

BRIDGE POINT ENTERPRISE EAST
SELINAS LANE, CHADWELL HEATH, RM8 1QH
/// laser.boxer.lions



BRIDGE POINT ENTERPRISE EAST

343,789 Sq Ft Available

Across Units Ranging From 8,618 - 66,862 Sq Ft

Prime Last-Mile Distribution, Logistics & Trade Development

Available To Let Summer 2024



Bridge Point Enterprise East is a centrally located distribution, logistics and trade development.

With 343,789 Sq Ft available across units ranging from 8,618 - 66,862 Sq Ft.

Situated between the A12 and A13, the two principal arterial roads of East London, providing exceptional connectivity into Central London & beyond.



Travis Perkins

Hoo Hing

Central London - 15 miles



Chadwell Heath  

Sainsbury's



A13



A13

A118



ASDA

BOOKER

FW HIPKIN

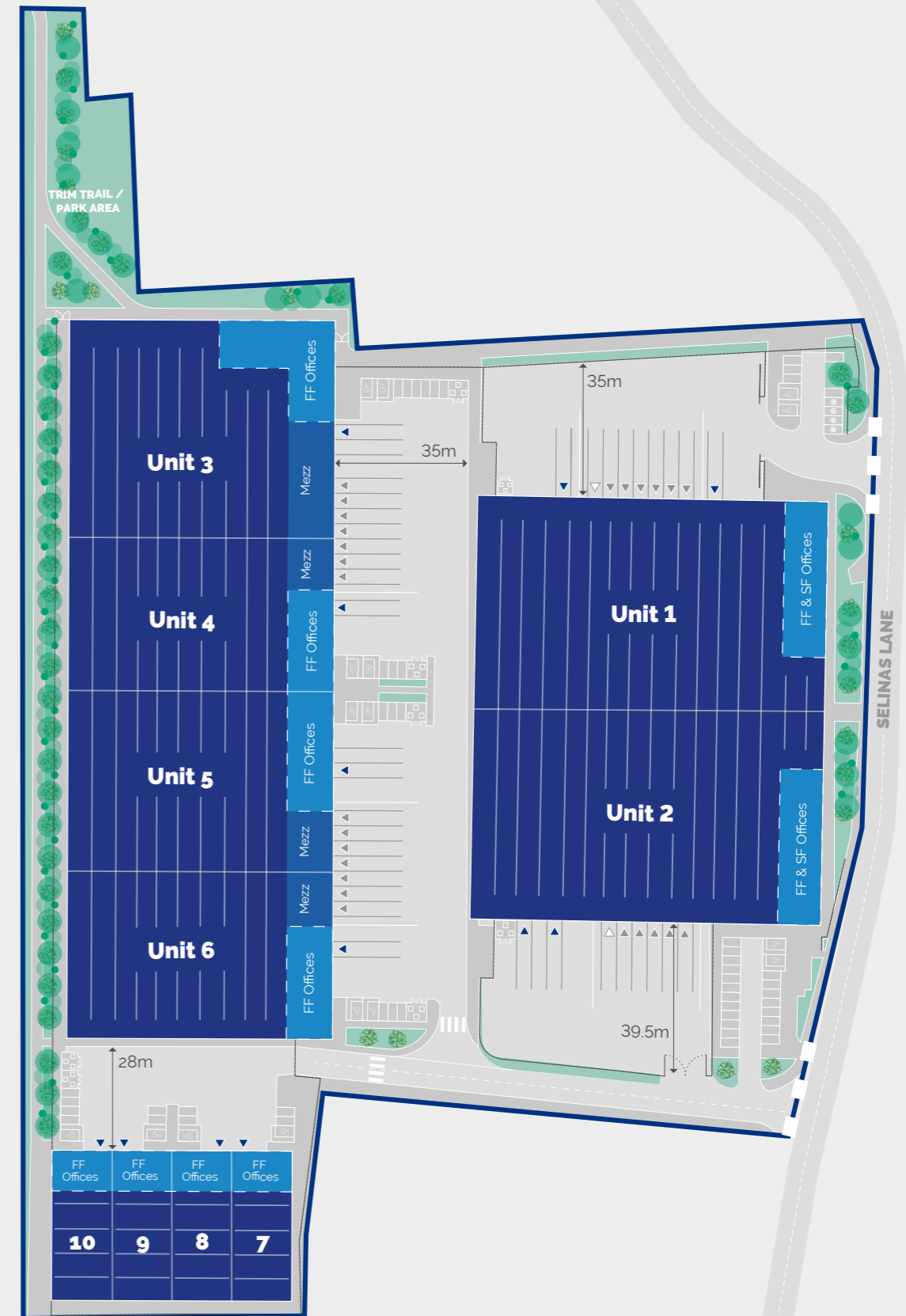
UNIT OPTIONALITY

Flexibility to combine
the following units:

- Units 1 - 2
- Units 3 - 6
- Units 7 - 10

| Unit | Parking Spaces | Dock Level | Euro Dock | Level Access | Eaves Height | Power kVA |
|---------|----------------|------------|-----------|--------------|--------------|-----------|
| Unit 1 | 11 | 6 | 1 | 2 | 15m | 500 |
| Unit 2 | 21 | 5 | 1 | 2 | 15m | 500 |
| Unit 3 | 8 | 4 | - | 1 | 12m | 300 |
| Unit 4 | 5 | 3 | - | 1 | 12m | 200 |
| Unit 5 | 5 | 4 | - | 1 | 12m | 200 |
| Unit 6 | 5 | 3 | - | 1 | 12m | 200 |
| Unit 7 | 3 | - | - | 1 | 10m | 69 |
| Unit 8 | 3 | - | - | 1 | 10m | 69 |
| Unit 9 | 3 | - | - | 1 | 10m | 69 |
| Unit 10 | 5 | - | - | 1 | 10m | 69 |

| Unit | Warehouse Sq Ft | Office Sq Ft | Mezzanine Sq Ft | Total Sq Ft |
|--------------|-----------------|--------------|-----------------|-------------|
| Unit 1 | 54,469 | 12,379 | - | 66,848 |
| Unit 2 | 54,467 | 12,395 | - | 66,863 |
| Total | 108,937 | 24,774 | - | 133,711 |
| Unit 3 | 42,841 | 12,288 | 4,214 | 55,128 |
| Unit 4 | 29,884 | 6,321 | 1,845 | 36,205 |
| Unit 5 | 36,019 | 7,446 | 2,040 | 43,465 |
| Unit 6 | 33,286 | 6,999 | 1,955 | 40,284 |
| Total | 142,029 | 33,053 | 10,054 | 175,082 |
| Unit 7 | 6,244 | 2,636 | - | 8,880 |
| Unit 8 | 6,104 | 2,514 | - | 8,618 |
| Unit 9 | 6,068 | 2,555 | - | 8,624 |
| Unit 10 | 6,282 | 2,592 | - | 8,874 |
| Total | 24,698 | 10,298 | - | 34,996 |



EXCEPTIONAL SPECIFICATION

Bridge Point Enterprise East has been designed to incorporate a best-in-class specification befitting from the following:



Fibreoptic Internet Ready



Cat A Offices



Comfort Heating / Cooling



Classes Eg(ii), Eg(iii), B2 And B8



LG7 Lighting



Fully Secure Site



PV Panels



Floor Loading 50kn/M2



Up To 500 KVA



24/7 Unrestricted Use



CREATING THE NEXT GENERATION OF INDUSTRIAL PARK



Bridge Point Enterprise East has been designed with a sustainable future in mind. Featuring best in class ESG credentials by reducing occupational costs that cater to the requirements of modern day occupation and safeguarding against the requirements of tomorrow.



Active And Passive Electric Vehicle Charging Points



Target BREEAM Excellent






Targeting Net Zero Carbon



Cycle Parking

Operational Cost Savings

| | | | | |
|--|---|---|---|---|
| <p>Maximum PV Coverage Producing 259.12 kW per annum*</p>  | = | <p>Cost Savings £1.46 per sq ft per annum*</p>  | = | <p>CO² Savings 58 ton saving per annum*</p>  |
|--|---|---|---|---|



Walls, Windows & Doors Provide Greater Thermal Performance Than Required



Trim / Trail Park Area



Air Source Heat Pump



Target EPC A Rating

*Estimated figures - more information available on request

WORLD CLASS LOGISTICS NETWORK

5,000+

People work in the transport and storage sector, 3.5% higher than UK average



3,375,715

People live within a 10 miles radius



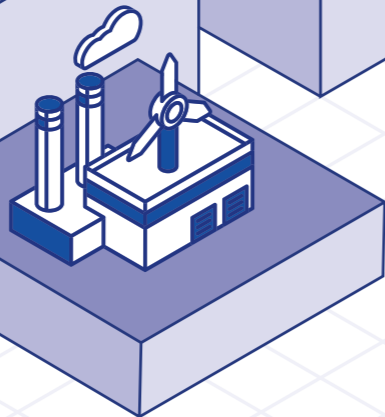
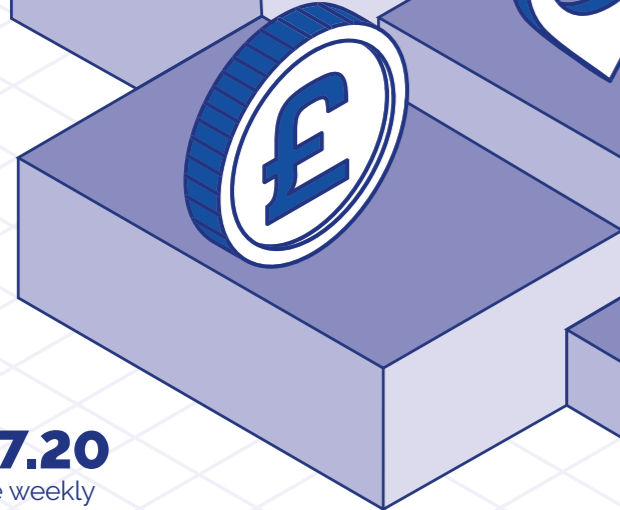
7,800

People locally actively looking for work



£127.20

Average weekly pay is £127.20 lower than average London salaries



4,500+

People are employed in the manufacturing sector

SOURCE:

nomisweb.co.uk, freemaptools.com







Centrally located within East London's industrial heartland, **Bridge Point Enterprise East** is extremely well placed to access a substantial mixed activity employment hub.

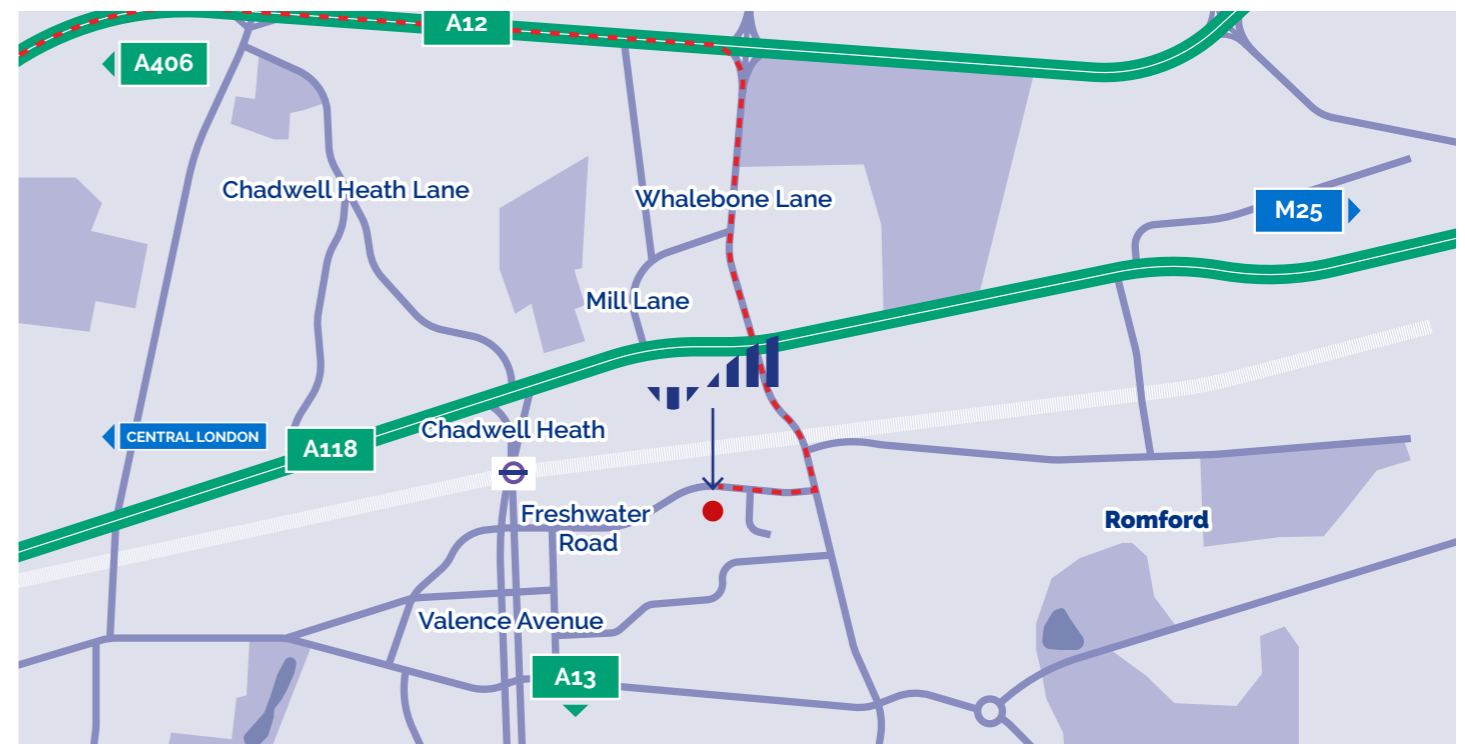
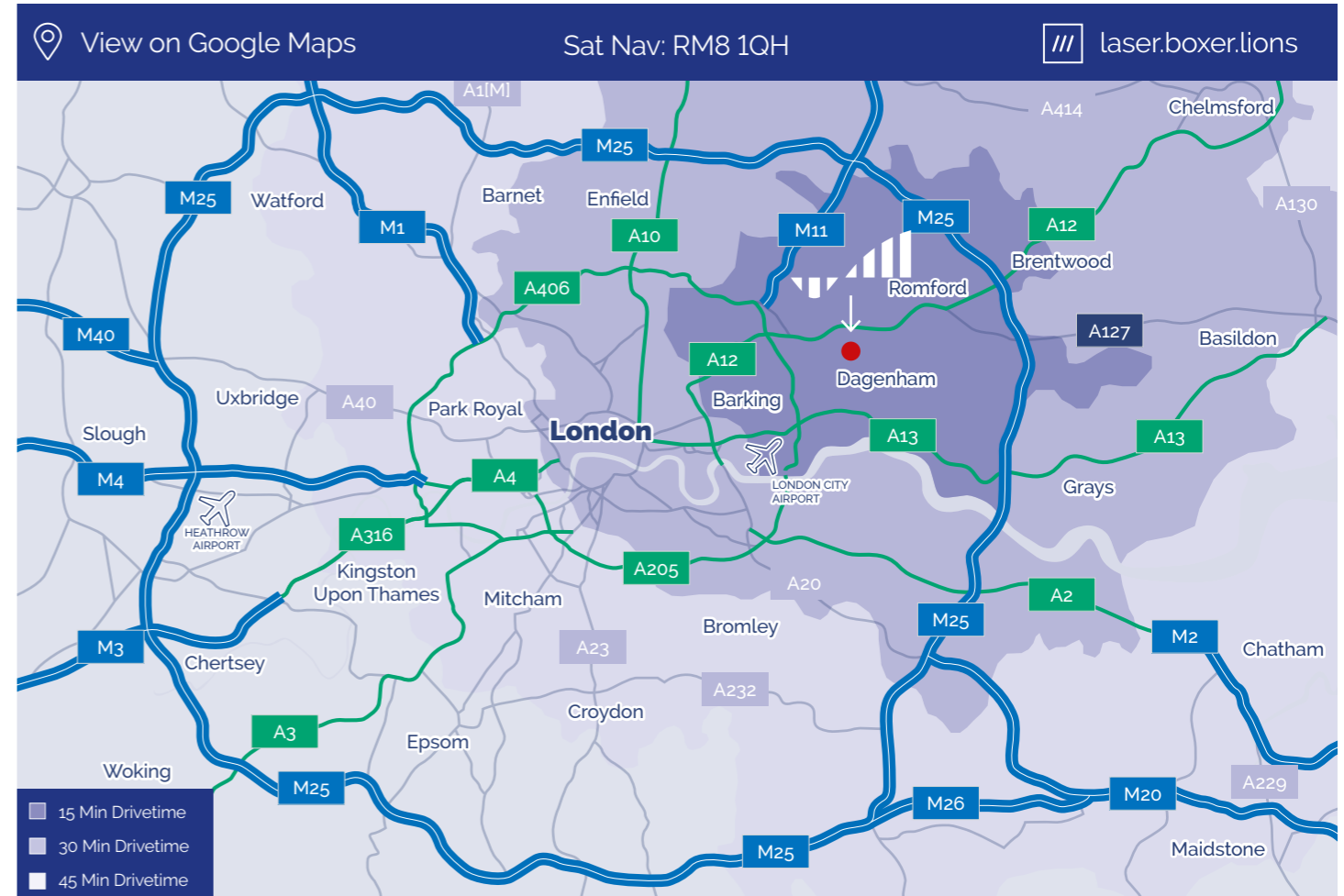
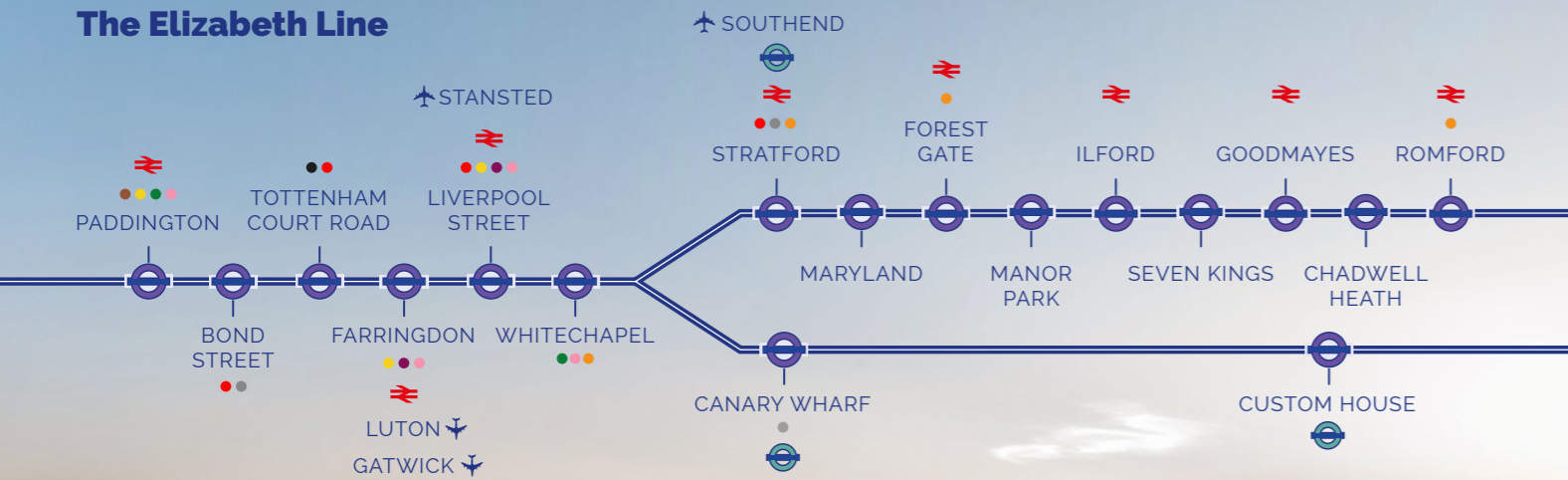
The transportation and storage industry in the region exceeds the national average, facilitating immediate labour requirements and future business growth.

Perfectly located in Chadwell Heath

With easy access to **Central London** and the wider **motorway networks**.

- | | | | |
|--|---|---|---|
|  |  |  |  |
| A12 - 3 miles | Romford - 3 miles | DP World - 19 miles | London City - 8 miles |
| A13 - 3 miles | Barking - 5 miles | Dover - 73 miles | Stansted - 30 miles |
| M11 J4 - 7 miles | Stratford - 11 miles | | |
| M25 J30 - 10 miles | Liverpool Street - 14 miles | | |

The Elizabeth Line



Terms

Available on a new lease direct from the landlord.

Further Information

For further information please contact the below agents:

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BRIDGE Is A Vertically Integrated Real Estate Operating Company And Investment Manager Focused On The Acquisition And Development Of Class A Industrial Properties.

