MOMENTUM

UNIT 4

MOMENTUM

RAINHAM — LONDON

www.momentum.london



TO LET / FOR SALE

HIGHLY SUSTAINABLE UNIT
AVAILABLE NOW
172,702 SQ FT

UNIT 4

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

WHAT3WORDS ///tribe.castle.loaded

MOMENTUM

UNIT 4

8
LEVEL ACCESS DOORS

8
DOCK LEVELLERS

2.25
MVA POWER SUPPLY

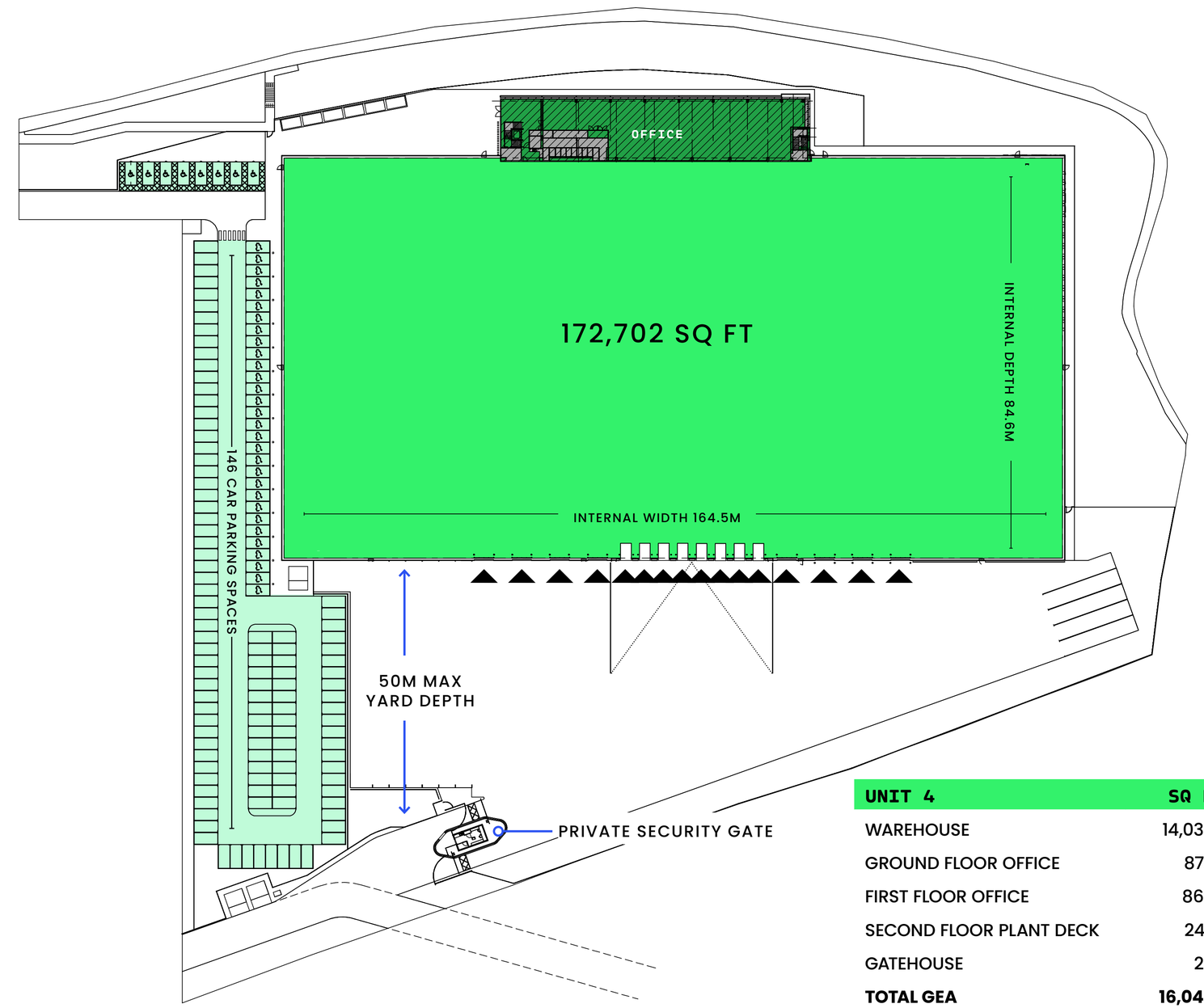
660
KW PV OUTPUT

45M
YARD DEPTH

18M
EAVES HEIGHT

30
EV CHARGERS

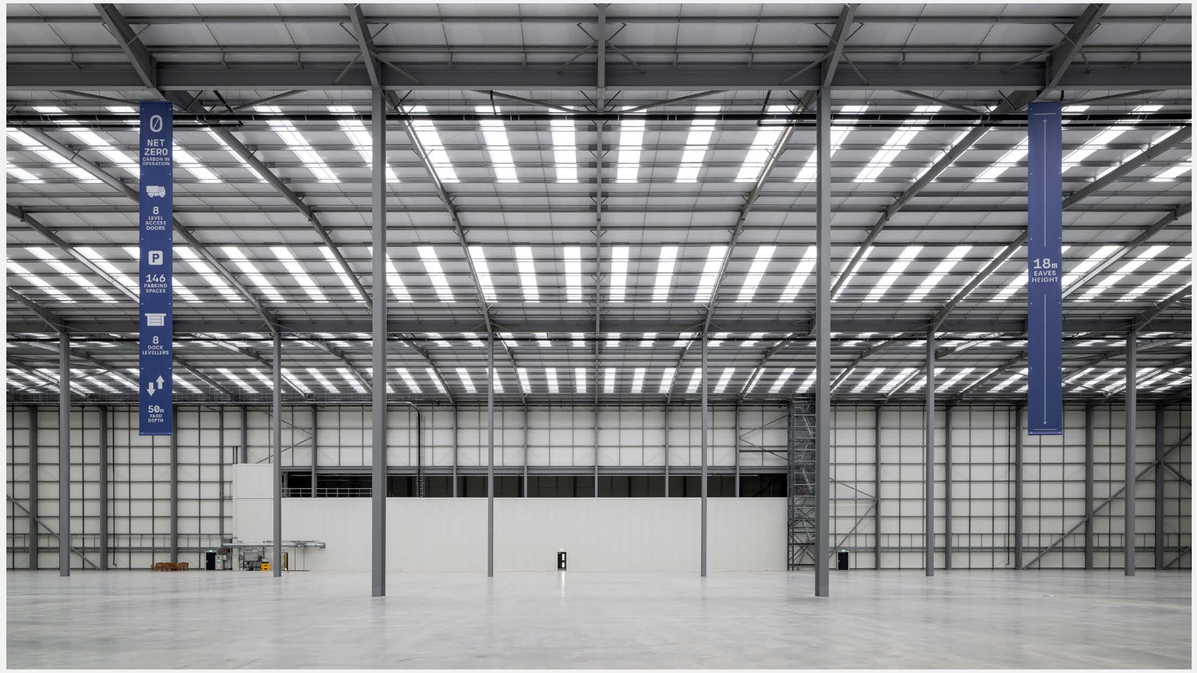
146
TOTAL CAR PARKING SPACES



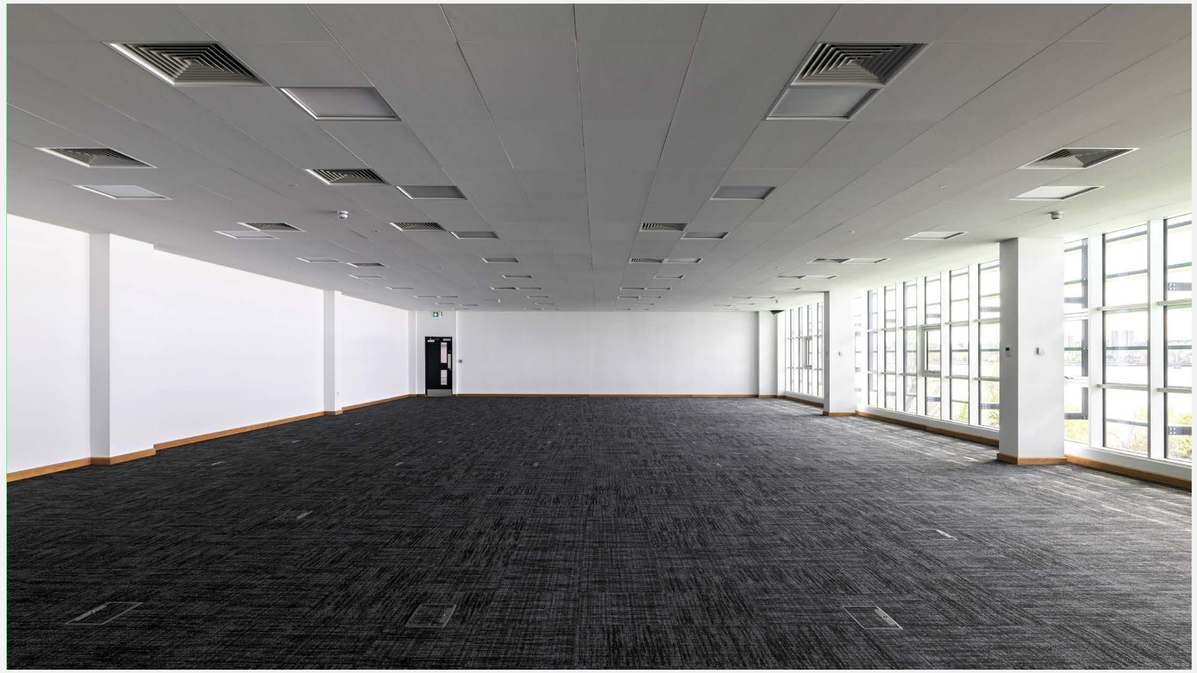
UNIT 4	SQ M	SQ FT
WAREHOUSE	14,034	151,057
GROUND FLOOR OFFICE	878	9,454
FIRST FLOOR OFFICE	865	9,314
SECOND FLOOR PLANT DECK	242	2,601
GATEHOUSE	26	276
TOTAL GEA	**16,045**	**172,702**

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14 MIN TO M25 J31

HIGH GRID POWER SUPPLY

2.25 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

22,212 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 660 kw of green discounted energy

20% ACTIVE EV SPACES

Future proofing for 35% additional spaces

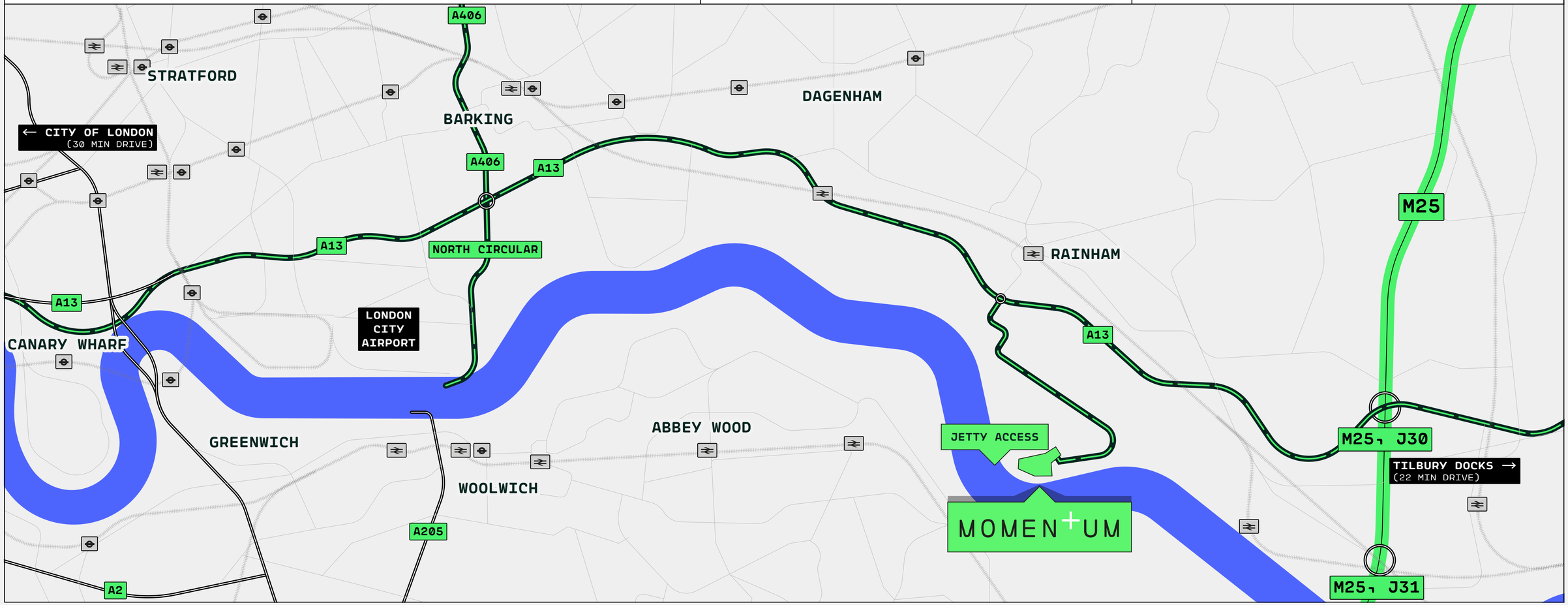
HIGH CUBIC CAPACITY

18 metres to underside of haunch

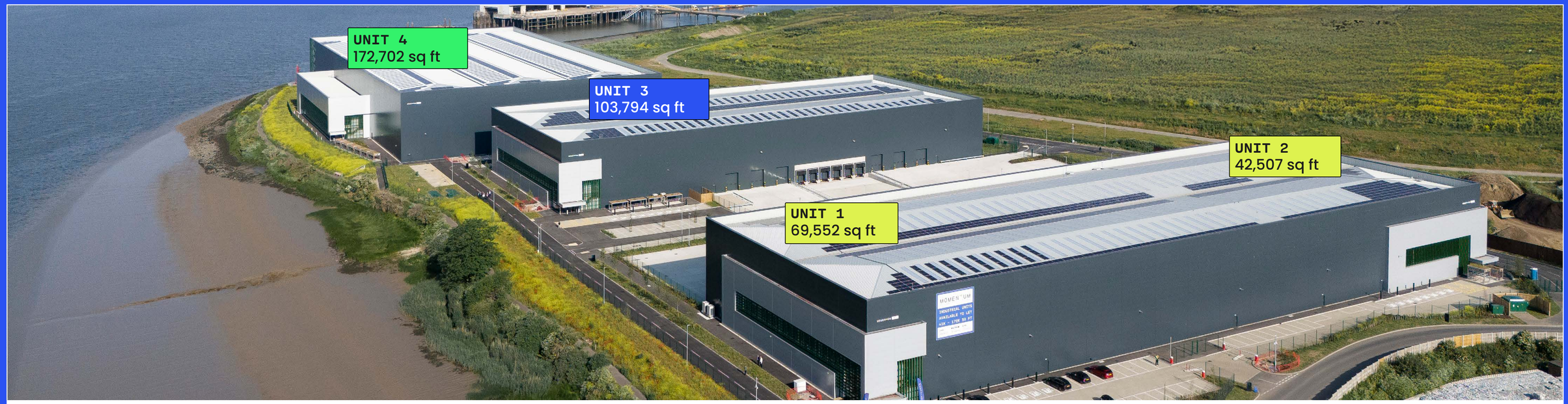
IDEALLY SITUATED

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 CAR	TRAVEL DISTANCES	BY CAR
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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