1MVA POWER SUPPLY NOW AVAILABLE

BLUEPRINT
ERITH

To Let

2 UNITS REMAINING
FROM 19,572 SQ FT - 24,230 SQ FT
READY FOR IMMEDIATE OCCUPATION

NET ZERO CARBON CONSTRUCTION

CHURCH MANORWAY
ERITH · KENT · DA8 1DG

Firethorn

A BLUEPRINT FOR LOGISTICS

Centrally located within the M25 ring road, Blueprint Erith is the perfect logistics hub for urban distributors looking to enhance their operations.

Mapping out a market-leading standard for last-mile logistics, the four-unit scheme is in reach of more than half a million households, with direct access to Central London and the wider motorway network, putting occupiers in a strategic position for distribution.

With a design centred on power, quality and sustainability, Blueprint Erith comprises a high-quality, modern working environment, delivered to net-zero carbon in construction, with a 'Very Good' target BREEAM rating.

5 Miles
TO J1A M25

OVER
500,000
HOUSEHOLDS WITHIN A 20 MINUTE DRIVE

16 Miles
TO CENTRAL LONDON

BLUEPRINT ERITH

ACCOMMODATION (All sizes GIA)

UNIT 1	sq ft	sq m
Ground Floor (inc. core)	21,468	1995
First Floor Offices (inc. facilities)	1,475	137
First Floor Storage	1,287	119
Total	24,230	2,251
Parking spaces	16	
EV spaces	4	
Yard depth	30M	
Power	260kVA	
Loading Doors	2	

UNIT 2 LET TO RE-ROPES		
Ground Floor (inc. core)	17,418	1,618
First Floor Offices (inc. facilities)	1,304	122
First Floor Storage	832	77
Total	19,554	1,817
Parking spaces	13	
EV spaces	3	
Yard depth	30M	
Power	210kVA	
Loading Doors	2	

UNIT 3	sq ft	sq m
Ground Floor (inc. core)	17,440	1,620
First Floor Offices (inc. facilities)	1,308	122
First Floor Storage	824	76
Total	19,572	1,818
Parking spaces	12	
EV spaces	3	
Yard depth	28M	
Power	205kVA	
Loading Doors	2	

UNIT 4 LET TO SAHARA AV		
Ground Floor (inc. core)	28,214	2,621
First Floor Offices (inc. facilities)	1,932	179
First Floor Storage	1,644	154
Total	31,790	2,954
Parking spaces	22	
EV spaces	4	
Yard depth	32M	
Power	315kVA	
Loading Doors	2	

BLUEPRINT ERITH

A BLUEPRINT FOR INNOVATION

- 50KN/M2 FLOOR LOADING
- UP TO 7.5 KN/M2 MEZZANINE FLOOR LOADING
- UP TO 30M YARD DEPTH
- SECURE GATED YARDS
- SOLAR PANELS CAPABLE OF UP TO 6,800 KWH PA
- 12M EAVES HEIGHT
- 24 HOUR ACCESS
- 1MVA POWER SUPPLY
- EPC A
- NET ZERO CARBON CONSTRUCTION
- BREEAM 'VERY GOOD'

A BLUEPRINT FOR QUALITY

Featuring the enhanced Firethorn Trust specification, Blueprint Erith carries a market-leading design that stimulates productivity, promotes sustainability and boosts the bottom line.

In addition to a modern warehouse design, Grade-A mezzanine offices benefit from comfort cooling and LED lighting, while welfare facilities look to enhance employee satisfaction.

15% ROOFLIGHTS ALLOWING FOR ABUNDANCE OF NATURAL LIGHT

INTERNAL CYCLE STORAGE FOR EACH UNIT

KITCHENETTE FACILITIES FOR EACH UNIT

SHOWER FACILITIES

A BLUEPRINT FOR SUSTAINABILITY

Internationally recognised for delivering industry-leading 'eco-warehouse' schemes, and certified as a Carbon Neutral Company, Firethorn Trust is setting the framework for sustainable development.

With a commitment to create buildings that support business aspirations for excellent environmental performance, Firethorn endeavours to implement sustainable solutions into the fabric of every design.

In addition to a net-zero carbon construction and a target 'Very Good' BREEAM rating, Blueprint Erith comprises energy-saving design features to add value and bottom-line savings, whilst minimising environmental impact – now and for the future.

UP TO 6,800 KWH PER ANNUM FROM SOLAR PVS
Provided as part of base specification and providing potential savings of up to £2,314 pa*, with roof capable of holding full covering of solar PVs and allowance provided for battery storage connection.

20% PARKING SPACES FITTED WITH EV CHARGE POINTS
With ducting provided for 100% EV parking spaces and future HGV charge points.

OPTIMISING NATURAL LIGHT
Triple-skinned factory assembled rooflights can save up to 13% a year on running costs by maximising natural sunlight.

RECYCLED & RECYCLABLE
Building material choices look to reduce waste and contribute to a greener world.

ENERGISED FOR THE FUTURE
An online energy dashboard means you can proactively monitor and manage your consumption.

REDUCING WATER USAGE
We use rainwater harvesting for in-toilet flushing and other non-potable applications.

*calculated October 2022 @ 0.34p

A BLUEPRINT FOR SUCCESS

79.4%

of Bexley population economically active compared to 78.5% GB average.

Over

500,000

households within a 20 minute drive time.

14.5%

of Bexley population employed in transport, storage and manufacturing compared to 7.2% London average.

Distance	Population	Households
Up to 20 minutes	1,261,209	503,720
Up to 40 minutes	7,973,282	3,250,555
Up to 60 minutes	12,534,279	5,037,256

Drive times in minutes

- 0-20
- 20-40
- 40-60

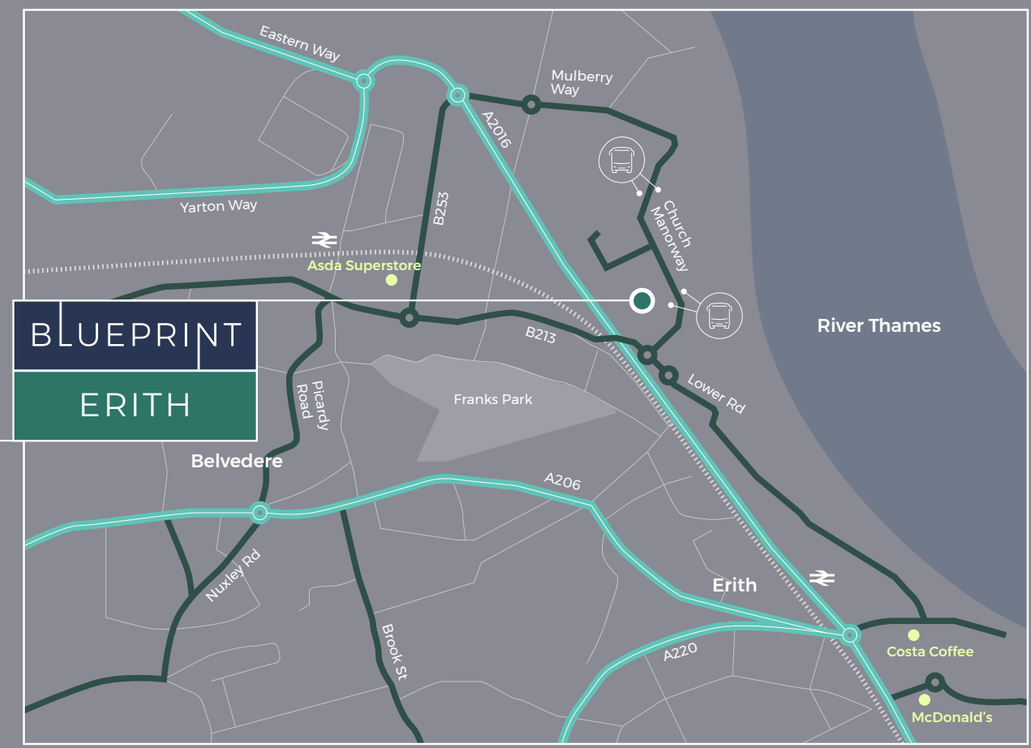
Blueprint Erith is situated within the Thames Gateway district, at the heart of the Belvedere & Erith Industrial Zone, which is currently a focus of investment and a major growth area for jobs, transport and industry.

The ward of Erith is home to more than 12,000 residents, with more than half a million households within a 20-minute drivetime, providing access to a wide employment pool.

Sat Nav: DA8 1DG

what3words: ///lakes.decks.cycle

M25 J1



A BLUEPRINT FOR CONNECTIVITY

Located within the Borough of Bexley, which has a population of almost 250,000 residents, Blueprint Erith is an ideal last-mile location, providing easy access to the M25, Central London and transport links across rail, air and sea.

DRIVE TIMES

Roads	Miles	Mins
M25 J1	5	13
Dartford Crossing	6	18
Blackwell Tunnel	9	28
A205 South Circular	8	20
A406 North Circular	18	32

Locations		
Woolwich	6	16
Sidcup	7	24
Greenwich	8.4	20
City of London	13	43
Central London	16	62

Rail / Air / Ports		
Belvedere Train Station	1	4
Erith Train Station	1.1	3
Abbey Wood (Elizabeth Line)	2.5	7
London City Airport	8	40
Tilbury Docks	16	30
London Gateway	19	36
London Stansted Airport	41	52
Dover Port	66	80
Port of Felixstowe	82	96

TRAIN TRAVEL INTO LONDON

Elizabeth Line Station (From Abbey Road, 2.5 miles)	Mins
Canary Wharf	11
Liverpool Street	18
Paddington	29
Southeastern Rail Station (from Belvedere Station, 1 mile)	
Greenwich	23
London Bridge	35
Cannon Street	39
Charing Cross	44

Sherburn 42
Sherburn-in-Elmet, Leeds
4 prime industrial / distribution units
from 57,750 – 280,000 sq ft

Barnsley 340
340,000 sq ft Grade-A
logistics unit

CAIN

Cain invests in and develops modern, ESG-optimised logistics assets across Europe's most strategic corridors. Our projects are designed to support business growth, enable the efficient movement of essential goods, and respond to evolving supply chain needs.

By targeting undersupplied, high-demand locations and prioritising operational efficiency, sustainability, and occupier alignment, we deliver future-ready logistics spaces that create long-term value for our partners.

Firethorn

Firethorn deliver strategically located logistics spaces across the UK to enable businesses to connect quickly and easily with customers and end users.

As we invest, develop and deliver, we remain true to our core values of being progressive in our thinking, decisive in our actions and committed to high standards, leveraging our expertise to maximise potential.

Ascent Logistics Park
Leighton Buzzard
Eight warehouse / industrial
units 14,140 to 123,490 sq ft

Peterborough South
Peterborough
Three warehouse / logistics
units 94,225 to 240,830 sq ft

Link Logistics Park
Ellesmere Port
Two warehouse / logistics units
of 654,225 sq ft and 107,506 sq ft

CAIN

cainlogistics.co.uk

Firethorn

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