MOMENTUM

UNIT 3

MOMENTUM

RAINHAM — LONDON

www.momentum.london



TO LET / FOR SALE

HIGHLY SUSTAINABLE UNIT
AVAILABLE NOW
103,794 SQ FT

UNIT 3

MOMENTUM LOGISTICS PARK,
COLDHARBOUR LANE, RAINHAM,
RM13 9PJ

WHAT3WORDS ///tribe.castle.loaded

MOMENTUM

UNIT 3

6
LEVEL ACCESS DOORS

6
DOCK LEVELLERS

1.23
MVA POWER SUPPLY

370
KW PV OUTPUT

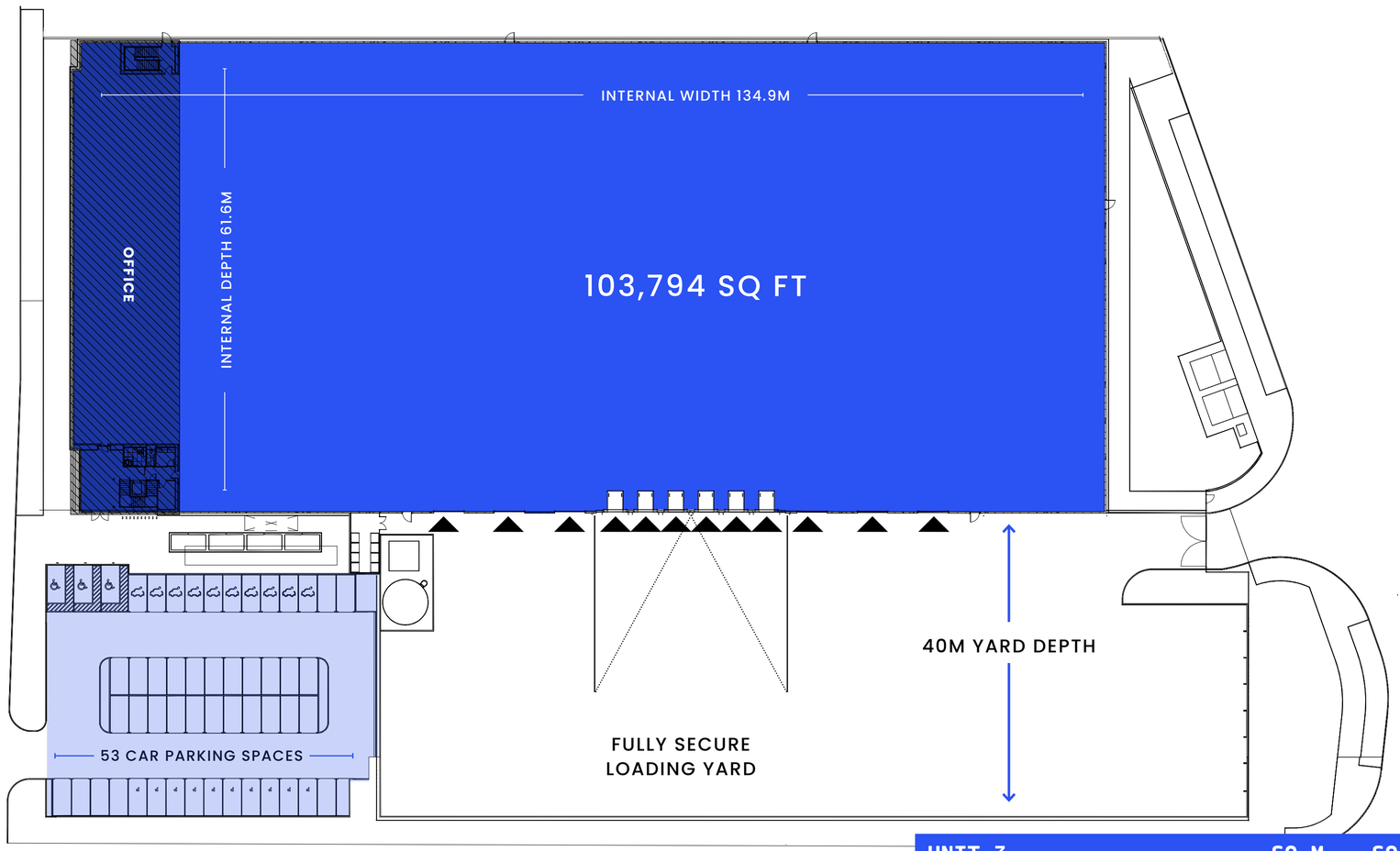
40M
YARD DEPTH

15M
EAVES HEIGHT

10
EV CHARGERS

53
TOTAL CAR PARKING SPACES

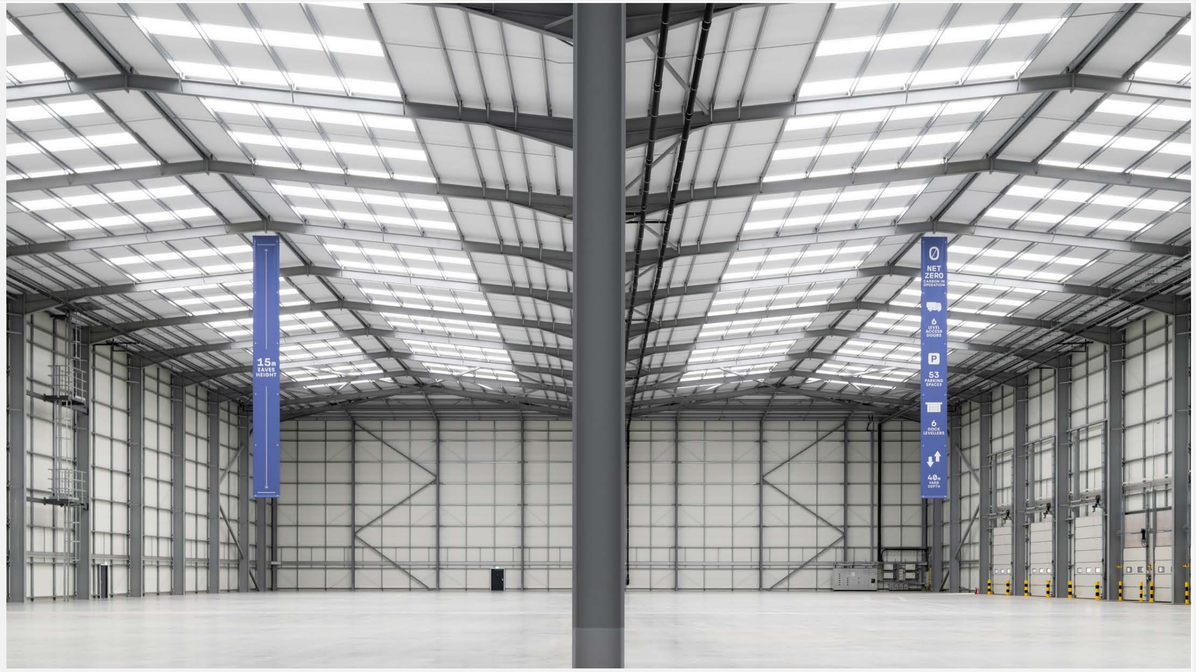
RIVER THAMES



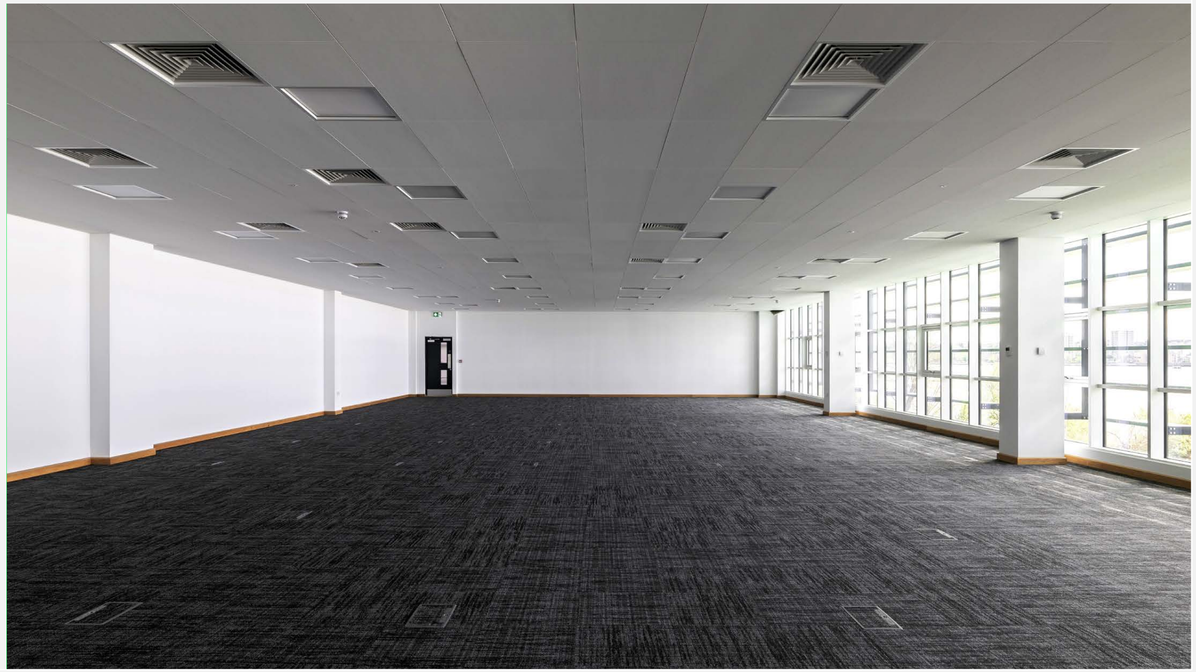
UNIT 3	SQ M	SQ FT
WAREHOUSE	8,363	90,018
GROUND FLOOR OFFICE	155	1,672
FIRST FLOOR OFFICE	834	8,981
SECOND FLOOR PLANT DECK	290	3,123
TOTAL GEA	**9,643**	**103,794**

MOMENTUM




15m
CLEAR HEIGHT
NET ZERO
OPERATION
6
ACCESS DOORS
53
CAR SPACES
6
DOCK LEVELLERS
40m
YARD DEPTH





MOMENTUM

14 MIN TO M25 J31

HIGH GRID POWER SUPPLY

1.23 MVA

ENERGY EFFICIENCY

A+

EPC

SECURE SITE

24/7 monitored and access-controlled environment

REGULAR SHUTTLE SERVICE TO RAINHAM STATION

Regular service with 11-minute journey times

HIGH PALLET CAPACITY

8,864 wide aisle pallet capacity

SUSTAINABILITY RATING

BREEAM EXCELLENT

LARGE LOCAL WORKFORCE

Of over 170,000 people

3 MILES TO A13

HIGH PV COVERAGE

Up to 370 kw of green discounted energy

20% ACTIVE EV SPACES

Future proofing for 35% additional spaces

HIGH CUBIC CAPACITY

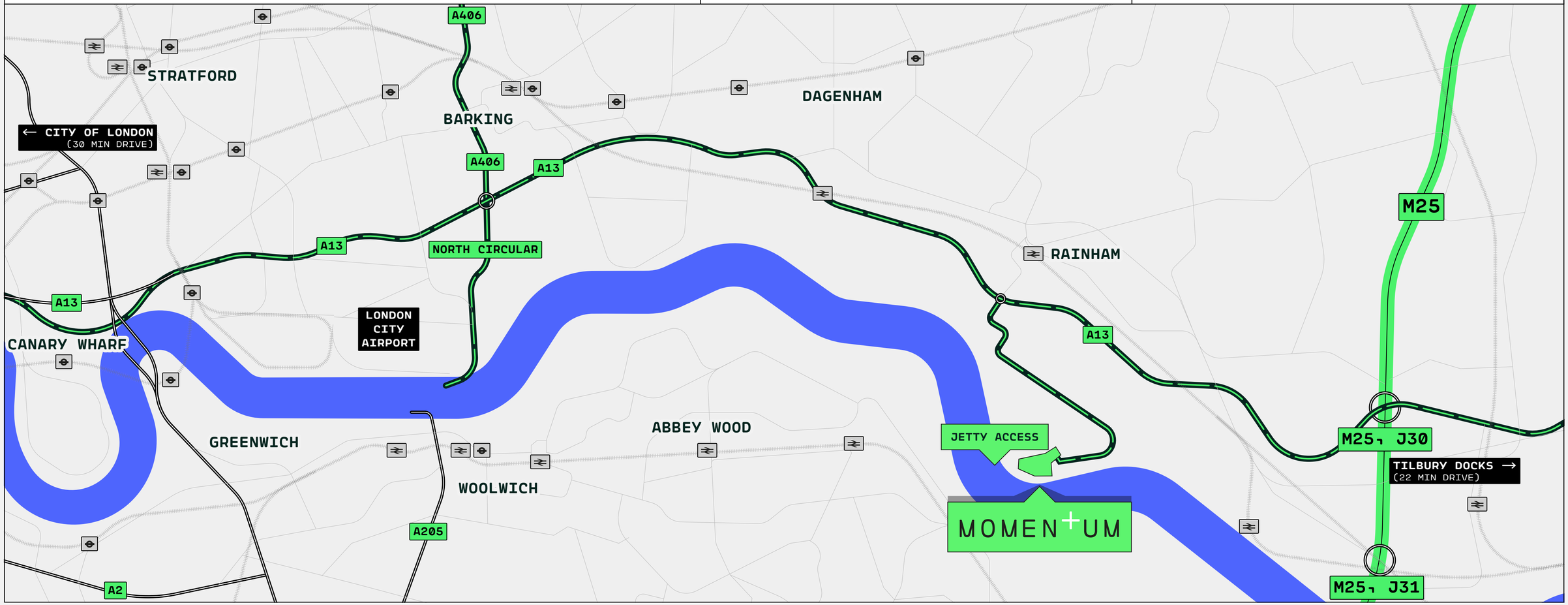
15 metres to underside of haunch

MOMENTUM

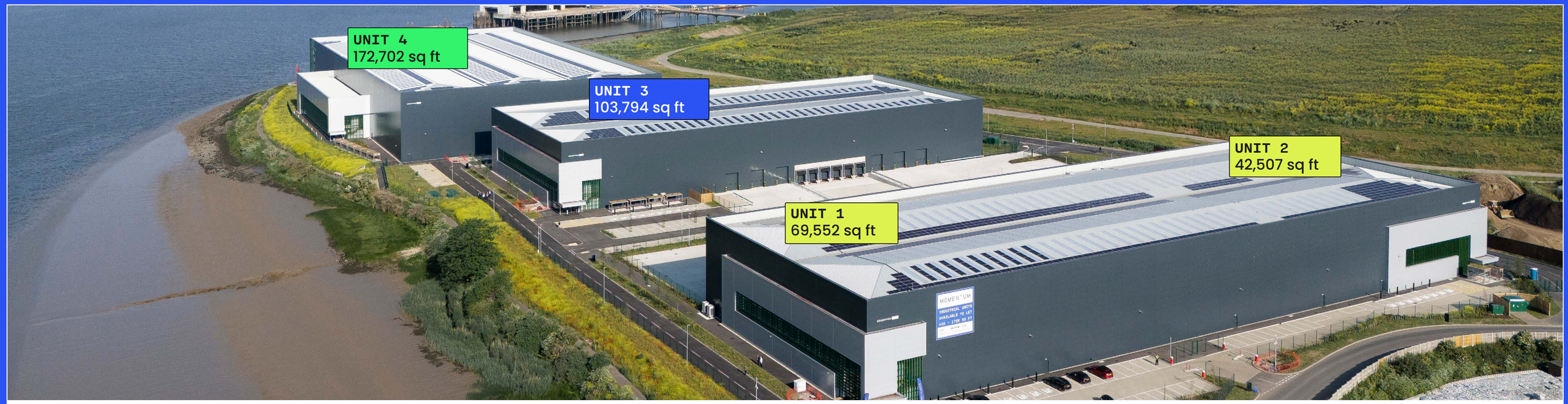
IDEALLY SITUATED

Momentum London is within a 30-mile radius of 279,862 postcodes, sitting just 3 miles from the A13 and 7.3 miles from Junction 31 of the M25. It also benefits from the nearby Coldharbour Jetty, which provides access to the River Thames. There is also a convenient shuttle bus service which runs between Momentum and Rainham Station.

TRAVEL DISTANCES	BY ROAD	TRAVEL DISTANCES	BY ROAD
A13	10 MINS	LONDON CITY AIRPORT	29 MINS
M25	14 MINS	LONDON GATEWAY	31 MINS
A406 NORTH CIRCULAR	19 MINS	SOUTHEND AIRPORT	43 MINS
DARTFORD CROSSING	19 MINS	CENTRAL LONDON	60 MINS
TILBURY DOCKS	22 MINS	HARWICH INTERNATIONAL PORT	90 MINS
SOUTH CIRCULAR	23 MINS	PORT OF FELIXSTOWE	96 MINS



MOMENTUM



GET IN TOUCH

FOR MORE INFORMATION OR TO REQUEST A TENANT PACK PLEASE CONTACT:

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A development by:

BARINGS

HBD
PART OF HENRY BOOT

www.momentum.london

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