



A127 · BASILDON · SS14 3EL

THREE NEW EPISODES IN ONE GREAT BOXSET

INDUSTRIAL/WAREHOUSE UNITS

64,004 SQ FT · 75,284 SQ FT · 94,191 SQ FT

FOR SALE · TO LET · AVAILABLE NOW

BOXSETBASILDON.CO.UK





For sale. To let. Available Now.

**THREE UNITS: 64,004,
75,284 AND 94,191 SQ FT**

Boxset Basildon is a new development of 233,479 sq ft on a 10 acre site located to the north east of Basildon town centre in a prominent position with direct access to the A127.

**PRIME INDUSTRIAL OR
WAREHOUSE OPPORTUNITIES**

- Central London within 45 minutes
- Junction 29/M25 within 9 miles
- Air and rail freight ports within 10 miles
- Close to sea ports of London Gateway, Tilbury and Felixstowe

Fast ►► Forward.

IMMEDIATE ACCESS TO THE A127 DUAL CARRIAGEWAY

Basildon is approximately 45 minutes drive from central London and is the second largest economy in the Thames Gateway outside Canary Wharf.

It enjoys excellent communication links with both the A127 and A13 connecting with the M25 Junction 29 and national motorway network.

CENTRAL LONDON
34 miles

J29 M25
9 miles

LONDON GATEWAY
9 miles

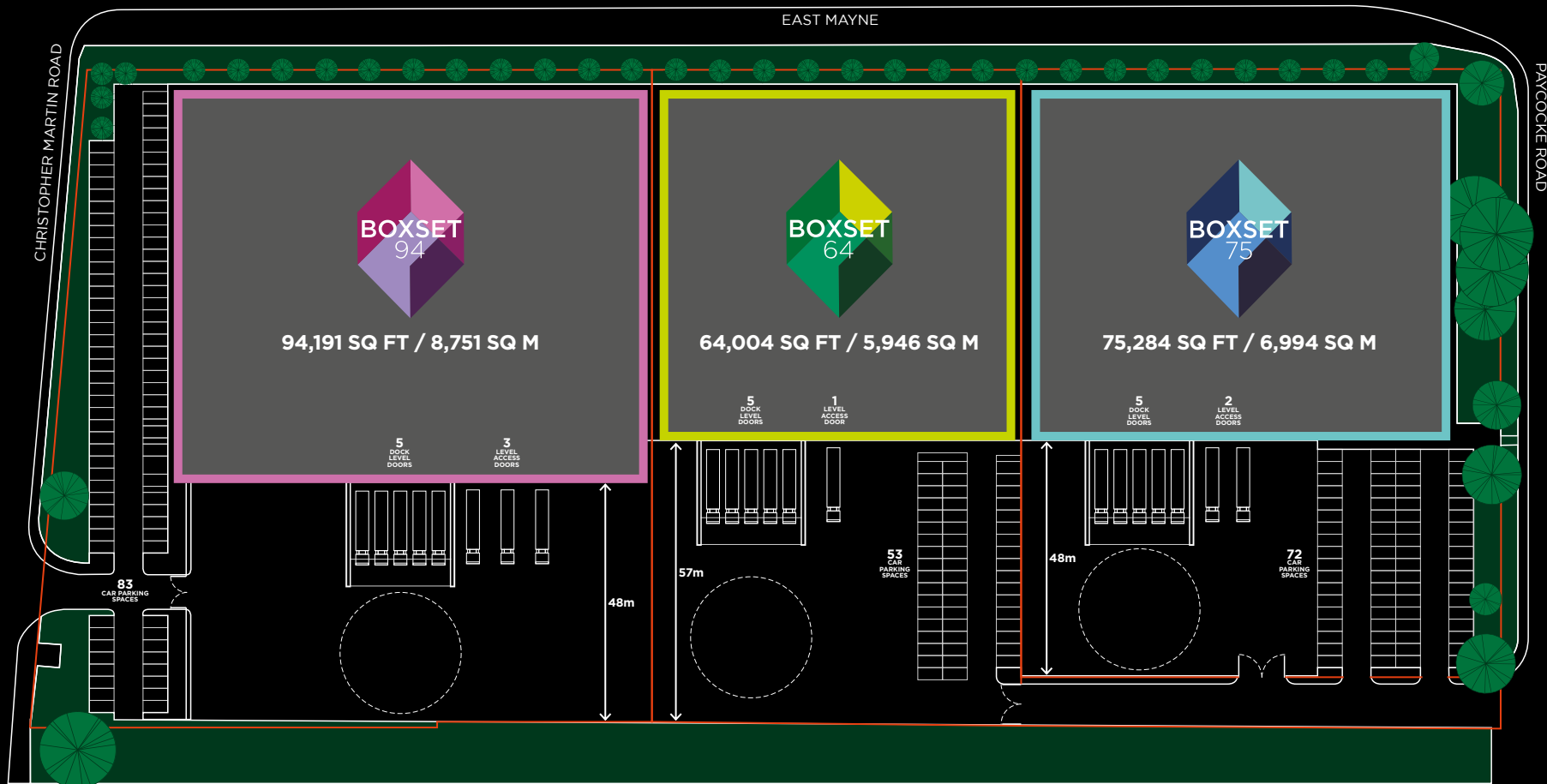
AIR & RAIL PORTS
10 miles



Great Footage.

INDUSTRIAL/WAREHOUSE OPPORTUNITIES
FROM 64,004 SQ FT

Full Length Features.

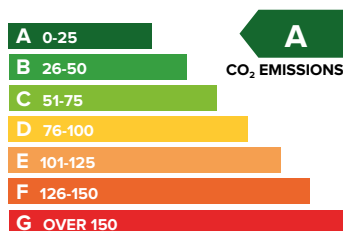


- 12 METRE EAVES HEIGHT
- 1000 KVA POWER SUPPLY
- UP TO 57M DEEP YARDS
- DOCK & LEVEL LOADING
- FLEXIBLE LAYOUT OPTIONS
- CAR CHARGING POINTS

MORE ENERGY EFFICIENT

**EPC
Rated.**

LESS ENERGY EFFICIENT



**Sustainable
as Standard.**

- BREEAM 'excellent'
- Highly insulated buildings with reduced air permeability
- Internal and external high efficiency LED lighting, with office motion detection and daylight saving controls
- High efficiency office heating and cooling systems with heat recovery ventilation
- Energy efficient lifts
- Water saving taps
- Dual flush WCs
- Cycle parking and shelters
- Photovoltaic (PV) arrays with provision for adding capacity
- Electric car charging on 10% of parking bays with infrastructure for a further 10%
- Additional landscaping

WAREHOUSE

- 12m clear internal eaves height
- 5 dock level access doors
- 3 level access doors
- 50 kN/m² floor loading

OFFICES

- Raised access flooring
- Suspended ceilings
- Heating, cooling and ventilation

EXTERNAL

- 48m service yard
- 83 car parking spaces
(10 electric car charging points)

POWER

- 500 KVA with a potential up-lift to 800 KVA subject to availability



94,191 SQ FT
8,751 SQ M

SCHEDULE OF ACCOMMODATION (GEA)	SQ M	SQ FT
Warehouse	7,650	82,344
Offices	953	10,245
Second Floor Plant Room	149	1,602
Total	8,751	94,191





WAREHOUSE

- 12m clear internal eaves height
- 5 dock level access doors
- 1 level access door
- 50 kN/m² floor loading

OFFICES

- Raised access flooring
- Suspended ceilings
- Heating, cooling and ventilation

EXTERNAL

- 57m service yard
- 53 car parking spaces
(6 electric car charging points)

POWER

- 200 KVA with a potential up-lift to 400 KVA subject to availability



64,004 SQ FT
5,946 SQ M

SCHEDULE OF ACCOMMODATION (GEA)	SQ M	SQ FT
Warehouse	5,099	54,880
Offices	692	7,448
Second Floor Plant Room	156	1,676
Total	5,946	64,004



75,284 SQ FT
6,994 SQ M

SCHEDULE OF ACCOMMODATION (GEA)	SQ M	SQ FT
Warehouse	6073	65,368
Offices	809	8,709
Second Floor Plant Room	112	1,207
Total	6,994	75,284

WAREHOUSE

- 12m clear internal eaves height
- 5 dock level access doors
- 2 level access doors
- 50 kN/m² floor loading

OFFICES

- Raised access flooring
- Suspended ceilings
- Heating, cooling and ventilation

EXTERNAL

- 48m service yard
- 72 car parking spaces
(8 electric car charging points)

POWER

- 300 KVA with a potential up-lift to 600 KVA subject to availability





Behind the Scenes.

LOOK AFTER YOUR CAST AND CREW WITH A FULL SLATE OF FACILITIES CLOSE BY

Public transport is excellent; regular rail services connect Basildon Station to London Fenchurch Street, whilst the 15/15A bus stops every 30 minutes directly outside Boxset from Basildon Bus Station (adjacent to the Train Station).

100 metres
5 minutes

Sainsbury's

- Supermarket
- Cashpoints
- Timpsons
- Cafe
- Specsavers

0.8 miles
15 minutes

Mayflower Shopping Park

- Boots
- Greggs
- M&S
- Costa Coffee
- McDonald's
- Tesco

2.1 miles
5 minutes

FESTIVAL LEISURE PARK

FOOD

- Bella Italia
- Frankie & Benny's
- Harvester
- McDonald's
- Pizza Express
- Pizza Hut
- Nando's
- TGI Fridays
- Toby Carvery
- Wagamama

LEISURE

- 360 Play
- Better Gym
- Cineworld
- Hollywood Bowl
- Travelodge

UNIQUE ADDRESSES
3,470,472
WITHIN 30 MILES



£18.69 HOURLY PAY
£14.00
GREATER LONDON BASILDON AREA

£670.80 GROSS WEEKLY PAY
£595
GREATER LONDON BASILDON AREA

Source: Nomis 2017/2018, Royal Mail

A Cast of Thousands.

**LARGE AND WELL MOTIVATED WORKING
POPULATION RIGHT ON THE DOORSTEP**

Basildon is one of the largest conurbations in south Essex. With the existing London Gateway port development and planned Thames Enterprise Park immediately to the south of the town, combined with further regeneration schemes in the area, Basildon is strengthening its economic focal point in the region.



On Demand.

PERFECTLY SITUATED TO SERVE THE LONDON AND SOUTH-EASTERN MARKETS

Situated north of Basildon adjacent to the A127, Boxset is approximately 34 miles from central London, with excellent links to the A13, M25 and further motorway network.

MAJOR LOCATIONS

MILES

M25 Junction 29	9
Southend-on-Sea	11
Chelmsford	13.5
Dartford Crossing	16
Central London	34

AIRPORTS

MILES

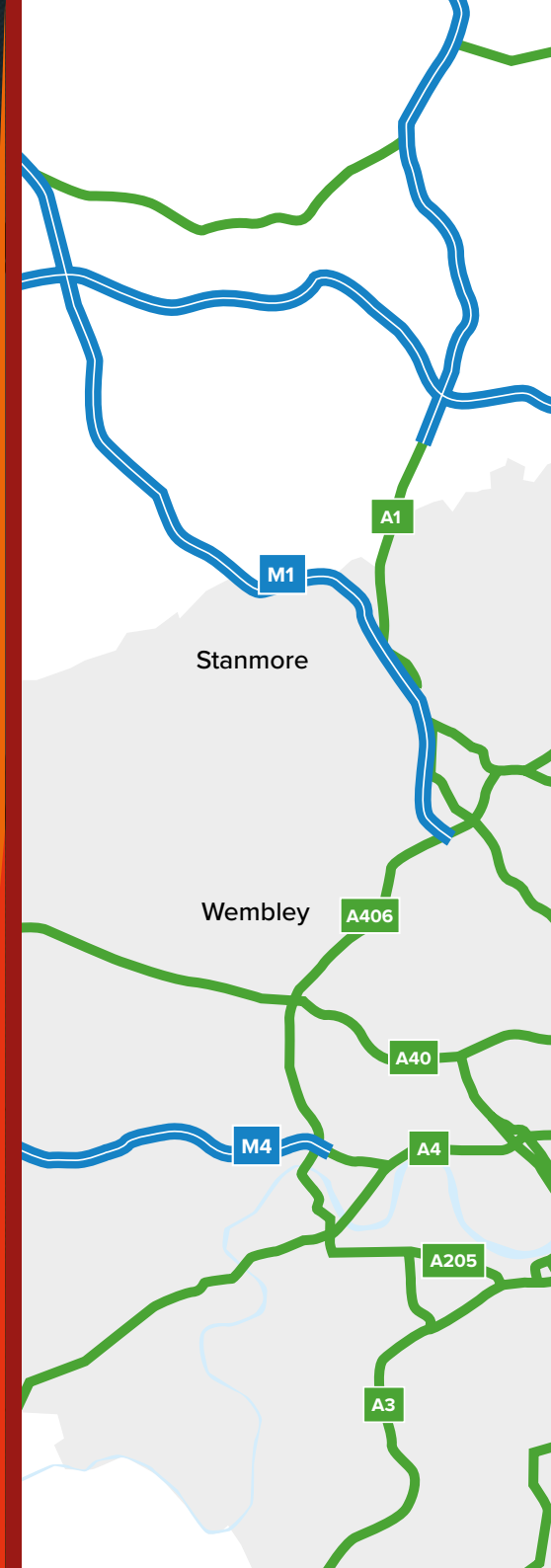
London Southend	10
London City	28
Stansted	32
Gatwick	54
Heathrow	66

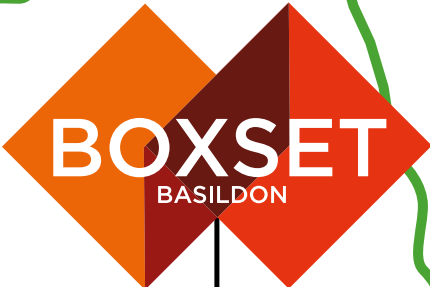
SEAPORTS

MILES

London Gateway	9
Port of Tilbury	14.5
Felixstowe	60
Dover	82

SOURCE: GOOGLE MAPS





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