

BOLT 57

Available Q4 2022

To Let

Detached Industrial
Warehouse
57,382 sq ft

Bolt 57

Miles Gray Road
Basildon
SS14 3BA



BOLT⁵⁷

Festival
Leisure Park

Basildon
Sporting Village

Yardley
Business Park

Pipps Hill
Retail Park

DHL

safestore

selco

Argos

B&Q

**BURGER
KING**

halfords

ASDA

A1235

A1235

A127

M25 – 13 MILES

A NEW DETACHED WAREHOUSE WITH MARKET LEADING SUSTAINABILTY FEATURES

Bolt57 is strategically located on St Hilary Retail Park, an established last mile location in Basildon. The site will comprise a brand new industrial warehouse of 57,382 sq ft on a secure 2.5 acre site. The unit will benefit from fully fitted first floor offices, a 35m yard, generous parking for cars and bikes as well as on-site welfare facilities.

FLOOR	SQ FT	SQ FT
Warehouse	51,753	4,808
First Office	5,629	523
Total	57,382	5,331

SITE AREA

2.50 Acres	1.01 Hectares
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SUSTAINABLE DEVELOPMENT

BOLT57 will be constructed to the highest ESG standards, with a number of environmentally focused features that allow for considerate construction as well as continued sustainable operation for the occupier.



10m clear internal eaves height



54 car parking spaces



35m service yard



Raised access floor



3 dock level access doors with enhanced telescopic lips



3 level access doors



LED panel lighting



Heating cooling and ventilation



50KN/m2 floor loading



BREEAM target rating Very Good



Enhanced cladding/insulation



EPC target rating A



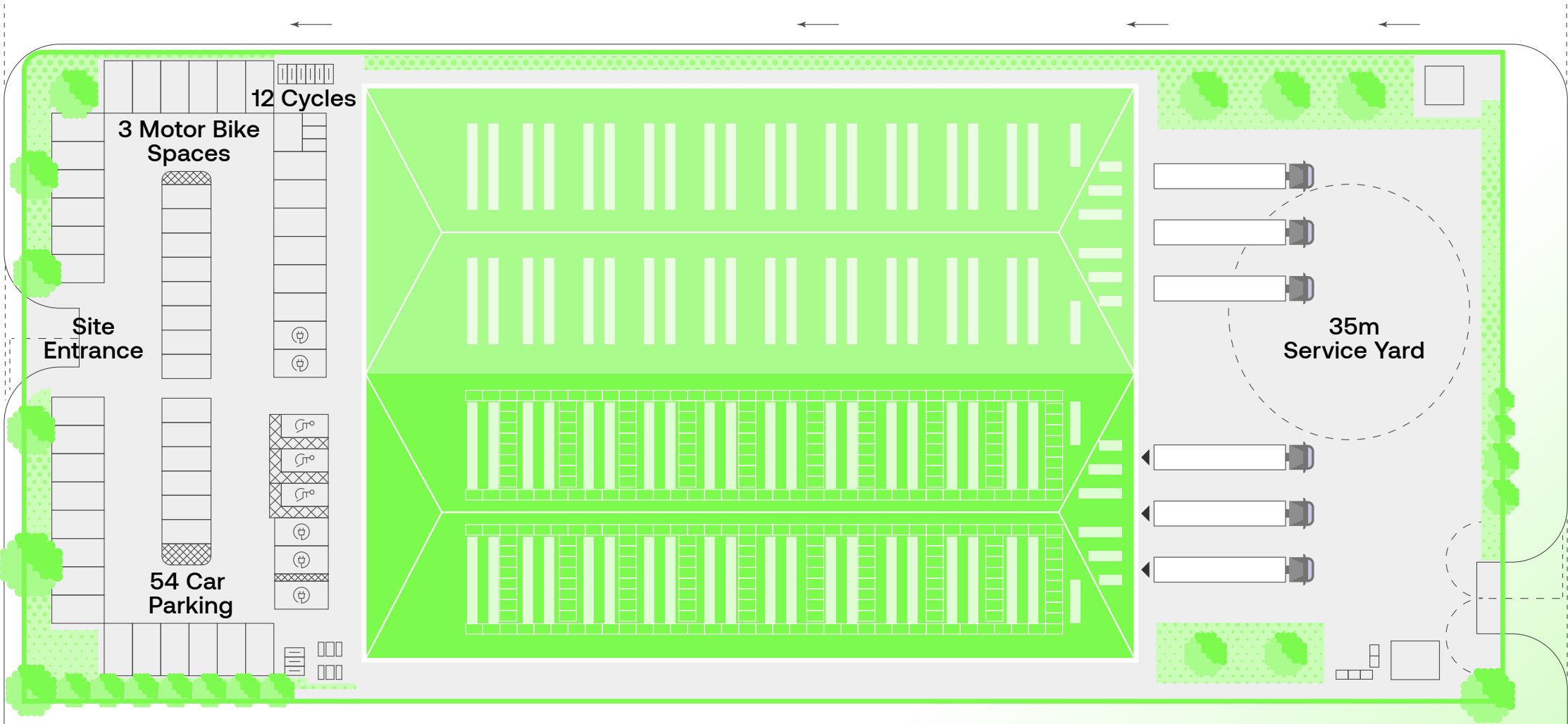
Energy metering technology

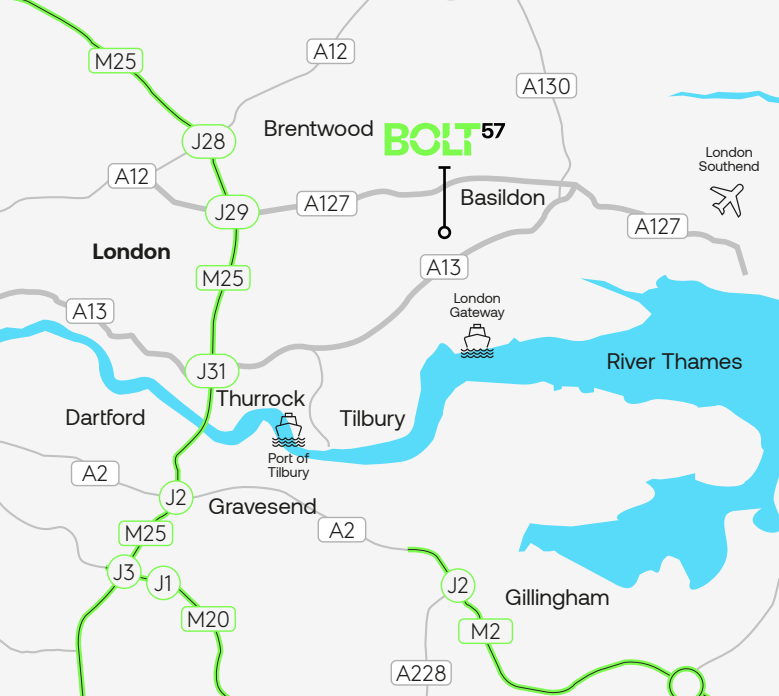


PV panels



Warehouse roof lights for more natural light

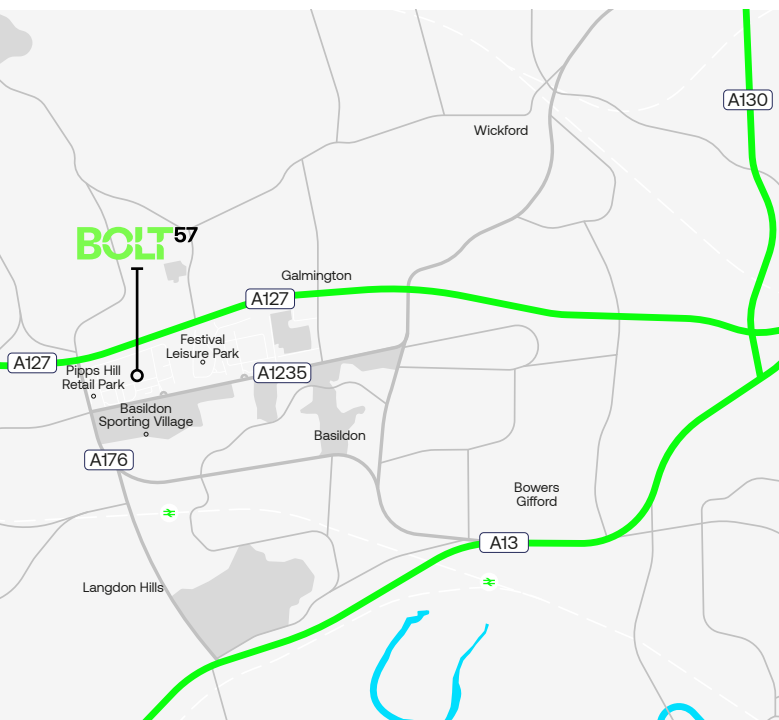




Basildon is approximately 30 miles from central London and a major commercial centre with the second largest economy in the Thames Gateway outside Canary Wharf. It enjoys excellent communication links with both the A127 and A13 connecting with the M25 and national motorway network.

Bolt57 is strategically located within the established Pipp's Hill Industrial area of Basildon, 2 miles north of the town centre and within 1 mile of the A127 which provides direct access to the M25 (Junction 29) within 8 miles.

Local amenity provision is excellent due to Bolt's close proximity to the Pipp's Hill Retail Park and Basildon Sporting Village and Festival Leisure Park being less than 1 mile away with its numerous leisure and restaurant facilities.



AIRPORTS

DISTANCE

London Southend	10 miles
London City	28 miles
Stansted	32 miles
Heathrow	64 miles

PORTS

DISTANCE

London Gateway	9 miles
Port of Tilbury	14.5 miles
Felixstowe	60 miles

ROAD

DISTANCE

M25 J29	8 miles
Southend-on-Sea	12 miles
Chelmsford	15 miles
Dartford Crossing	17 miles



9,500 PEOPLE locally work in the manufacturing, transportation and storage sector



98,000 PEOPLE are economically active in the Basildon area



717,902 PEOPLE within a 10 mile radius
3.5 MILLION PEOPLE within a 20 mile radius

Source: Nomis, Freemaptools

Further Information



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