

PLOT 2

LONDON BRENTWOOD COMMERCIAL PARK

Up to 129,910 sq ft of industrial space

CM13 3LS | M25 (J29) | londonbrentwoodcp.com

SPACE FOR OPPORTUNITY

Fronting the junction of the A128/A127 at East Horndon, London Brentwood Commercial Park offers highly accessible industrial and logistics space just three miles from the M25.

With the first two development phases fully let, benefit from a high quality commercial park environment with excellent transport links and access to a large local labour force.

Key benefits:



5.45MVA available



1Gbps diverse fibre



Fast access to Junction 29 of the M25

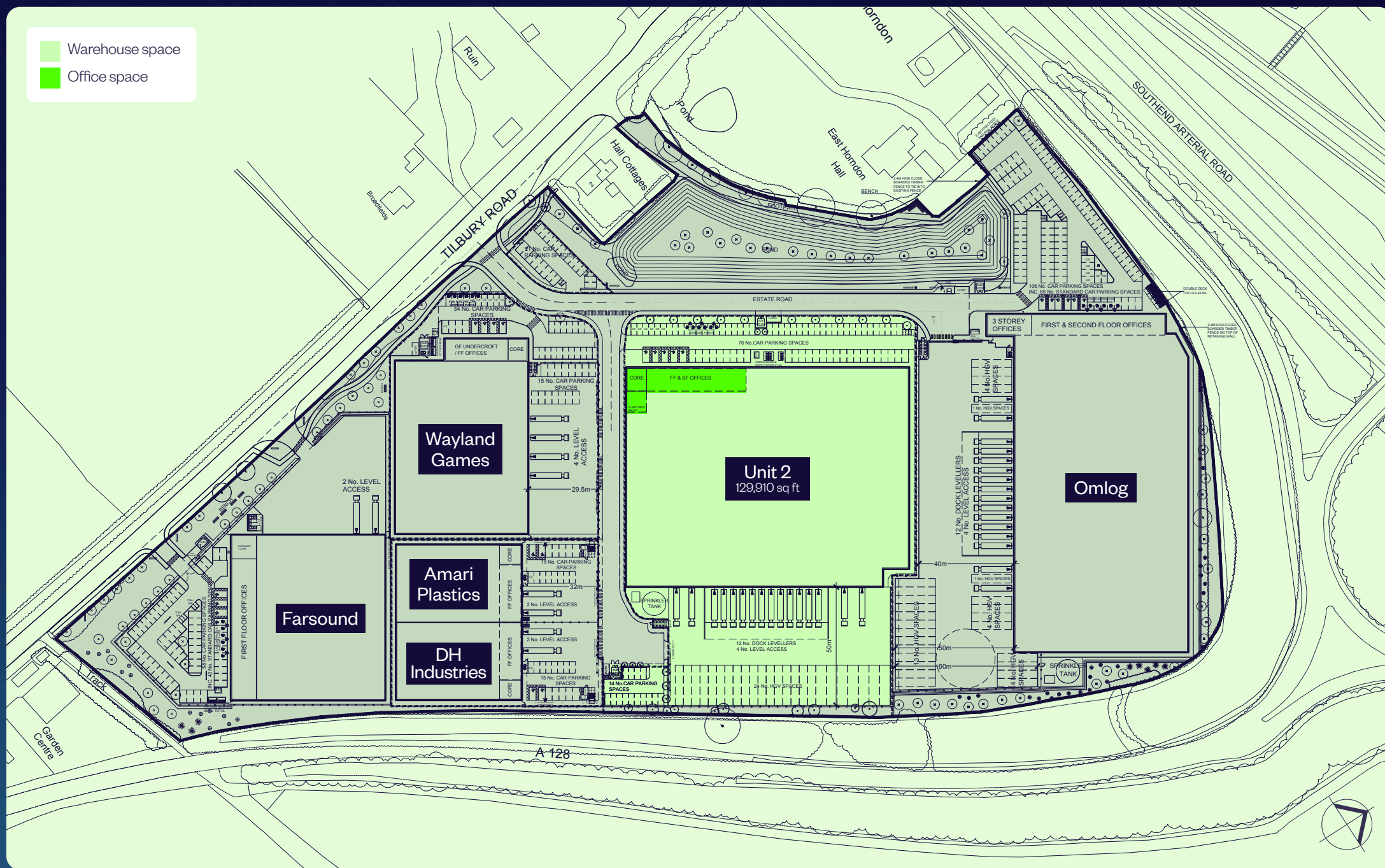


23.9 million consumers in a two-hour HGV drivetime¹

¹. Source: Esri & Michael Bauer Research, 2026



MASTERPLAN



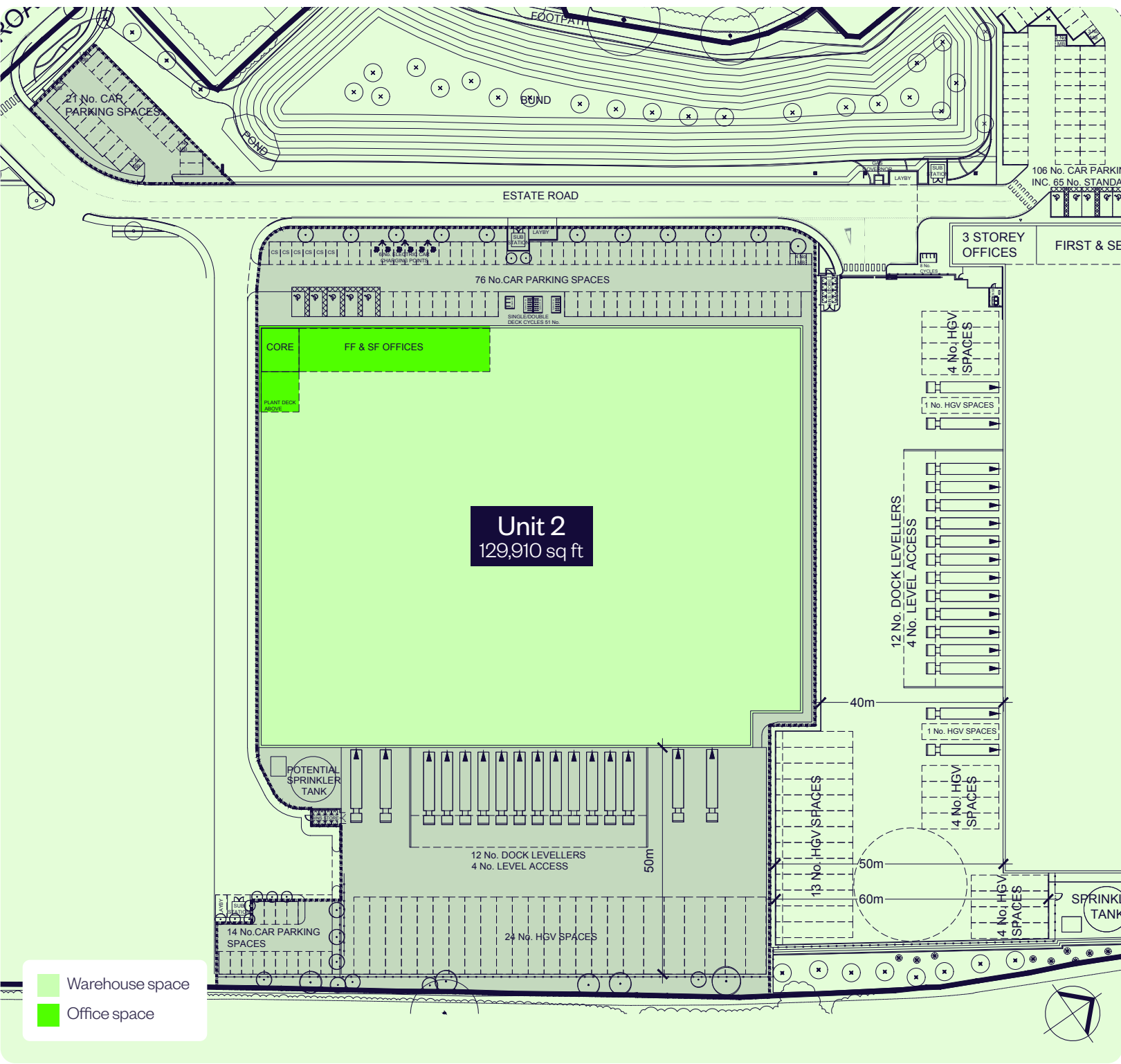
OPTION A

The 129,910 sq ft consented unit will combine highly-specified warehouse space with 10,740 sq ft of Grade A offices.

Unit 2	sq ft	sq m
Warehouse	113,000	10,498
Undercroft	4,430	412
Ground floor core	930	87
First floor offices	5,370	499
Second floor offices	5,370	499
Second floor plant deck	810	76
TOTAL	129,910	12,071

Gross External Area

-  12m clear internal height
-  50m yard depth
-  4 level access doors and 12 loading dock doors
-  111 car parking spaces (including 5 accessible)
-  24 HGV parking spaces
-  Solar PV system of 800kWp
-  1MVA of power (ability to significantly increase)
-  Targeting BREEAM 'Excellent' and an A+ rated EPC



OPTION B

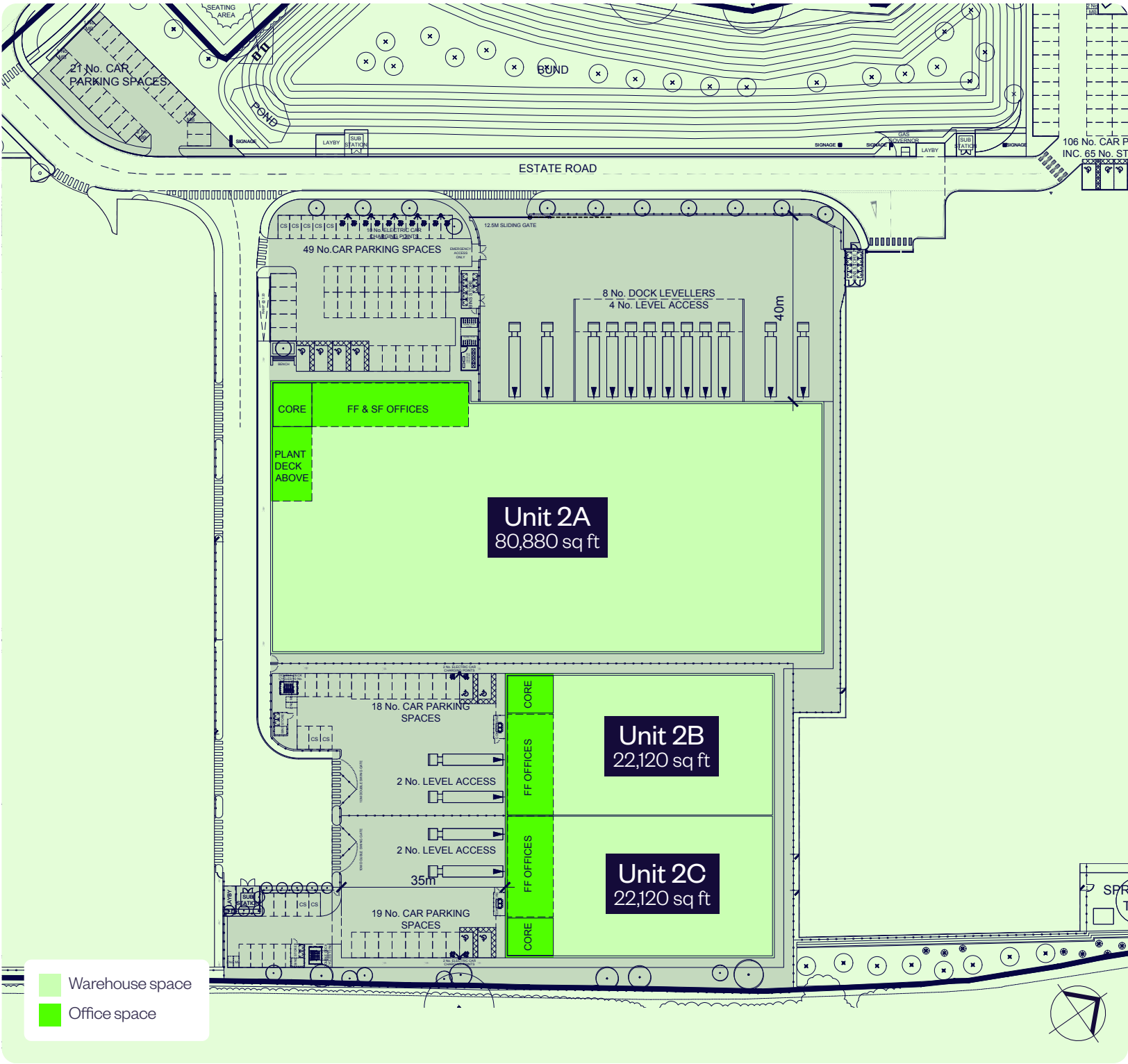
The site can also accommodate a three unit layout option, providing 80,880 sq ft and two units of 22,120 sq ft.

Unit 2A	sq ft	sq m
Warehouse	66,120	6,143
Undercroft	3,510	85
Ground floor core	910	327
First floor offices	4,430	412
Second floor offices	4,430	412
Second floor plant deck	1,480	138
TOTAL	80,880	7,517

Unit 2B	sq ft	sq m
Warehouse	15,380	1,429
Undercroft	2,440	227
Ground floor core	930	87
First floor core	930	87
Offices	2,440	227
TOTAL	22,120	2,057

Unit 2C	sq ft	sq m
Warehouse	15,380	1,429
Undercroft	2,440	227
Ground floor core	930	87
First floor core	930	87
Offices	2,440	227
TOTAL	22,120	2,057

Gross External Area



AERIAL VIEW

CENTRAL LONDON
9.7M CONSUMERS

M25 (J29) – 3 MILES

HORNDON INDUSTRIAL PARK

WEST HORNDON

FARSOUND

WAYLAND GAMES

DH INDUSTRIES

AMARI PLASTICS

PLOT 2

OMLOG

A127

TRAVELODGE

STARBUCKS

THE HALFWAY
HOUSE BRENTWOOD

A128



The park is already home to global third-party logistics provider, Omlog, aviation supply chain specialist, Farsound, tabletop hobbies retailer, Wayland Games, and new customers D.H. Industries and Amari Plastics.





DESIGNED FOR THE FUTURE

Our properties are designed to be energy efficient, use lower-carbon materials and help reduce their long-term impact on the environment.



Sustainable design

Targeting a BREEAM 'Excellent' rating as a minimum



Energy-efficient

Designed to achieve an A+ EPC



On-site renewables

Full rooftops of solar PV to provide clean energy



Electric vehicle (EV) charging

Including infrastructure for future EV fleets



Sustainable landscaping

Ecologically diverse plants to maximise biodiversity



LED lighting

To reduce energy use and lower operating costs



Smart metering

Helping to monitor and reduce energy and water use

LOCATION

Situated three miles from the M25, the park provides access to world-class multimodal infrastructure, combined with excellent connectivity to UK, European and global markets.



ROAD

M25 (J29)	3 miles
A13	6 miles
M25/A12	7 miles
Queen Elizabeth II Bridge	11 miles
M25/M11	15 miles
M25/M20	20 miles
Central London	26 miles
M25/M1	40 miles
Channel Tunnel	69 miles



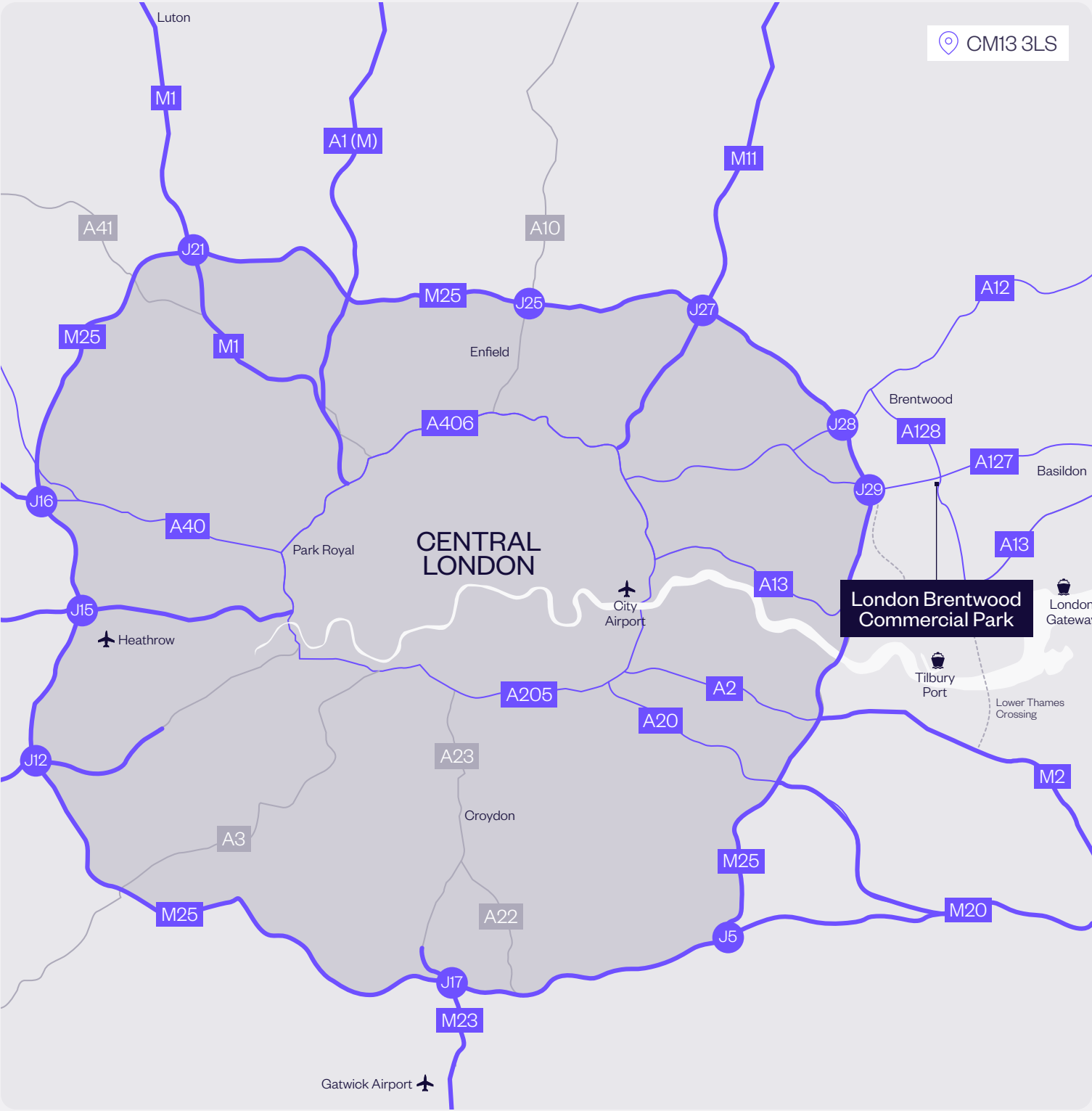
AIRPORTS

London City Airport	22 miles
London Stansted Airport	30 mile
London Gatwick Airport	47 miles
London Heathrow Airport	62 mile

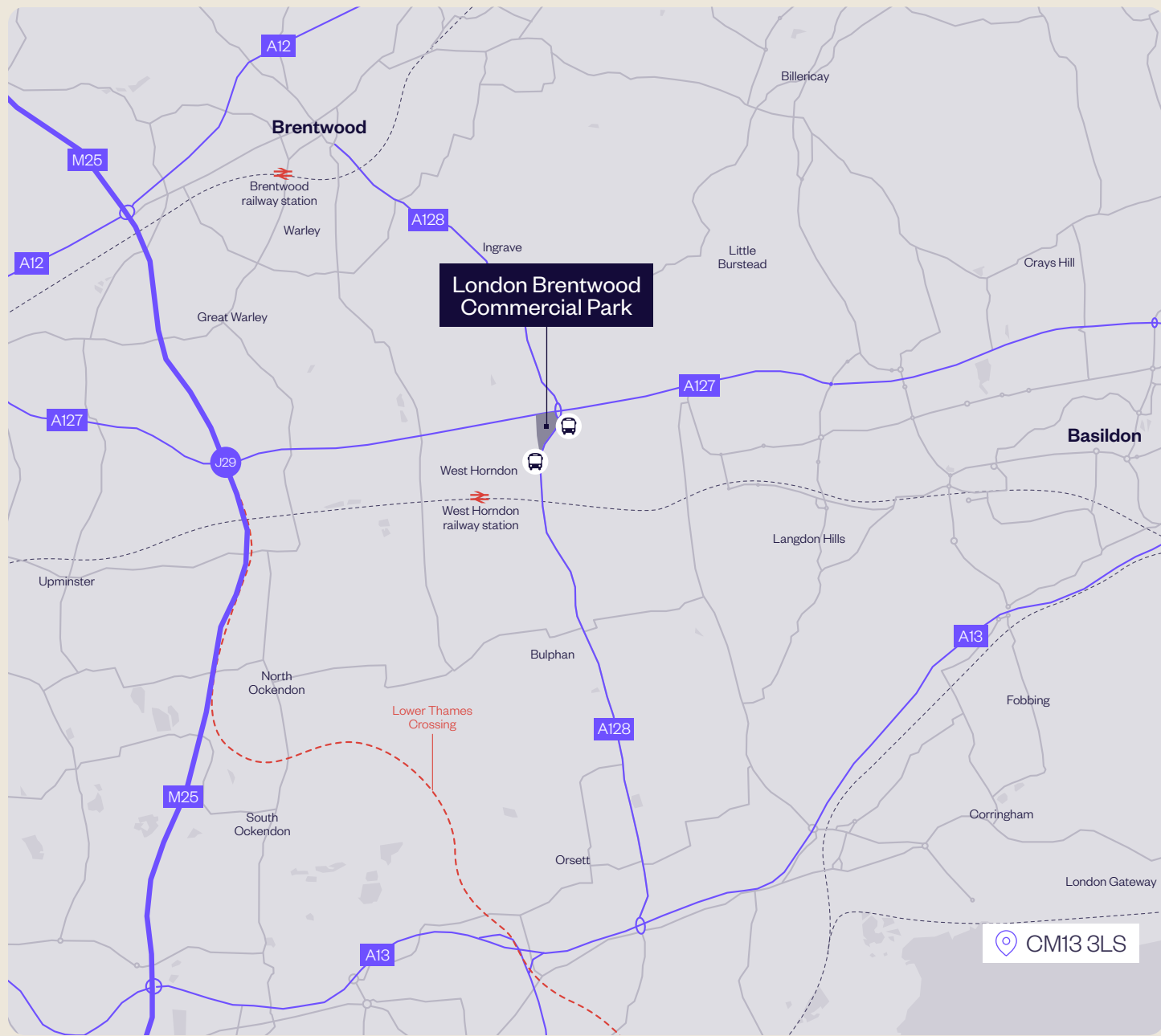


PORTS

London Gateway	9 miles
Port of Tilbury	11 miles
Harwich International Port	61 miles
Port of Felixstowe	71 miles
Port of Dover	76 miles



ACCESS



RAIL

West Horndon Railway Station is on the c2c mainline and offers direct services to London Fenchurch Street within 30 minutes. Located just over a mile from London Brentwood Commercial Park, the station is accessible by bus and only a seven-minute bike ride from the site. Brentwood Station is five miles away and provides new services on Crossrail's Elizabeth Line.

BUS

Bus service 565 serves the site, with routes between Brentwood, East and West Horndon, and Bulphan. The nearest bus stop is located at Dunton Hills Farm on the A128 (Tilbury Road), which can be accessed by a new footpath linking to the park.

CONTACT US



ENQUIRE NOW

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