

MOMENTUM

RAINHAM — LONDON

www.momentum.london

TO LET / FOR SALE
HIGHLY SUSTAINABLE UNIT
AVAILABLE NOW
101,037 SQ FT

UNIT 3

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

UNIT 3

6
LEVEL ACCESS
DOORS

6
DOCK
LEVELLERS

1.23
MVA POWER
SUPPLY

370
KW PV OUTPUT

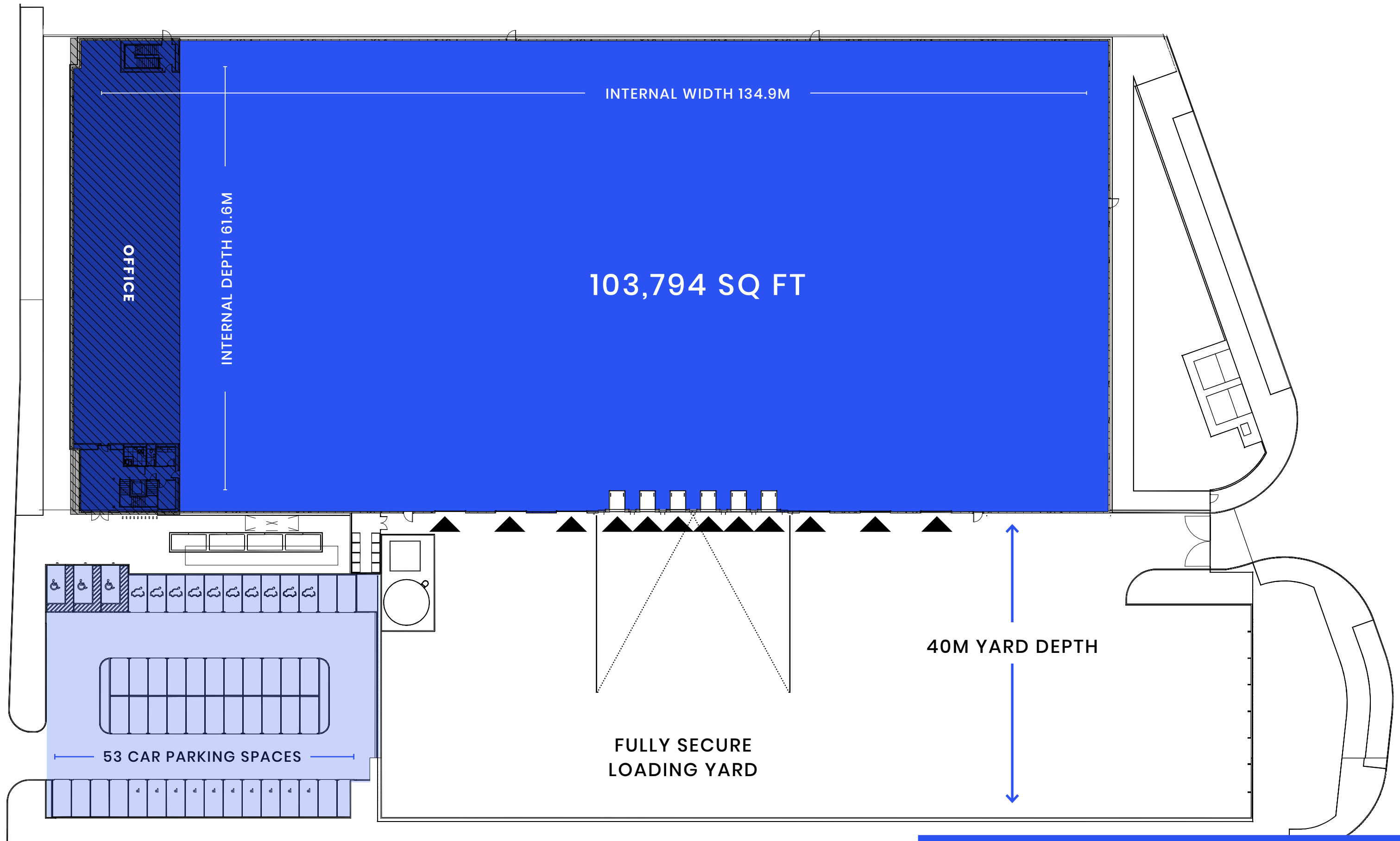
40_M
YARD
DEPTH

15_M
EAVES
HEIGHT

10
EV
CHARGERS

53
TOTAL CAR
PARKING SPACES

RIVER THAMES



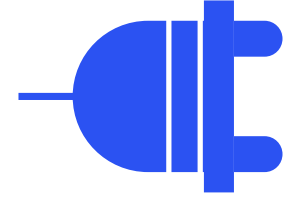
UNIT 3	SQ M	SQ FT
WAREHOUSE	8,363	90,018
GROUND FLOOR OFFICE	155	1,672
FIRST FLOOR OFFICE	834	8,981
SECOND FLOOR PLANT DECK	290	3,123
TOTAL GEA	9,643	103,794



**14 MIN TO
M25 J13**



**HIGH GRID
POWER SUPPLY**



**ENERGY
EFFICIENCY**

A+

EPC

**SECURE
SITE**



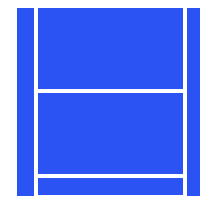
24/7 monitored and access-controlled environment

**REGULAR SHUTTLE
SERVICE TO
RAINHAM STATION**



Regular service with 11-minute journey times

**HIGH PALLET
CAPACITY**

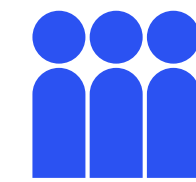


Wide aisle pallet capacity

**SUSTAINABILITY
RATING**

**BREEAM
EXCELLENT**

**LARGE LOCAL
WORKFORCE**

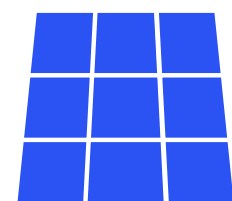


Of over 170,000 people

**3 MILES
TO A13**

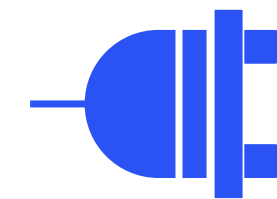


**HIGH PV
COVERAGE**



Up to 255kw / 150kw of green discounted energy

**20% ACTIVE EV
SPACES**



Future proofing for 35% additional spaces

**HIGH CUBIC
CAPACITY**

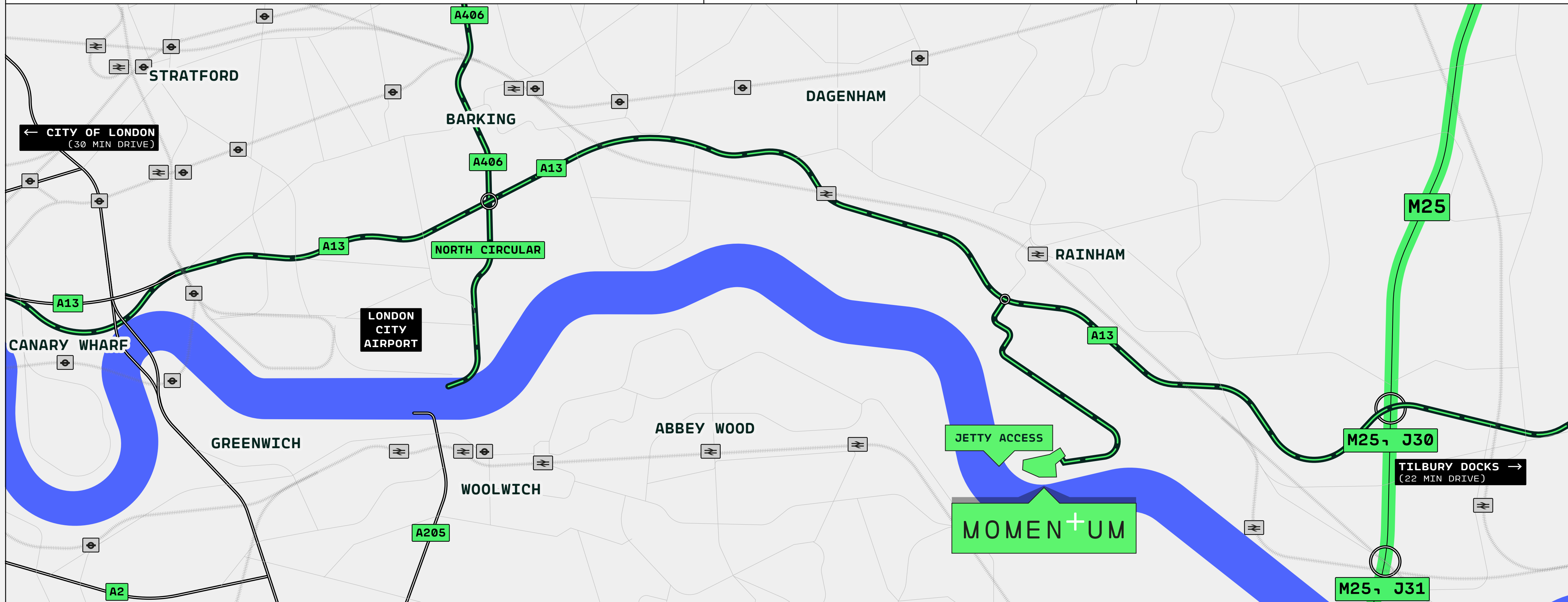


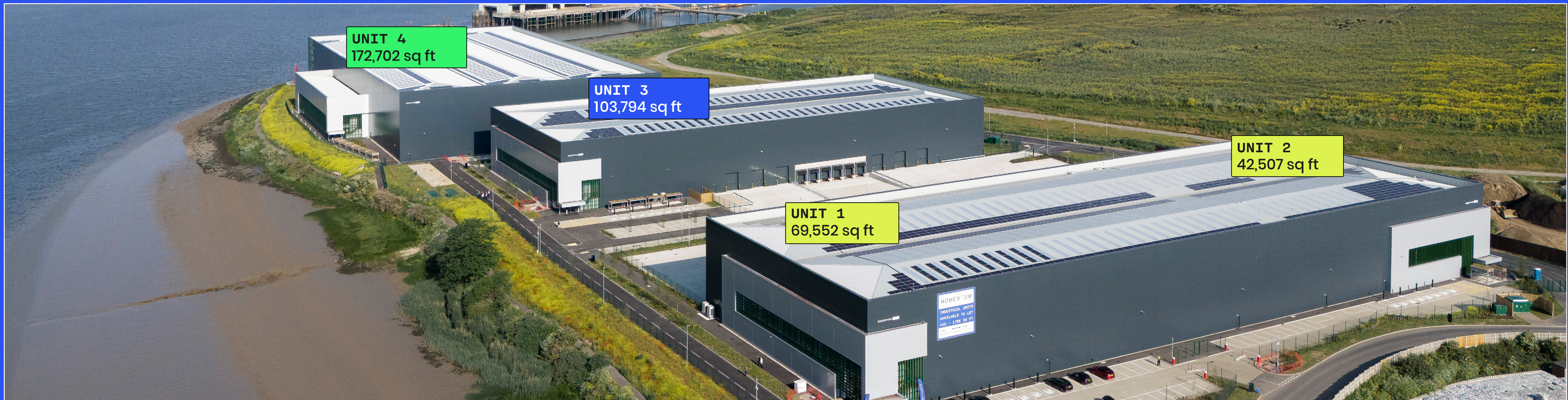
15 metres to underside of haunch

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		TRAVEL DISTANCES	
	BY ROAD		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





GET IN TOUCH

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



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COLDHARBOUR LANE, RAINHAM,
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A development by:

BARINGS



PART OF HENRY BOOT

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