

# ERITH LOGISTICS HUB

**TO LET** | 71,532 SQ FT (6,646 SQ M)  
DETACHED LOGISTICS UNIT

ERITH | KENT | CHURCH MANORWAY | **DA8 1EX**



# ERITH LOGISTICS HUB

**Erith Logistics Hub** comprises an exciting development situated in a prominent position on the A2016 Bronze Age Way, Erith, an established suburb of South East London.

Erith is an excellent commercial location home to a number of national occupiers including Ocado, Amazon and Tesco.

A best in class urban logistics location well positioned for distribution, with Junction 1a of the M25 just 5.3 miles away, the Blackwall Tunnel 9.5 miles, London City 15.4 miles and Central London 17.5 miles.



# ERITH LOGISTICS HUB

BLACKWELL TUNNEL 9.5 MILES

RIVER THAMES

ASDA

ocado

LIDL

TESCO

ocado

amazon

EOL

A2016

A2016

ERITH STATION 1 MILE

M25 J1A 5 MILES

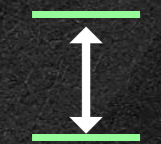
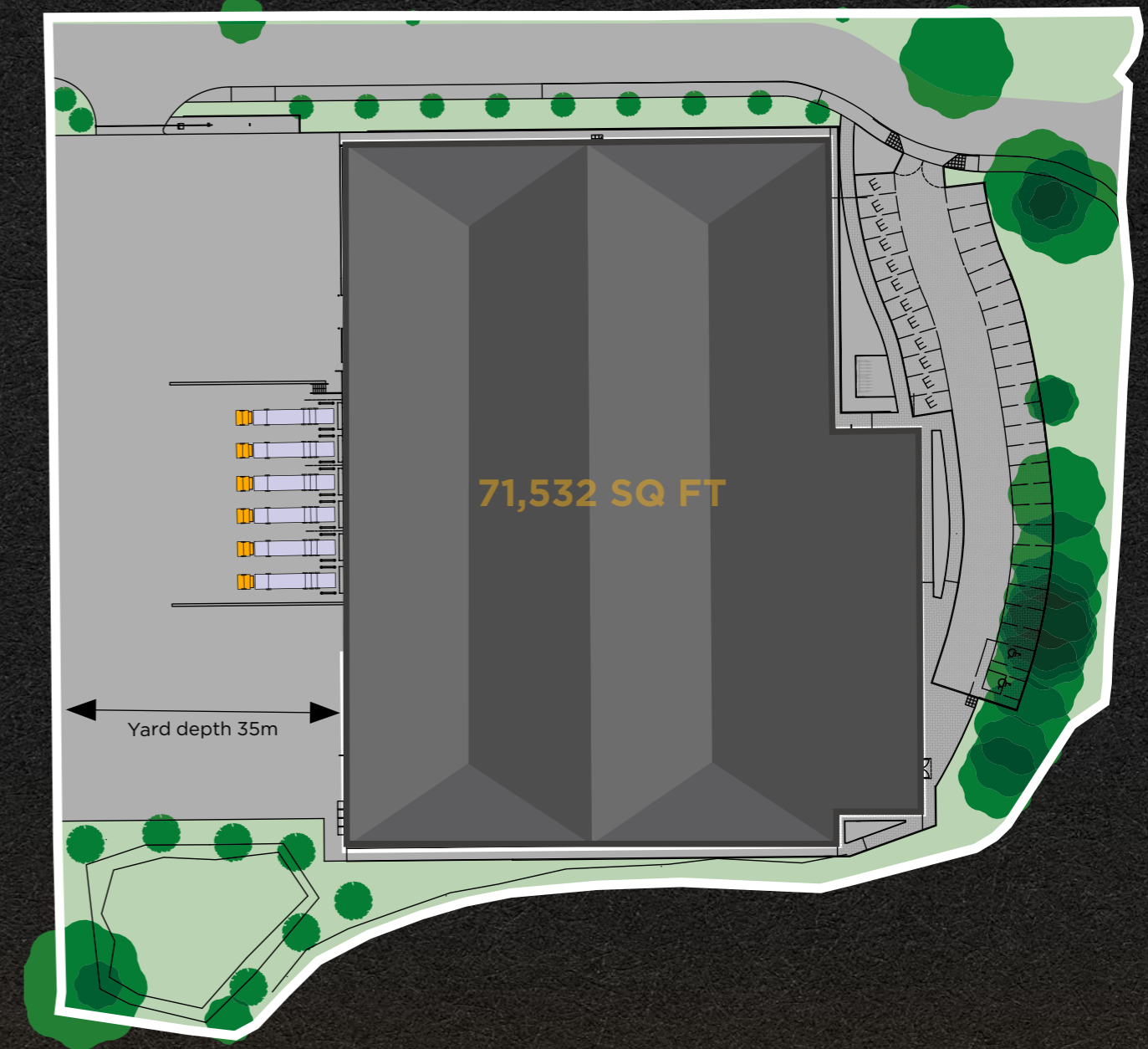


# SPECIFICATION

## KEY FEATURES

This new, highly specified warehouse unit, is ideally situated for last-mile/urban logistics. This 71,532 sqft self contained logistics unit benefits from 12.5m eaves height, 526 KVA power and a 35m deep, secure yard area.

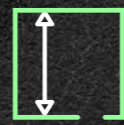
The scheme incorporates the highest standards of design and offers self-contained, secure site with generous parking provision and enhanced ESG credentials - all delivered in an attractive Grade-A environment.



12.5m  
Eaves Height



526 KVA  
Power



35m  
Yard



6 Docks & 2 Level  
Access Loading  
Doors



13% Photovoltaic  
Panels



13%  
Roof Lights



37 Car  
Parking Space



8 EV  
Charging Points

BREEAM®

BREEAM  
'Excellent'



EPC Rating  
'A'



Fully Fitted  
1st Floor Office  
including:



Raised  
Access Floors



Comfort Cooling/  
Heating



High-Speed Fibre  
Broadband \*  
(Up to 16gb)



LED Lighting  
With PIR Sensors

## ACCOMMODATION

|   | SQ FT         | SQ M         |
|---|---------------|--------------|
| Ground Floor<br>Warehouse and Ancillary | 60,342        | 5,606        |
| First Floor<br>Fitted Offices           | 5,595         | 520          |
| Second Floor<br>Fitted Offices          | 5,595         | 520          |
| <b>TOTAL</b>                            | <b>71,532</b> | <b>6,646</b> |

All areas are approximate on a GEA sq ft basis.

\*We provide a connection to the Openreach fibre network (FTTP - fibre to premises) which can offer speeds of up to 1Gbps.



# ERITH LOGISTICS HUB

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GRADE **A** SPECIFICATION



# GREEN CREDENTIALS

## ERITH LOGISTICS HUB

Padrock employ the latest environmentally friendly technologies to reduce the costs of occupation and target a minimum EPC rating of A for their units. As a result, occupational costs to the end user will be reduced.



ELECTRIC VEHICLE CHARGING POINTS



PHOTOVOLTAIC PANELS

BREEAM®

TARGETING 'EXCELLENT' RATING



SECURE CYCLE PARKING



HIGH PERFORMANCE CLADDING



MINIMUM EPC 'A' RATINGS



AIR SOURCE HEAT PUMPS



AMENITY SPACE/POCKET PARK



BIODIVERSITY NET GAIN 42.5%



10% WAREHOUSE ROOF LIGHTS



NET ZERO CARBON CONSTRUCTION



GREEN ROOF

Indicative image only

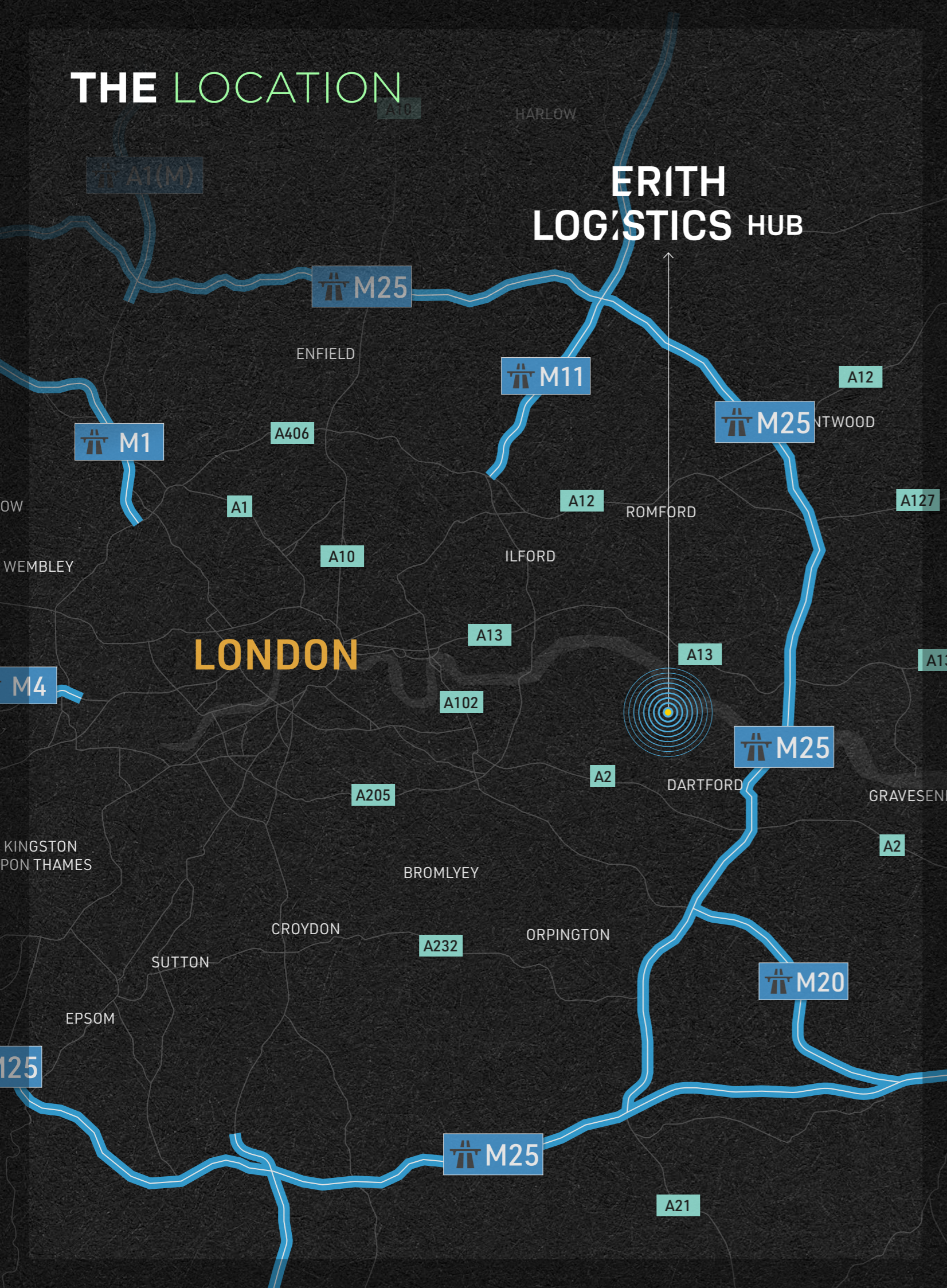
ERITH LOGISTICS HUB | DA8 1EX

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# THE LOCATION



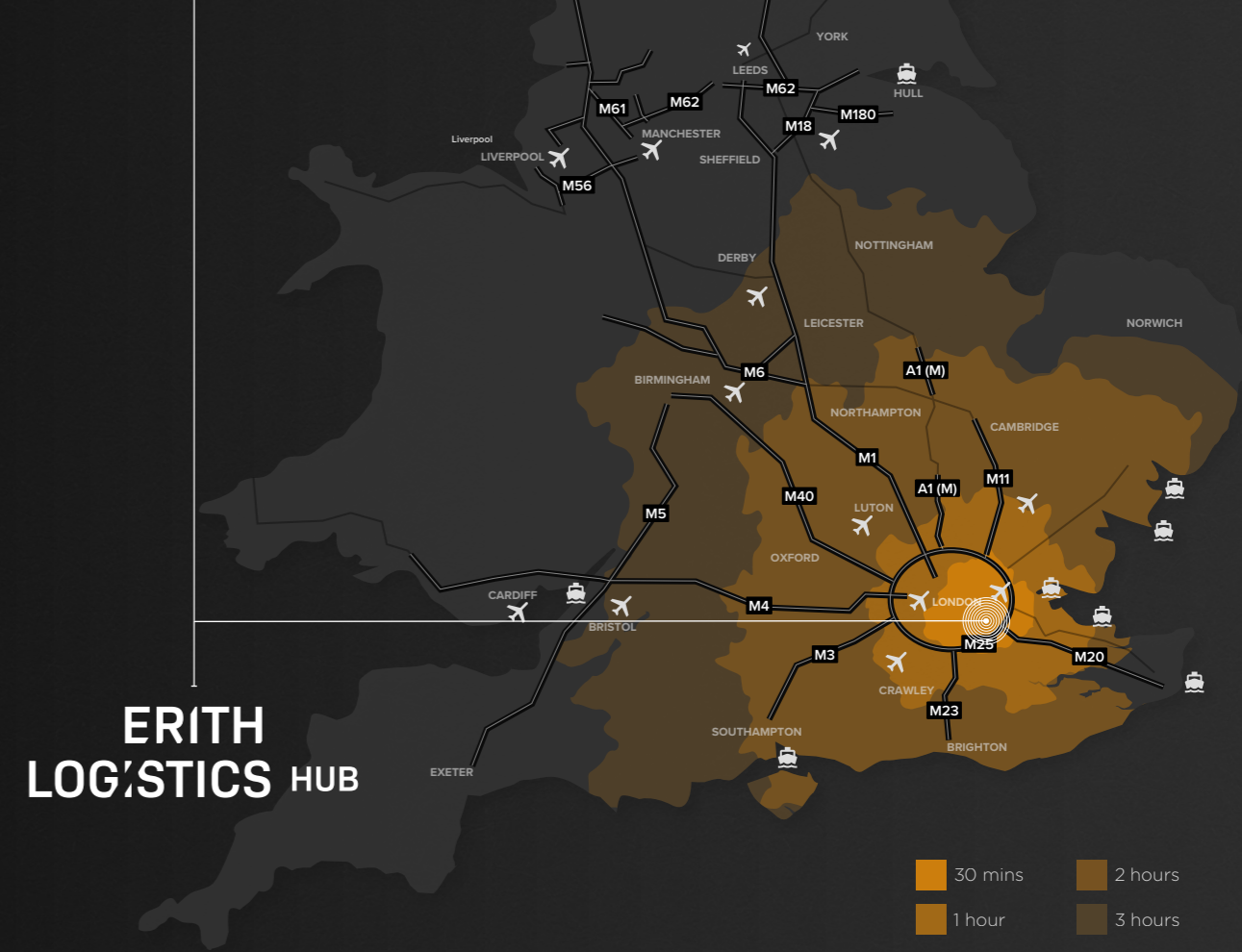
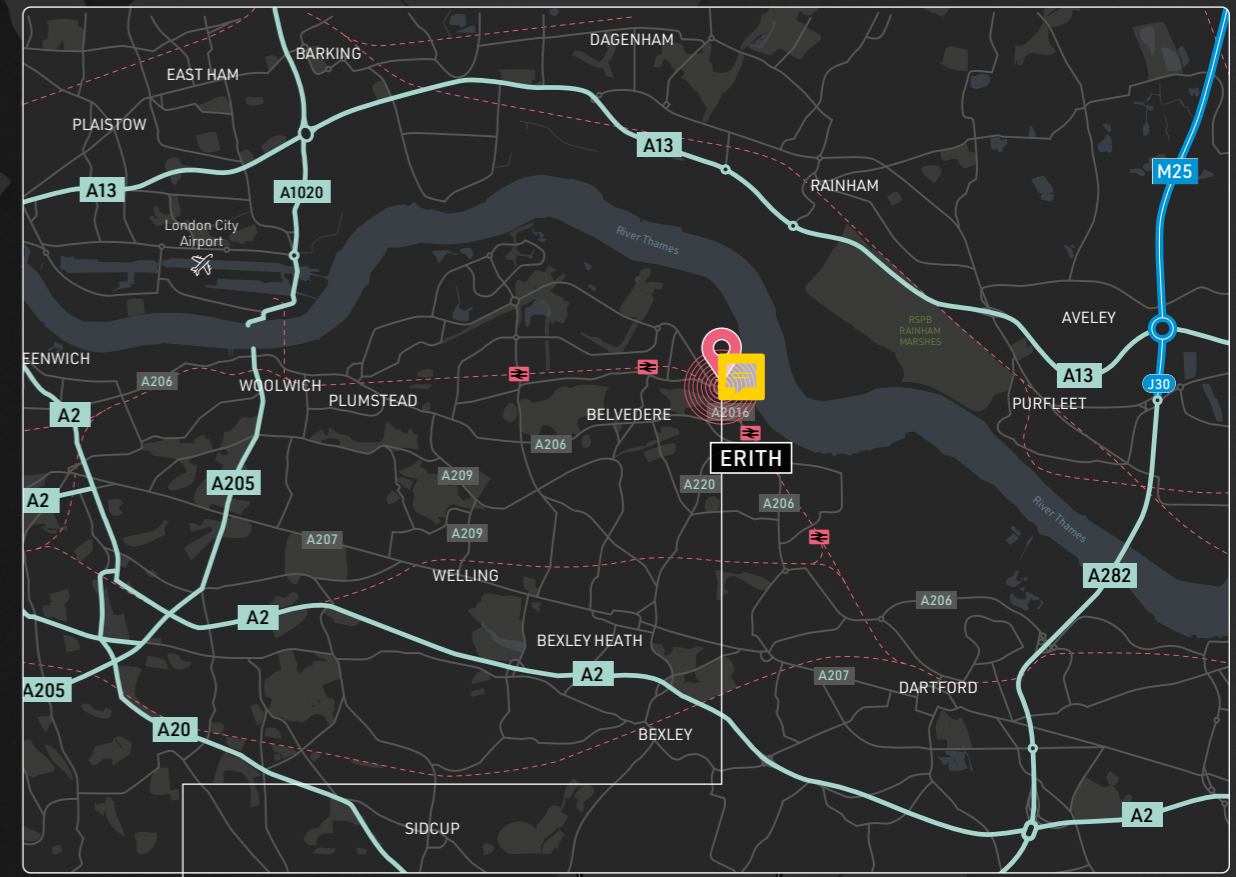
## ERITH LOGISTICS HUB

|                   |           |
|-------------------|-----------|
| A2                | 4 MILES   |
| M25 J1A           | 5.3 MILES |
| A205              | 5.4 MILES |
| DARTFORD CROSSING | 6 MILES   |
| CENTRAL LONDON    | 16 MILES  |

|                   |           |
|-------------------|-----------|
| BELVEDERE STATION | 1.1 MILES |
| ERITH STATION     | 1.1 MILES |
| CENTRAL LONDON    | 57 MINS   |

|             |          |
|-------------|----------|
| LONDON CITY | 15 MILES |
| GATWICK     | 40 MILES |
| STANSTED    | 43 MILES |
| HEATHROW    | 62 MILES |

|                 |           |
|-----------------|-----------|
| PORT OF TILBURY | 39 MILES  |
| LONDON GATEWAY  | 42 MILES  |
| DOVER           | 67 MILES  |
| SOUTHAMPTON     | 114 MILES |



## ERITH LOGISTICS HUB

■ 30 mins    ■ 2 hours  
■ 1 hour    ■ 3 hours



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