

Vertex Chadwell Heath

Prime Urban Logistics Units
To Let
Ranging from
8,618 - 133,710 Sq Ft



vertexrm8.co.uk

Selinas Lane, Chadwell Heath, RM8 1QH
laser.boxer.lions

A prime multi-unit development

Vertex is a centrally located distribution, logistics and trade development with 343,789 Sq Ft available across units ranging from 8,618 - 133,710 Sq Ft.

Situated between the A12 and A13, two of East London's principal arterial routes, Vertex provides excellent connectivity into Central London and beyond.



Exceptional optionality & specification



Cat A Offices



Comfort Heating / Cooling



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



LG7 Lighting



Fully Secure Site



Solar PV Panels



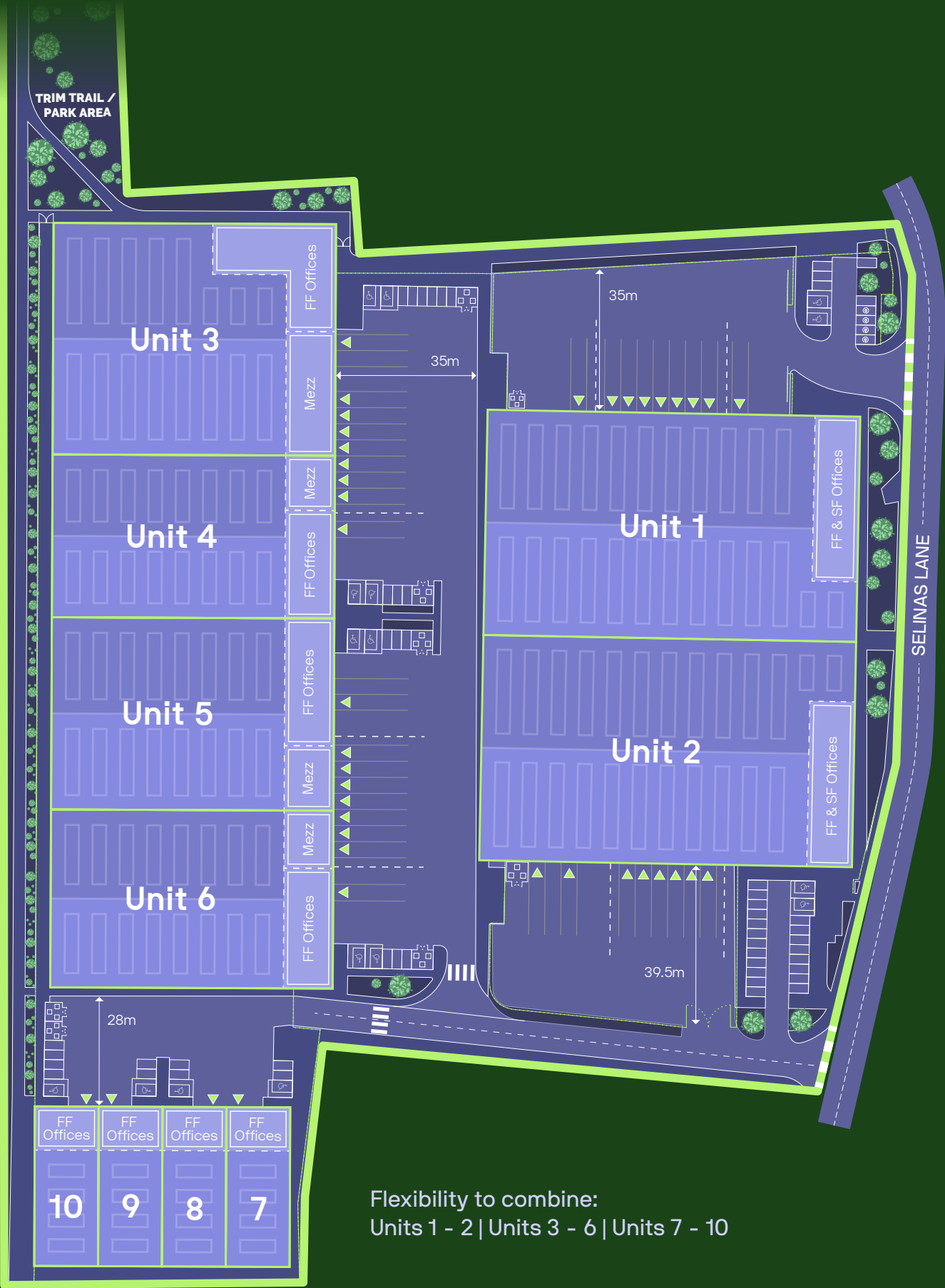
Floor Loading 50 kN/m²



Up To 500 kVA

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

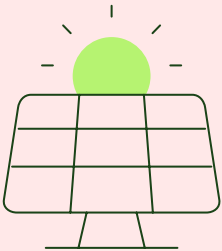
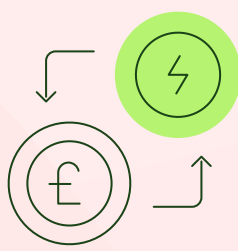
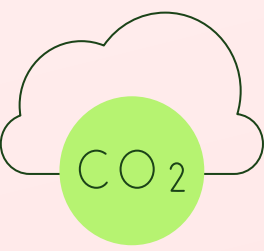
Unit	Warehouse Sq Ft	Office Sq Ft	Mezzanine Sq Ft	Total Sq Ft
Unit 1	54,469	12,379	–	66,848
Unit 2	54,467	12,395	–	66,862
Total	108,936	24,774	–	133,710
Unit 3	42,841	12,288	4,214	55,129
Unit 4	29,884	6,321	1,845	36,205
Unit 5	36,019	7,446	2,040	43,465
Unit 6	33,286	6,999	1,955	40,285
Total	142,030	33,054	10,054	175,084
Unit 7	6,244	2,636	–	8,880
Unit 8	6,104	2,514	–	8,618
Unit 9	6,068	2,555	–	8,623
Unit 10	6,282	2,592	–	8,874
Total	24,698	10,297	–	34,995



Creating the next generation of industrial space

Vertex has been designed with a sustainable future in mind, incorporating best-in-class ESG credentials to help reduce occupational costs and meet both current and future occupier requirements.

 Electric Vehicle charging points	 BREEAM Excellent	 Net Zero Carbon Operation	 Secure Cycle Parking
 High-performance thermal insulation	 Trim Trail / Park Area	 Air Source Heat Pump	 EPC A Rating

 Maximum PV Coverage Producing 259.12 kW per annum*	 Cost Savings £1.46 per sq ft per annum*	 CO2 Savings 58 tonne saving per annum*
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*Estimated figures - more information available on request



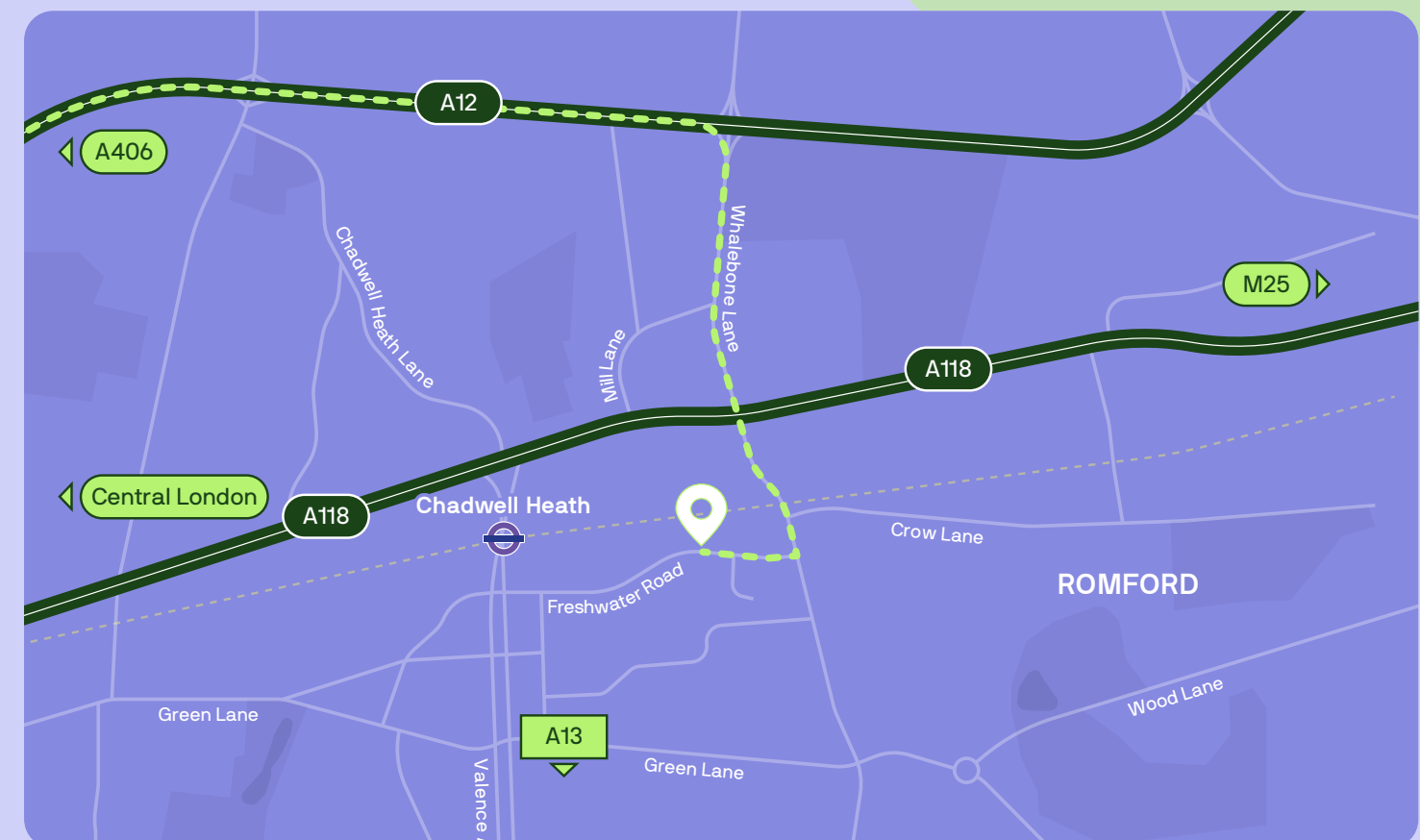
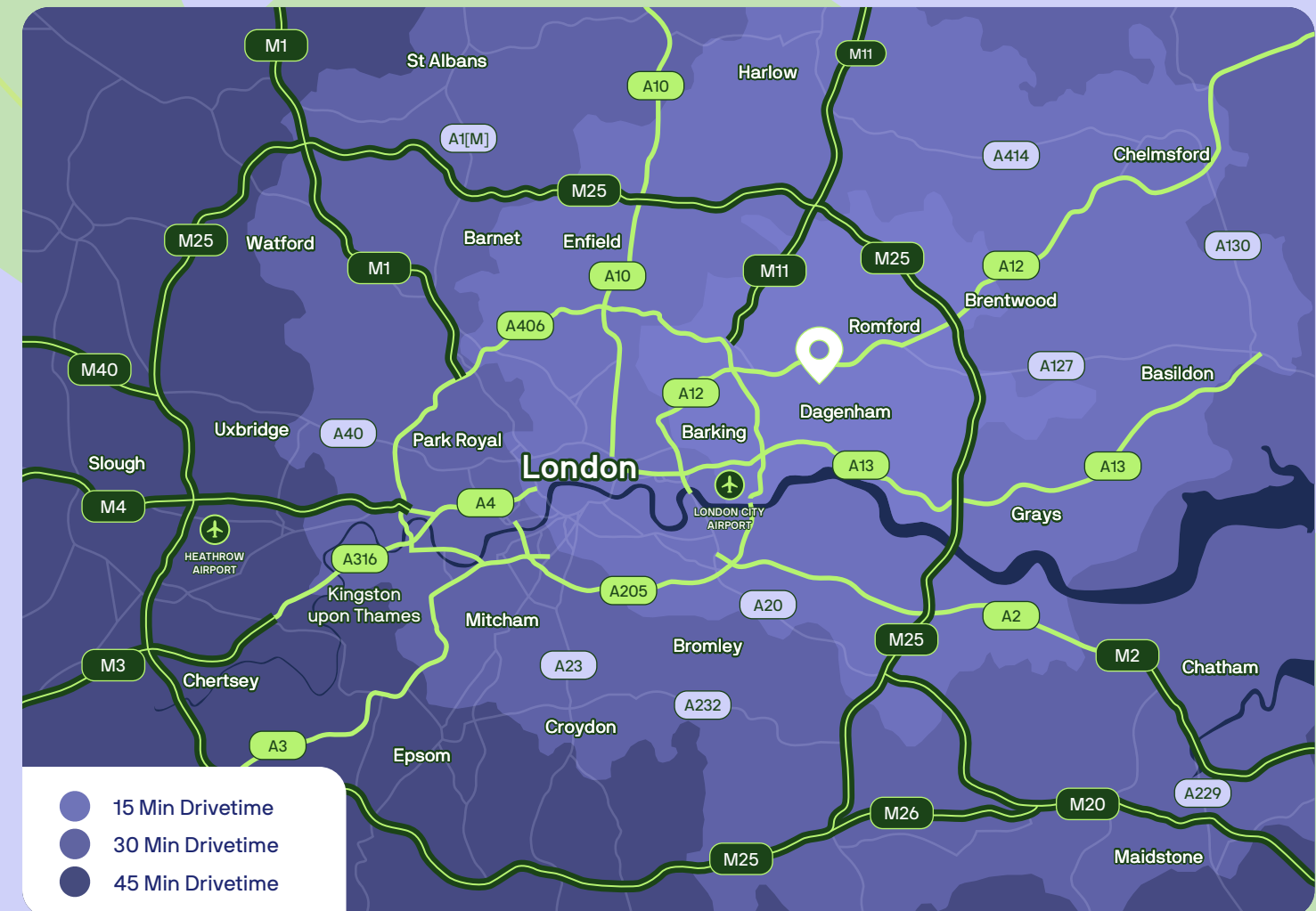


The transportation and storage industry in the region exceeds the national average, facilitating immediate labour requirements and future business growth.

Road	Train	Ports	Airports
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		

Source: Google Maps

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Further Information

For further information, please contact the below agents:

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