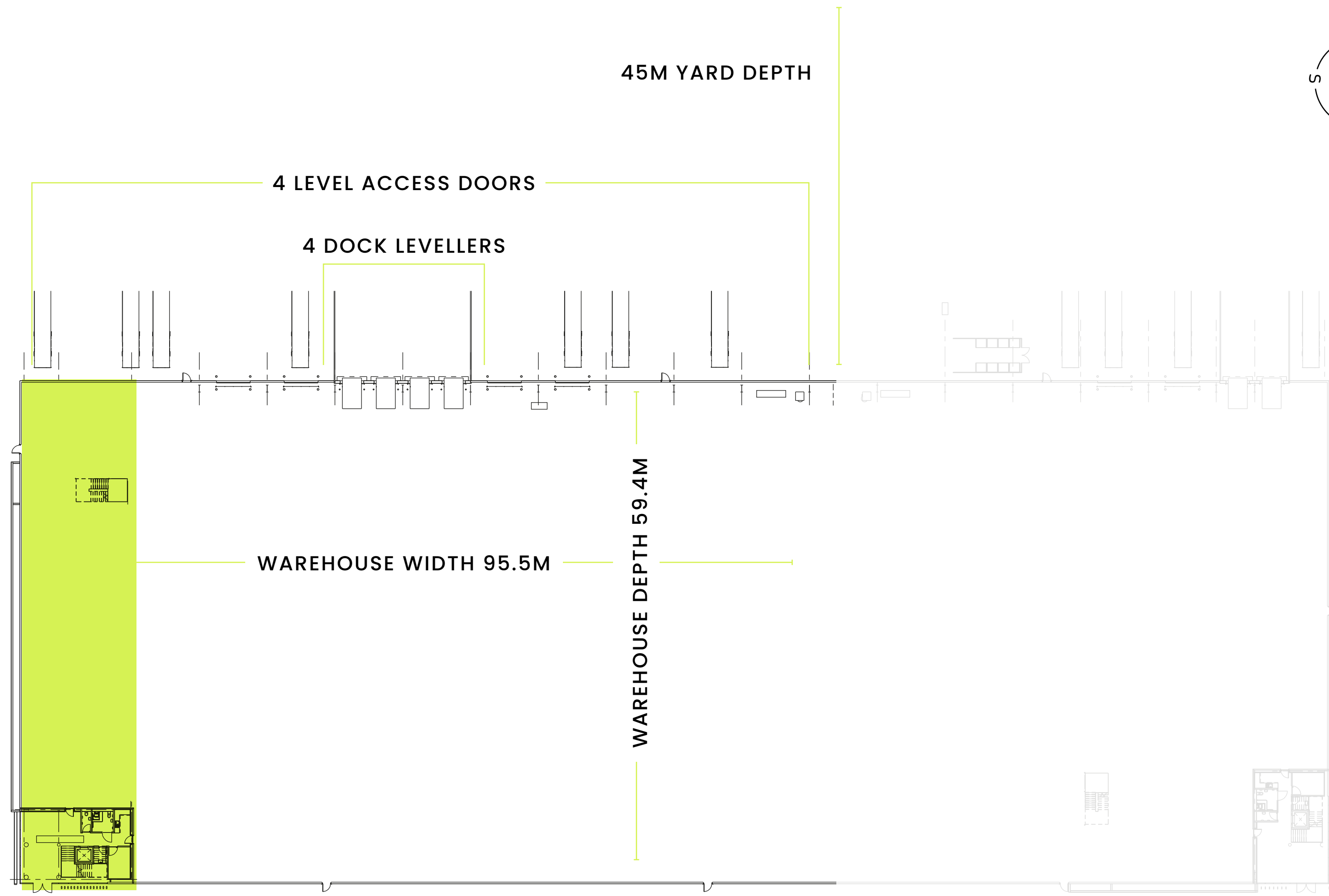
	SQ FT
GROUND FLOOR	37,844
FIRST FLOOR	3,282
TOTAL	41,126
WAREHOUSE WIDTH	58M
WAREHOUSE DEPTH	59.4M
EAVES HEIGHT	15M
YARD DEPTH	35M
CAR PARKING	28
HGV (INC LOADING)	8
BICYCLE	20
DOCK LEVELLERS	2
LEVEL ACCESS	2

+	+	+	+
+	+	+	+
+	+	+	+

95.4% OF PV PRODUCTION IS CONSUMED ONSITE

**28 PARKING SPACES
RATIO: 1:1,142 SQFT**

RIVER THAMES



UNIT 1

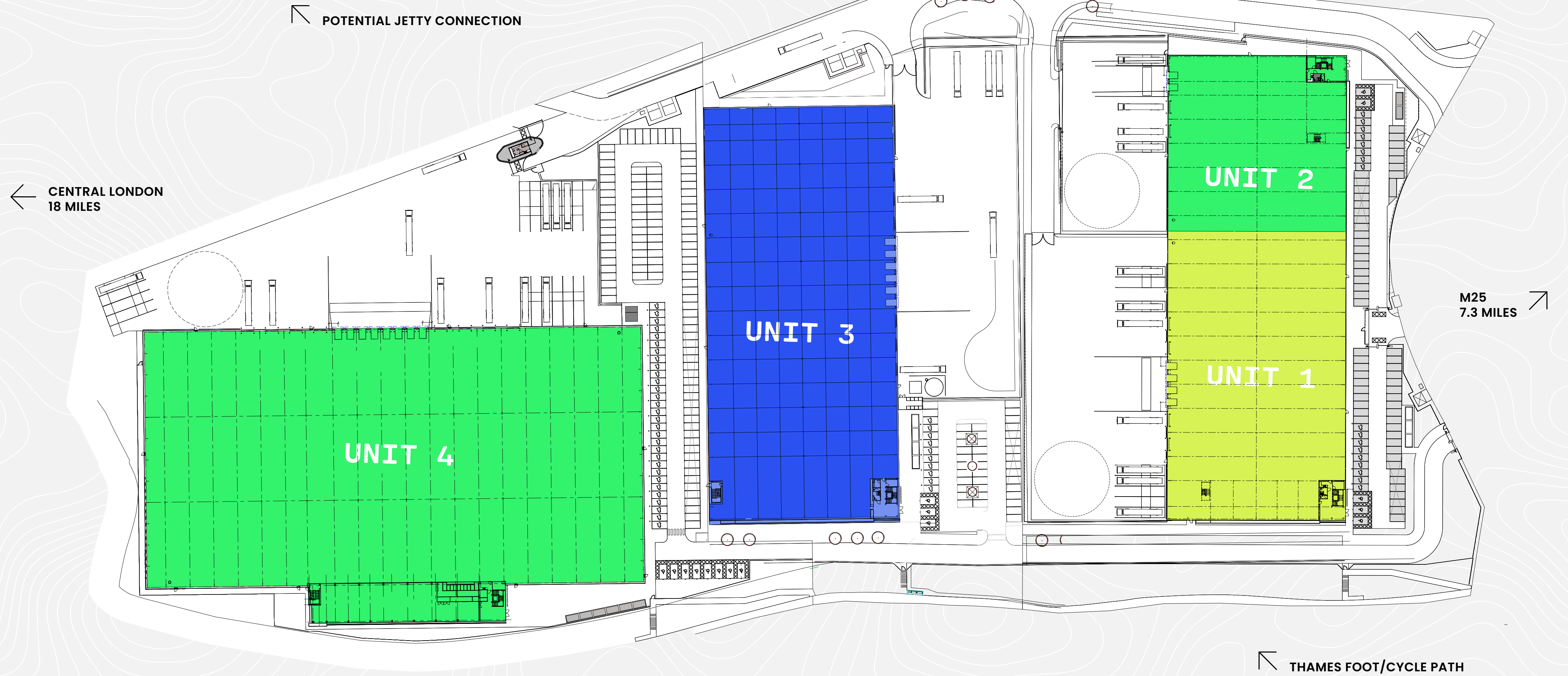
	SQ FT
GROUND FLOOR	62,018
FIRST FLOOR	6,227
TOTAL	68,245

WAREHOUSE WIDTH	95.5M
WAREHOUSE DEPTH	59.4M
EAVES HEIGHT	15M
YARD DEPTH	45M
CAR PARKING	55
HGV (INC LOADING)	11
BICYCLE	30
DOCK LEVELLERS	4
LEVEL ACCESS	4

UNIT 1 MAIN OFFICE FLOORPLAN (FIRST FLOOR)

+	+	+	+
	+	+	
	95.4% OF PV PRODUCTION IS CONSUMED ONSITE		
+	+	+	+
	+	+	
	55 PARKING SPACES RATIO: 1:1,422 SQ FT		
+	+	+	+
	+	+	
	VIEWS OF THE RIVER THAMES		
+	+	+	+

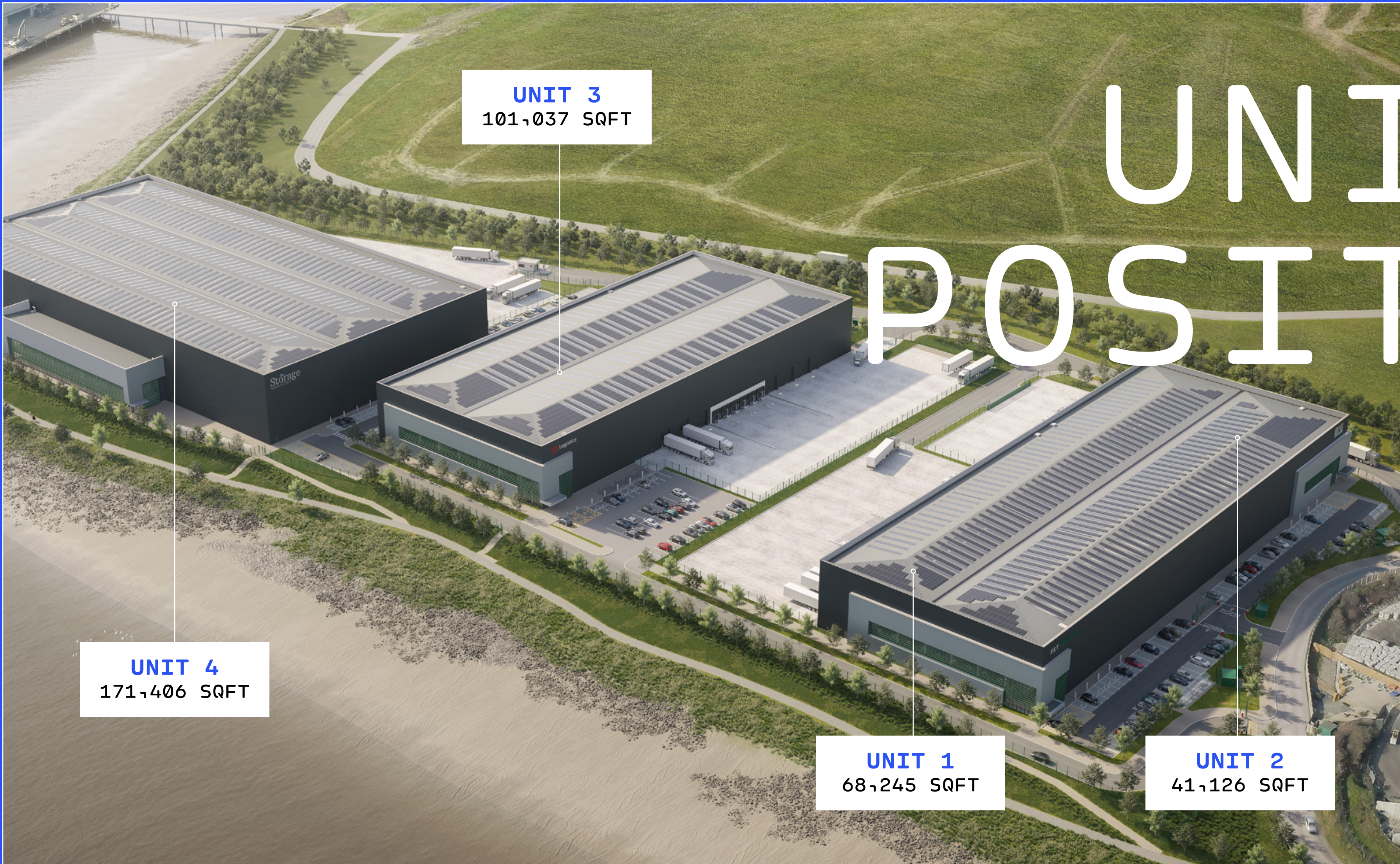




Schedule of accommodation, all sizes GEA:

*Units 1 and 2 can be combined into a single unit if required.

UNIT 4	SQ M	SQ FT	UNIT 3	SQ M	SQ FT	UNIT 2	SQ M	SQ FT	UNIT 1	SQ M	SQ FT	COMBINED 1 & 2*	SQ M	SQ FT
GROUND FLOOR	15,030	161,780	GROUND FLOOR	8,577	92,329	GROUND FLOOR	3,515	37,844	GROUND FLOOR	5,762	62,018	GROUND FLOOR	9,277	99,862
FIRST FLOOR	870	9,363	FIRST FLOOR	809	8,708	FIRST FLOOR	305	3,282	FIRST FLOOR	578	6,227	FIRST FLOOR NORTH	305	3,282
GATEHOUSE	24	263	TOTAL	9,386	101,037	TOTAL	3,820	41,126	TOTAL	6,340	68,245	FIRST FLOOR SOUTH	578	6,227
TOTAL	15,924	171,406										TOTAL	10,160	109,371



UNIQUE POSITION

With Jetty access, Momentum provides the perfect steppingstone from East to Central London. It offers riverside links and connections to the motorway network via A13 and A282 making it an ideal location for businesses.

The close proximity to the river provides a unique way to navigate and explore, allowing for scenic views and offering a different perspective of the city in addition to the well established motorway connections.

LOCAL OCCUPIERS

KUEHNE+NAGEL

SIG

XPO Logistics

BUNZL

HOVIS

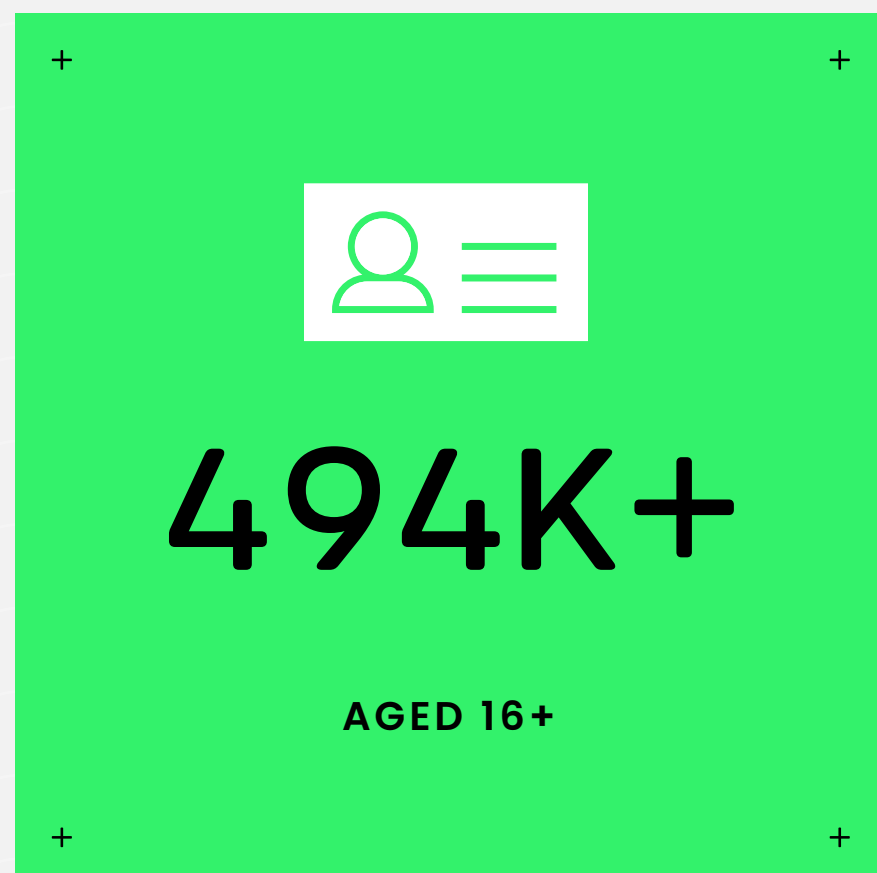
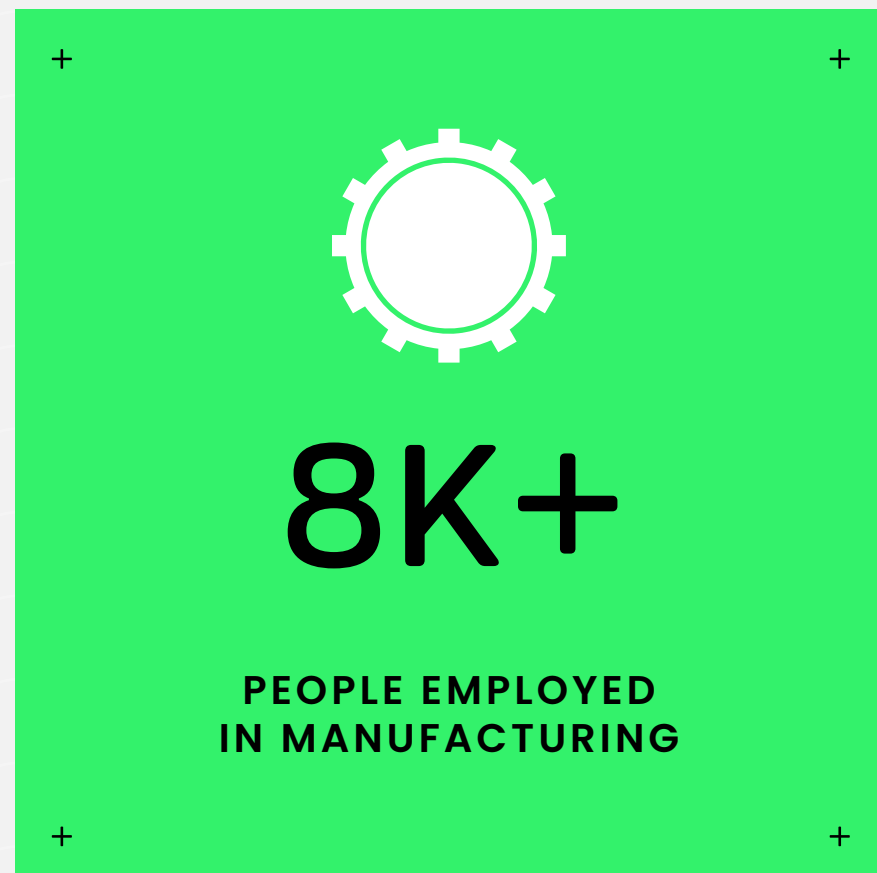
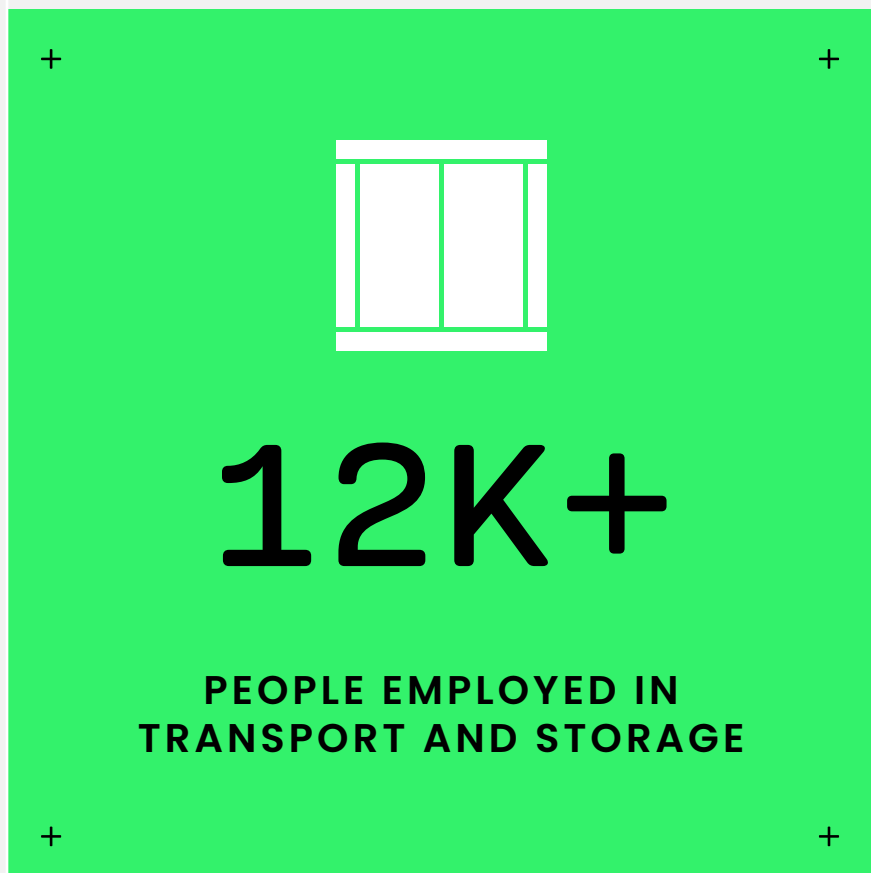
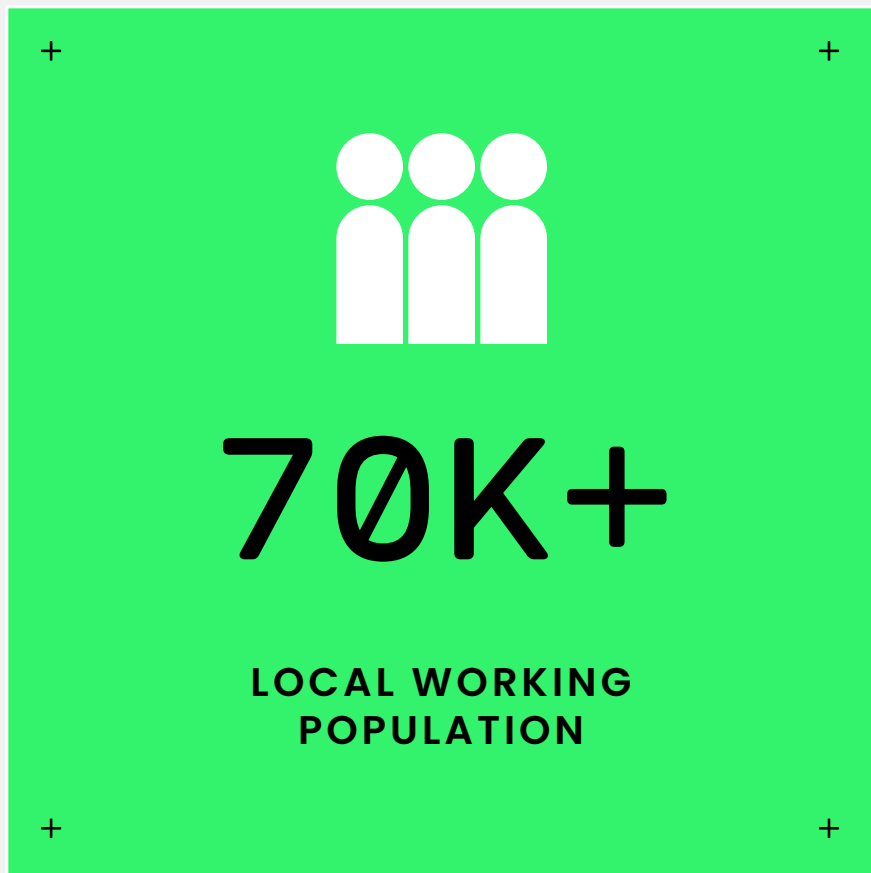
Tilda

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ERIKS

TESCO

Eddie Stobart

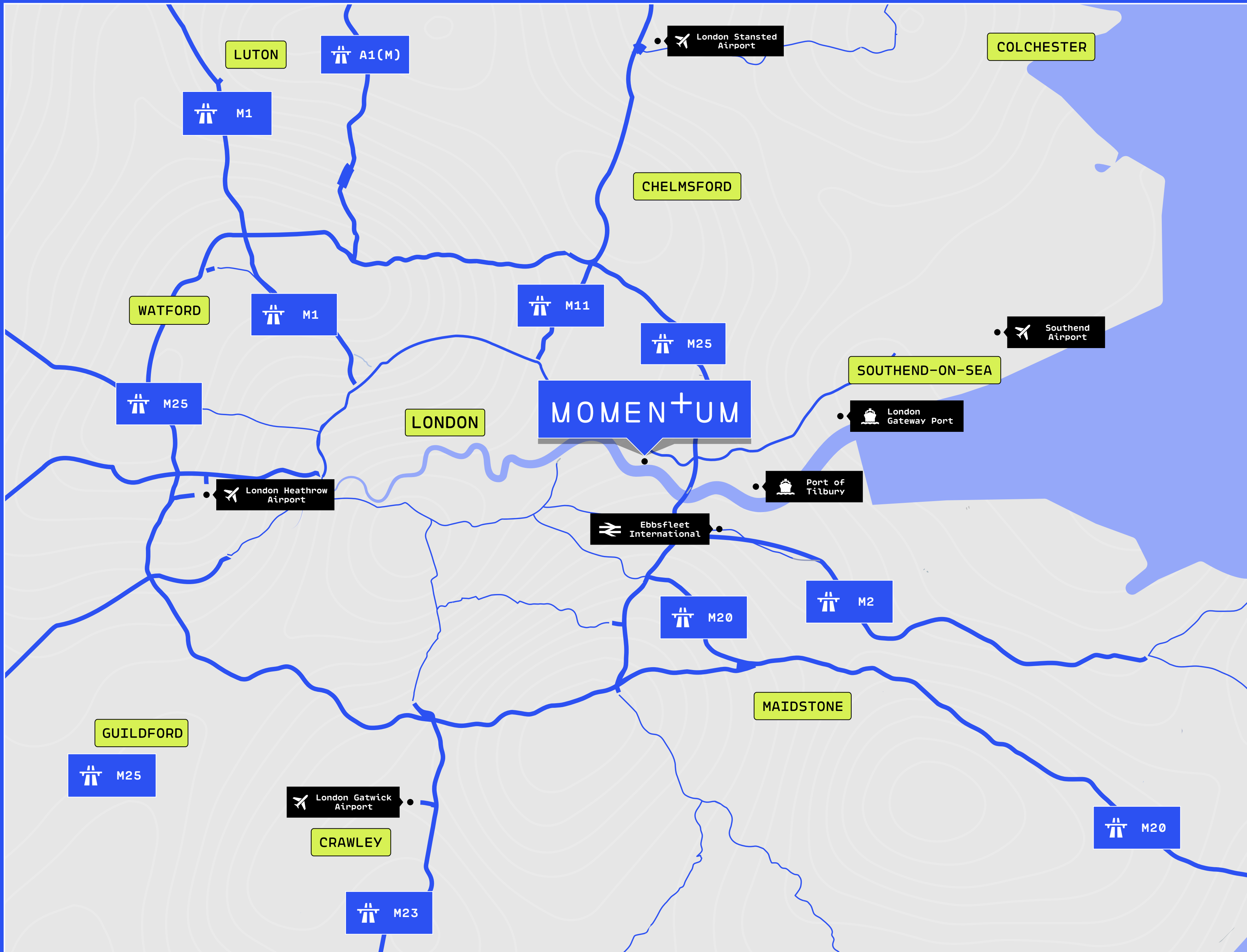


A workforce in waiting, within a well connected and thriving community

UNIQUE POSSIBILITIES BUILT FOR THE FUTURE

A PLACE BUILT
FOR THE FUTURE





IDEALLY SITUATED

Momentum London is within a 30 mile radius of 279,862 postcodes, just 3 miles from the A13, 7.3 miles to Junction 31 of the M25 and benefits from access to the nearby Coldharbour jetty. Providing access to river, road and motorway.

TRAVEL DISTANCES	
A13	3 MILES
M25	7.3 MILES
A406 NORTH CIRCULAR	8.7 MILES
DARTFORD CROSSING	10 MILES
SOUTH CIRCULAR	12 MILES
LONDON CITY AIRPORT	12 MILES
TILBURY DOCKS	14 MILES
LONDON GATEWAY	17 MILES
CENTRAL LONDON	18 MILES
SOUTHEND AIRPORT	31 MILES
HARWICH INTERNATIONAL PORT	73 MILES
PORT OF FELIXSTOWE	81 MILES

POSTCODE: RM13 9BJ

///WHAT3WORDS:
TRIBE.CASTLE.LOADED



UNIQUE SEEK

EXPLORE A SUSTAINABLE
HIGH-SPECIFICATION
LOGISTICS PARK ON THE
RIVER THAMES.



UNIQUE OPPORTUNITY

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H B D BARINGS

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