



BRIDGE INDUSTRIAL

BRIDGE POINT ENTERPRISE EAST

SELINAS LANE, CHADWELL HEATH, RM8 1QH
BRIDGEINDUSTRIAL.COM

Bridge Point Enterprise East is a centrally located distribution, logistics and trade development.

With 343,789 Sq Ft available across units ranging from 8,618 - 66,862 Sq Ft.

Situated between the A12 and A13, the two principal arterial roads of East London, providing exceptional connectivity into Central London & beyond.



UNIT OPTIONALITY

Flexibility to combine
the following units:
Units 1 - 2
Units 3 - 6
Units 7 - 10

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

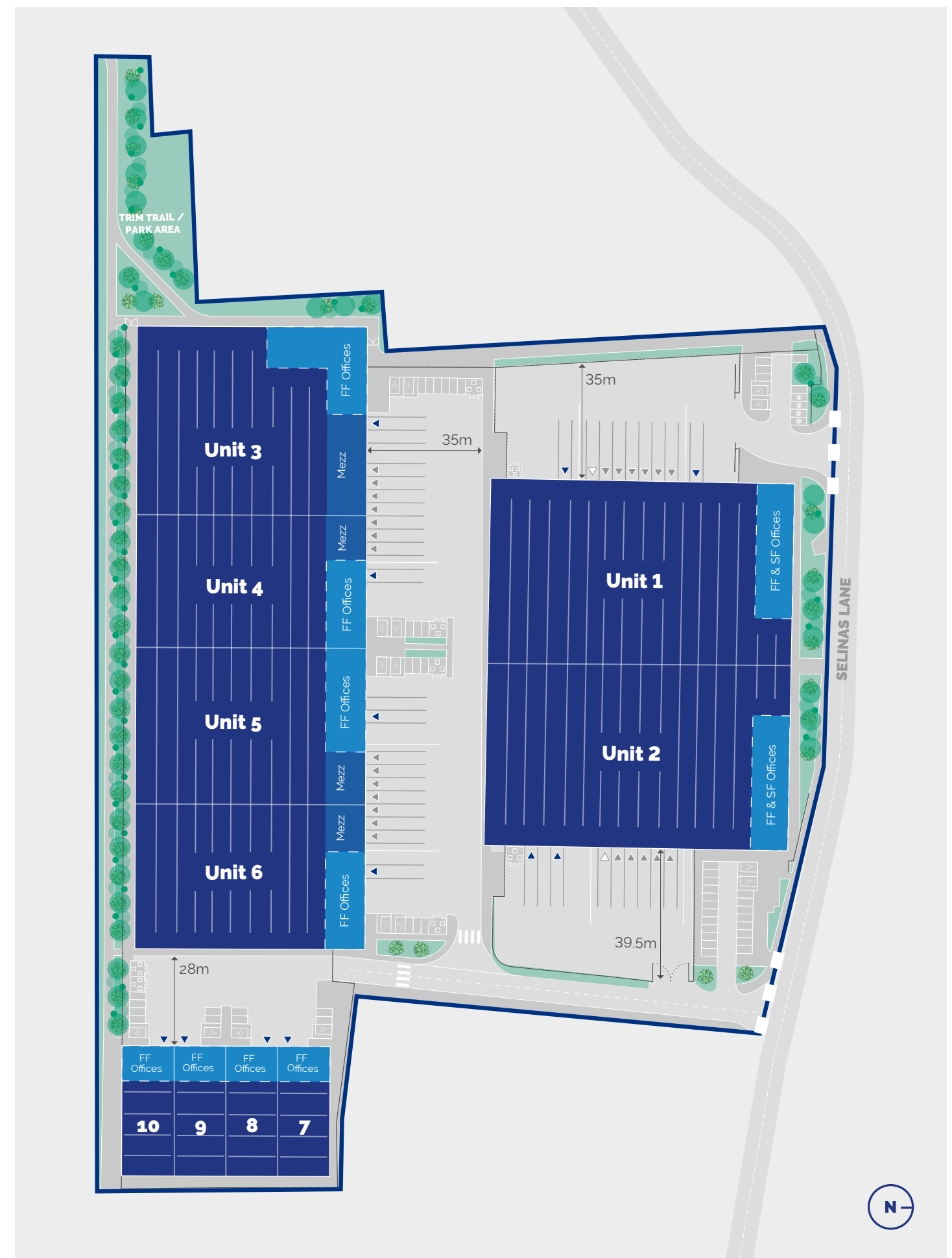
Unit 3	8	4	-	1	12m	300
Unit 4	5	3	-	1	12m	200
Unit 5	5	4	-	1	12m	200
Unit 6	5	3	-	1	12m	200

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	-	66,863
Total	108,937	24,774	-	133,711

Unit 3	42,841	12,288	4,214	55,128
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	40,284
Total	142,029	33,053	10,054	175,082

Unit 7	6,244	2,636	-	8,880
Unit 8	6,104	2,514	-	8,618
Unit 9	6,068	2,555	-	8,624
Unit 10	6,282	2,592	-	8,874
Total	24,698	10,298	-	34,996



EXCEPTIONAL SPECIFICATION

Bridge Point Enterprise East has been designed to incorporate a best-in-class specification befitting from the following:



Fibreoptic Internet Ready



Cat A Offices



Comfort Heating / Cooling



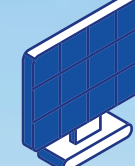
Classes Eg(ii), Eg(iii), B2 And B8



LG7 Lighting



Fully Secure Site



PV Panels



Floor Loading 50kn/M2



Up To 500 kVA



24/7 Unrestricted Use



CREATING THE NEXT GENERATION OF INDUSTRIAL PARK

Bridge Point Enterprise East has been designed with a sustainable future in mind. Featuring best in class ESG credentials by reducing occupational costs that cater to the requirements of modern day occupation and safeguarding against the requirements of tomorrow.



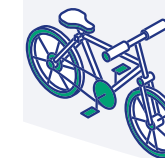
Active And Passive Electric Vehicle Charging Points



Target Bream Excellent



Targeting Net Zero Carbon



Cycle Parking



Walls, Windows & Doors Provide Greater Thermal Performance Than Required



Trim / Trail Park Area



Air Source Heat Pump



Target Epc A Rating

Operational Cost Savings

Maximum PV Coverage Producing 259.12 kW/ per annum*



Cost Savings £1.46 per sq ft per annum*



CO₂ Savings 58 ton saving per annum*



*Estimated figures - more information available on request

WORLD CLASS LOGISTICS NETWORK

5,000+

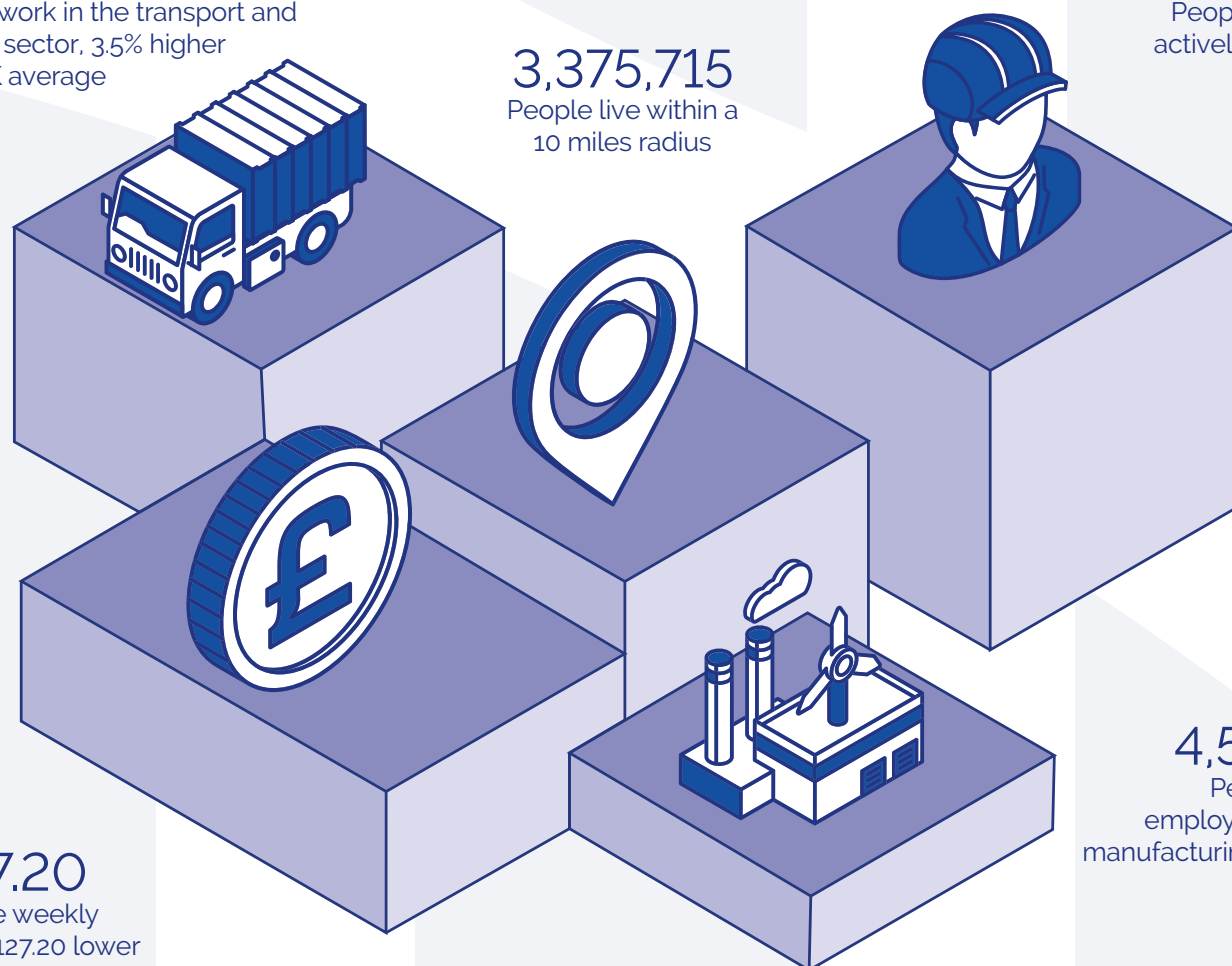
People work in the transport and storage sector, 3.5% higher than UK average

3,375,715

People live within a 10 miles radius

7,800

People locally actively looking for work



£127.20

Average weekly pay is £127.20 lower than average London salaries

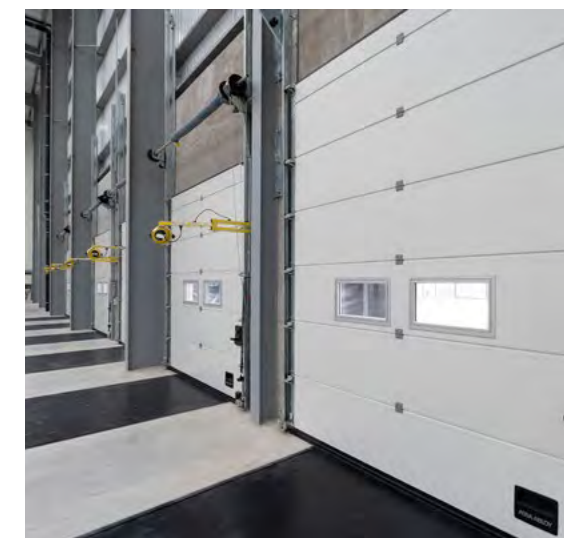
4,500+

People are employed in the manufacturing sector

SOURCE :
nomisweb.co.uk, freemaptools.com

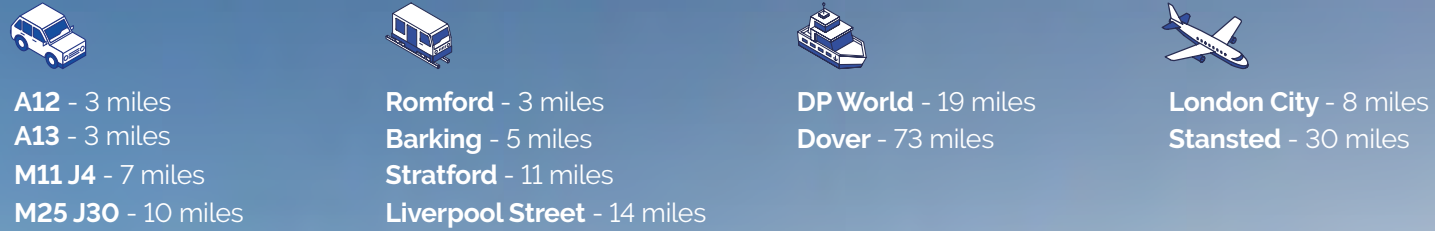
Centrally located within East London's industrial heartland, Bridge Point Enterprise East is extremely well placed to access a substantial mixed activity employment hub.

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

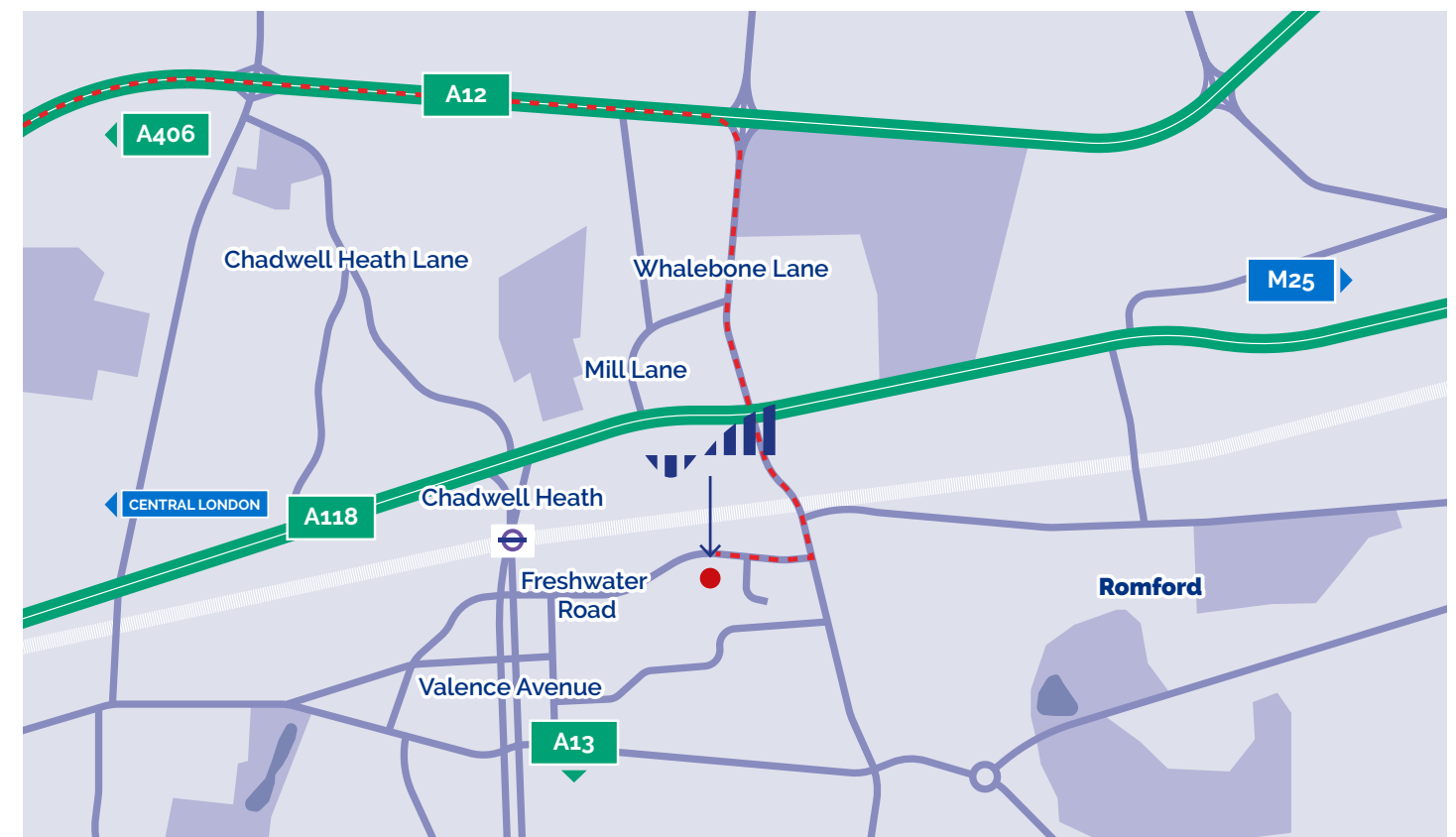
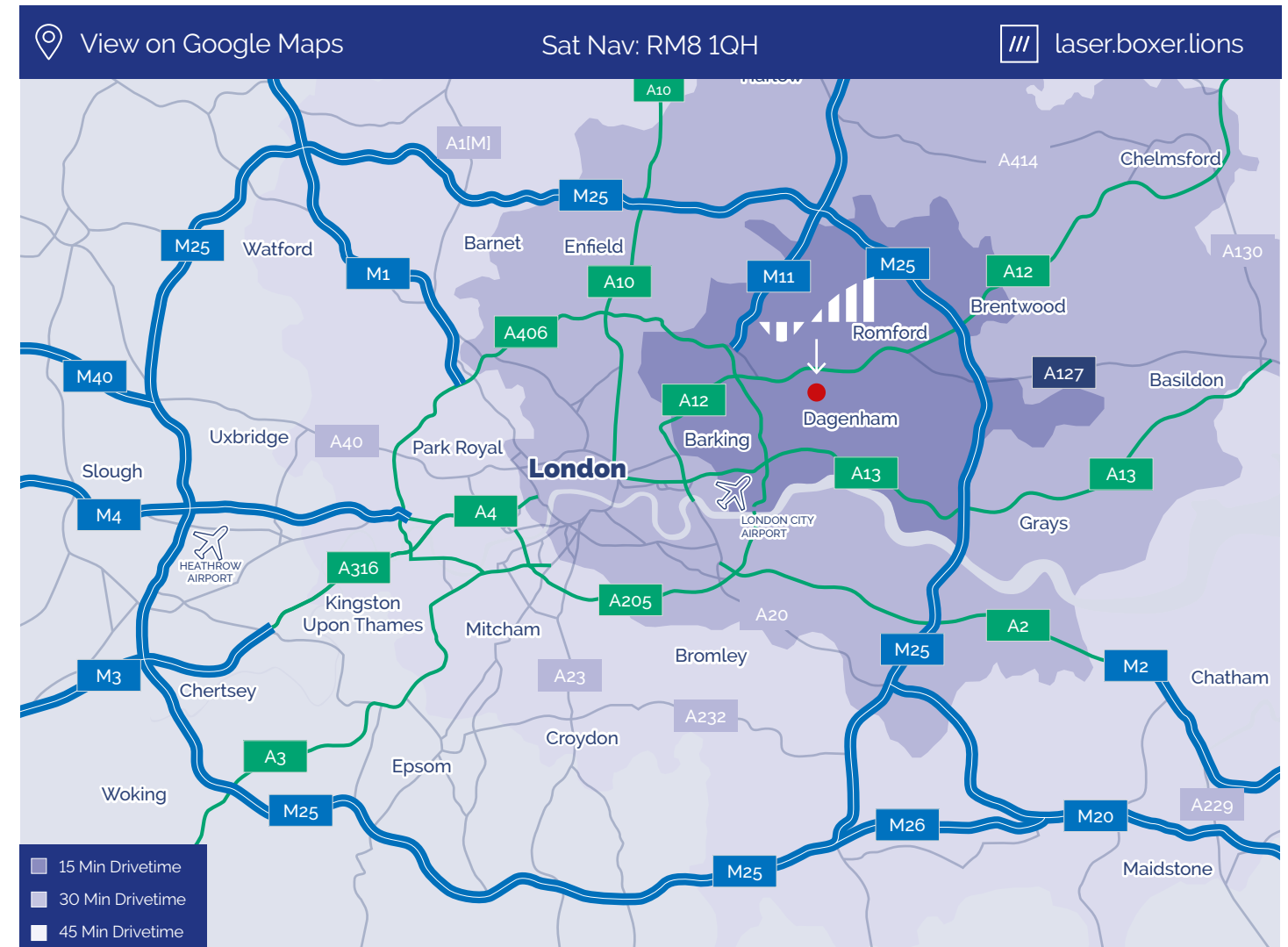
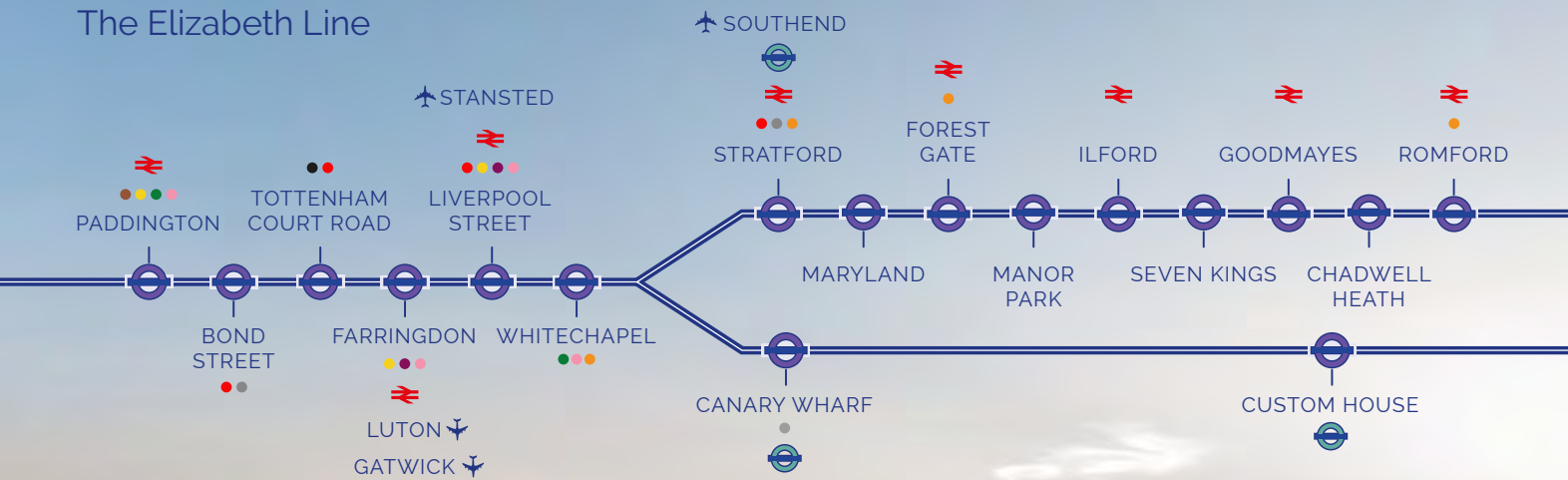


PERFECTLY LOCATED IN CHADWELL HEATH

With easy access to Central London and the wider motorway networks.



The Elizabeth Line



About Bridge Industrial

Bridge Industrial is a privately-owned, vertically integrated real estate operating company and investment manager that focuses on the acquisition and development of Class A industrial real estate, in the supply-constrained core markets of Chicago, Miami, New Jersey, New York, Los Angeles, San Francisco, Seattle, and Europe. Since its inception in 2000, Bridge has successfully acquired and developed close to 74 million square feet of industrial buildings.

Terms

Available on a new lease direct from the landlord.

Further Information

For further information please contact the below agents:

DTRE

Jake Huntley

jake.huntley@dtre.com
07765 154 211

Robert Cohu

robert.cohu@dtre.com
07860 659 043

GLENNY

Peter Higgins

p.higgins@glenny.co.uk
07900 990 805

John Bell

j.bell@glenny.co.uk
07766 225 489



Natasha Ryan

natasha.ryan@savills.com
07812 760 310

Dominic Whitfield

dwhitfield@savills.com
07870 555 936

BRIDGE Is A Vertically Integrated Real Estate Operating Company And Investment Manager Focused On The Acquisition And Development Of Class A Industrial Properties.