

MILES GRAY ROAD, BASILDON, ESSEX, SS14 3GN



W3W/// SIZES.WORKS.ATOM

SAT NAV: SS14 3GN

YARDLEY BUSINESS PARK

TRACE

TO LET

A DEVELOPMENT OF FOUR INDUSTRIAL/WAREHOUSE UNITS

TOTALLING 90,452 SQ FT (8,403 SQ M)

FROM 16,232 - 35,392 SQ FT (1,508 - 3,288 SQ M)





TRACE

YARDLEY
BUSINESS PARK

WREN

SHURGARD

DHL

AUTOGLASS

ASDA

TOOLSTATION

SCREWFIX

SELCO

CURRYS

TK MAXX

SCS

DFS

LIDL

CEF

HOWDENS

AO

M25 J29
9 MILES

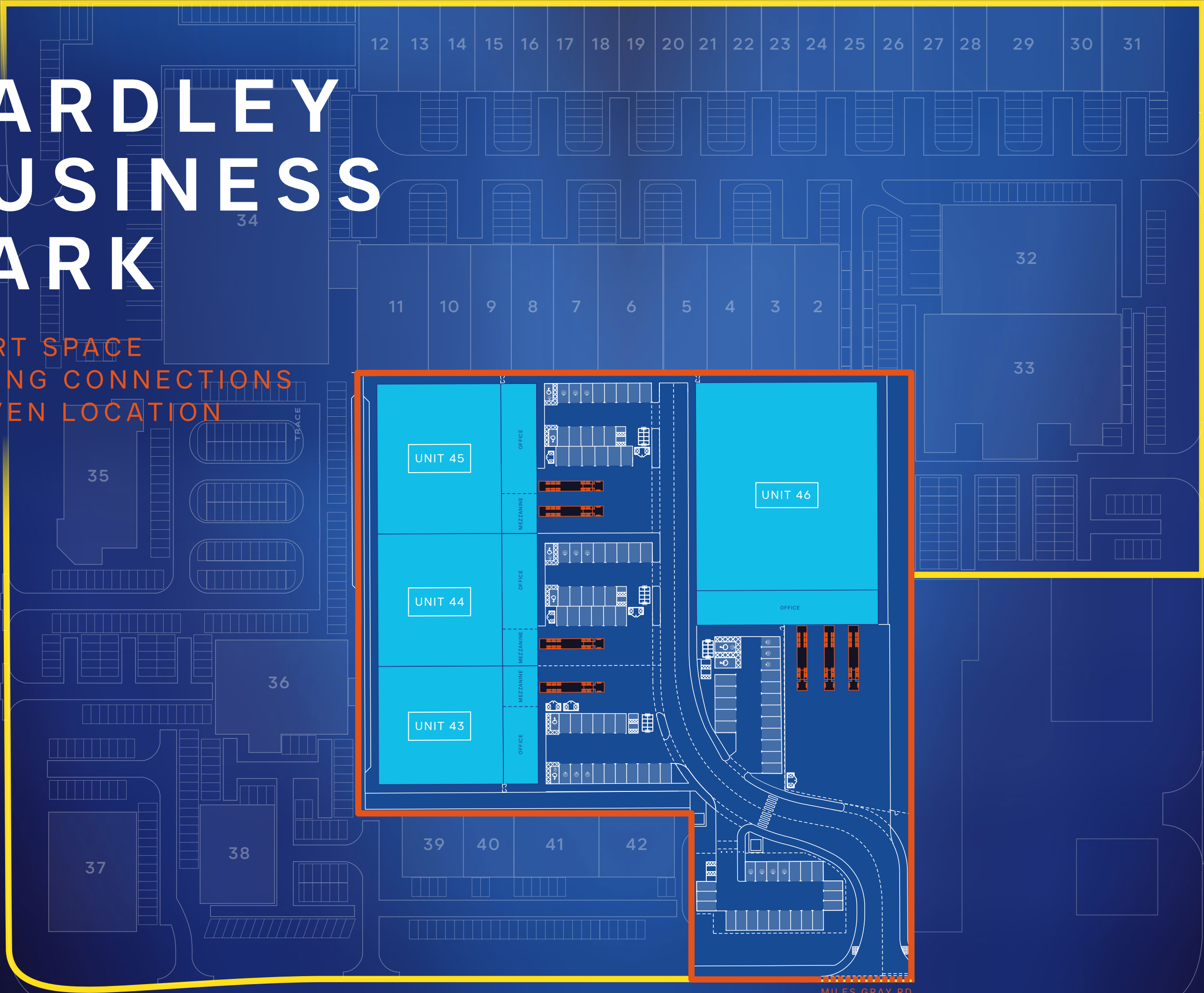
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SOUTHEND
12 MILES

A127

YARDLEY BUSINESS PARK

SMART SPACE
STRONG CONNECTIONS
PROVEN LOCATION



MILES GRAY RD.



THE NEXT GENERATION OF
INDUSTRIAL/WAREHOUSE
SPACE FOR BASILDON, SET
WITHIN THE ESTABLISHED
AND POPULAR YARDLEY
BUSINESS PARK

TRACE delivers 90,452 sq ft in four Grade A industrial/warehouse units, providing flexible space for modern businesses, located within Basildon's established Pipp's Hill Business Area.

The scheme offers a rare opportunity to secure high-quality, sustainable buildings in one of the region's most strategically connected commercial zones.

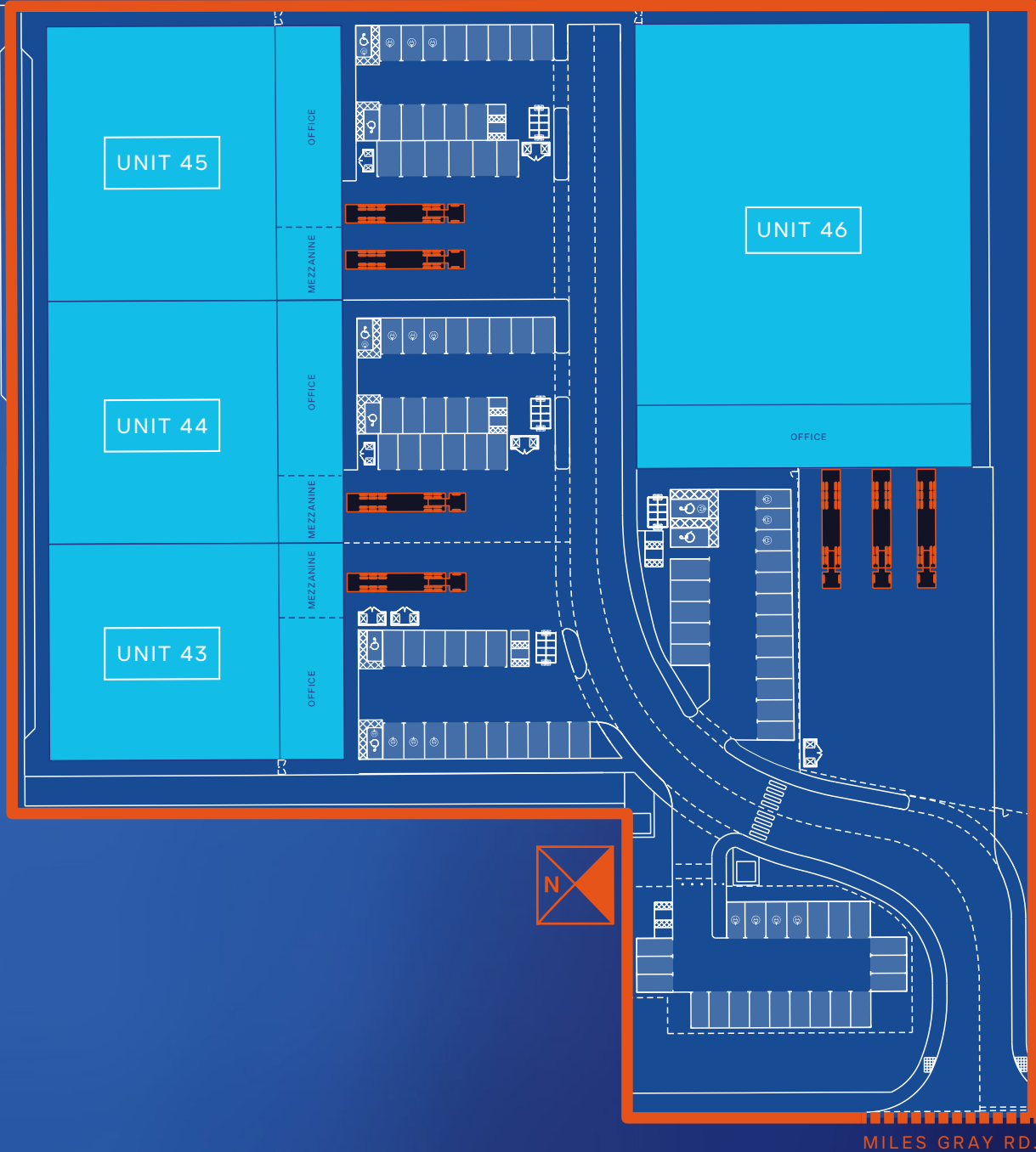


A DEVELOPMENT DESIGNED FOR THE FUTURE

The new development comprises four contemporary commercial buildings, each offering generous loading, flexible internal layouts, high-quality office accommodation and dedicated car parking.

Each unit has been designed to meet occupier requirements, from 9m haunch heights to efficient circulation and optimised glazing for natural light.

UNIT	INDUSTRIAL/WAREHOUSE	FIRST FLOOR OFFICE	FIRST FLOOR MEZZANINE	TOTAL
	SQ FT	SQ FT	SQ FT	SQ FT
43	13,261	1,572	1,399	16,232
44	14,876	1,755	1,582	18,213
45	16,835	1,991	1,789	20,615
46	30,979	4,413	0	35,392
TOTAL (GEA)	75,951	9,731	4,770	90,452





High-Performance Cladding & Roofing



Total 750 kVA Power Supply



Dedicated Car Parking



Level Access Loading Doors



Electric Vehicle Charging



LED Lighting



Photovoltaic Panels



Units 43 to 45
29.5M Yard Depth
Unit 46
43.3M Yard Depth



Flexible E(g)/B2/B8 Planning Use



9 metres - Clear Internal Height



15% Roof Lights (Warehouse Areas)



Cycle Shelters



Targeting "Excellent" BREEAM Rating



Targeting Minimum EPC Rating of A

SUSTAINABILITY BUILT IN

DESIGNED FOR LOW IMPACT, HIGH EFFICIENCY

TRACE incorporates a suite of sustainable features aligned with Basildon’s climate strategy and the National Planning Policy Framework (2024).



LED energy-efficient lighting throughout



Targeting EPC A



EV Charging Infrastructure



Targeting “Excellent” BREEAM Rating

Photovoltaic (PV) arrays



Low air permeability and high-performance insulated cladding



Fabric-first approach with high thermal efficiency



Wildflower Areas



New Native Tree & Hedgerow Planting



Cycle Shelters

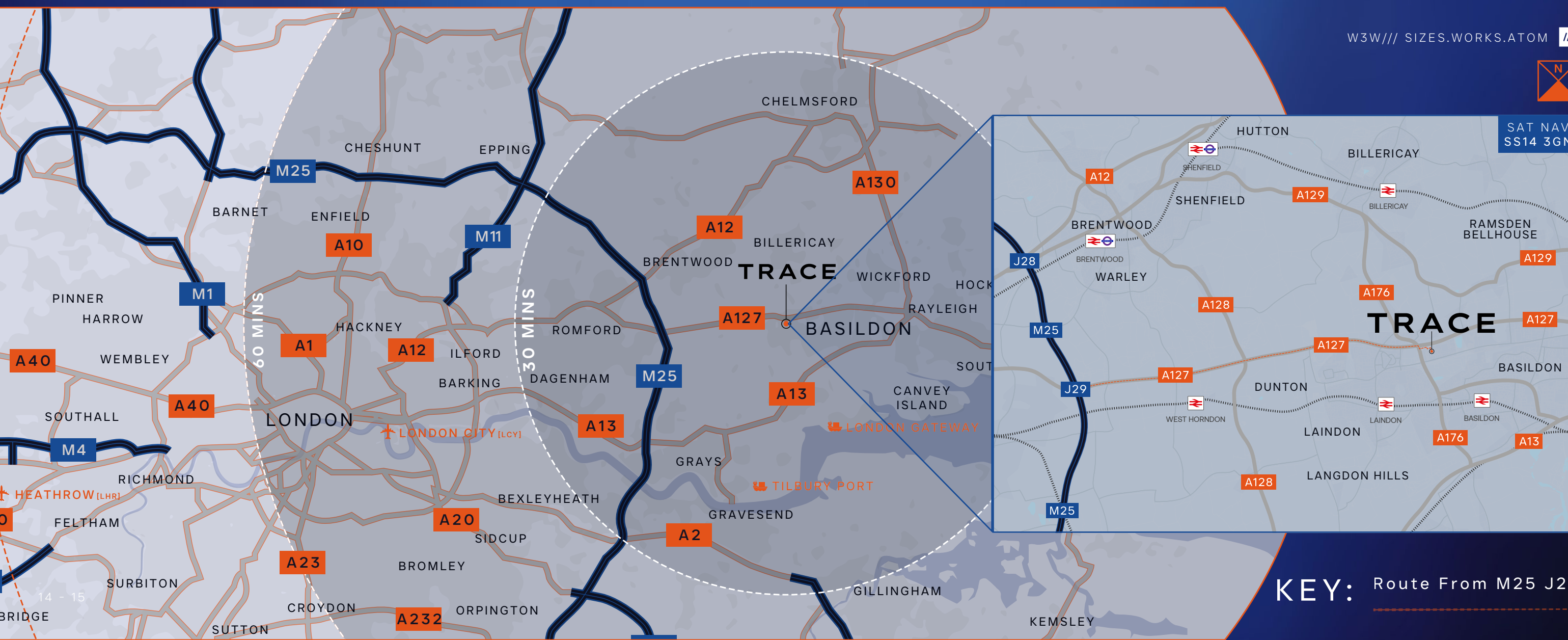




Occupiers on the estate include Screwfix, Toolstation, Plumbase, Benchmarx, Electric Centre, Eurocell, National Lighting, Crown Paints and Howdens.

PORTS	DISTANCE	TIME
London Gateway	9 Miles	17 Mins
Tilbury	14 Miles	24 Mins
Harwich	59 Miles	73 Mins
Felixstowe	63 Miles	76 Mins
AIRPORTS	DISTANCE	TIME
Southend	12 Miles	24 Mins
London City	27 Miles	45 Mins
Stansted	37 Miles	44 Mins
Heathrow	64 Miles	81 Mins

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KEY: Route From M25 J29

“A RESILIENT, EXPANDING ECONOMY WITH THE TALENT BASE REQUIRED FOR SUSTAINABLE LOGISTICS AND INDUSTRIAL GROWTH.”

SOURCES:
ONS / Ilivehere / Basildonforbusiness / City Population



Population
7.7m people



Average Income
£58k (pa)



Working Age
Population
5.2m (67.1%)



Industrial &
Logistics Workers
1.5m (20%)



Unemployment
3.2% – lower than the
national average



Sector Focus in Basildon
Advanced Manufacturing,
Logistics and Retail



Advanced
Manufacturing
33% of Essex’s jobs
in this sector are in
Basildon

BASED ON A 60 MIN DRIVE TIME FROM TRACE

PLANNING

The buildings have flexible planning permission for E(g), B2 and B8 uses.

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TERMS

The units will be available on new FRI leases, terms to be agreed.

RENT

Upon application.

VAT

VAT will be payable at the prevailing rate.

TRACE

A DEVELOPMENT BY



Taurus
DEVELOPMENTS



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