



**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 drivetime<sup>1</sup>

1. Source: Esri & Michael Bauer Research, 2026













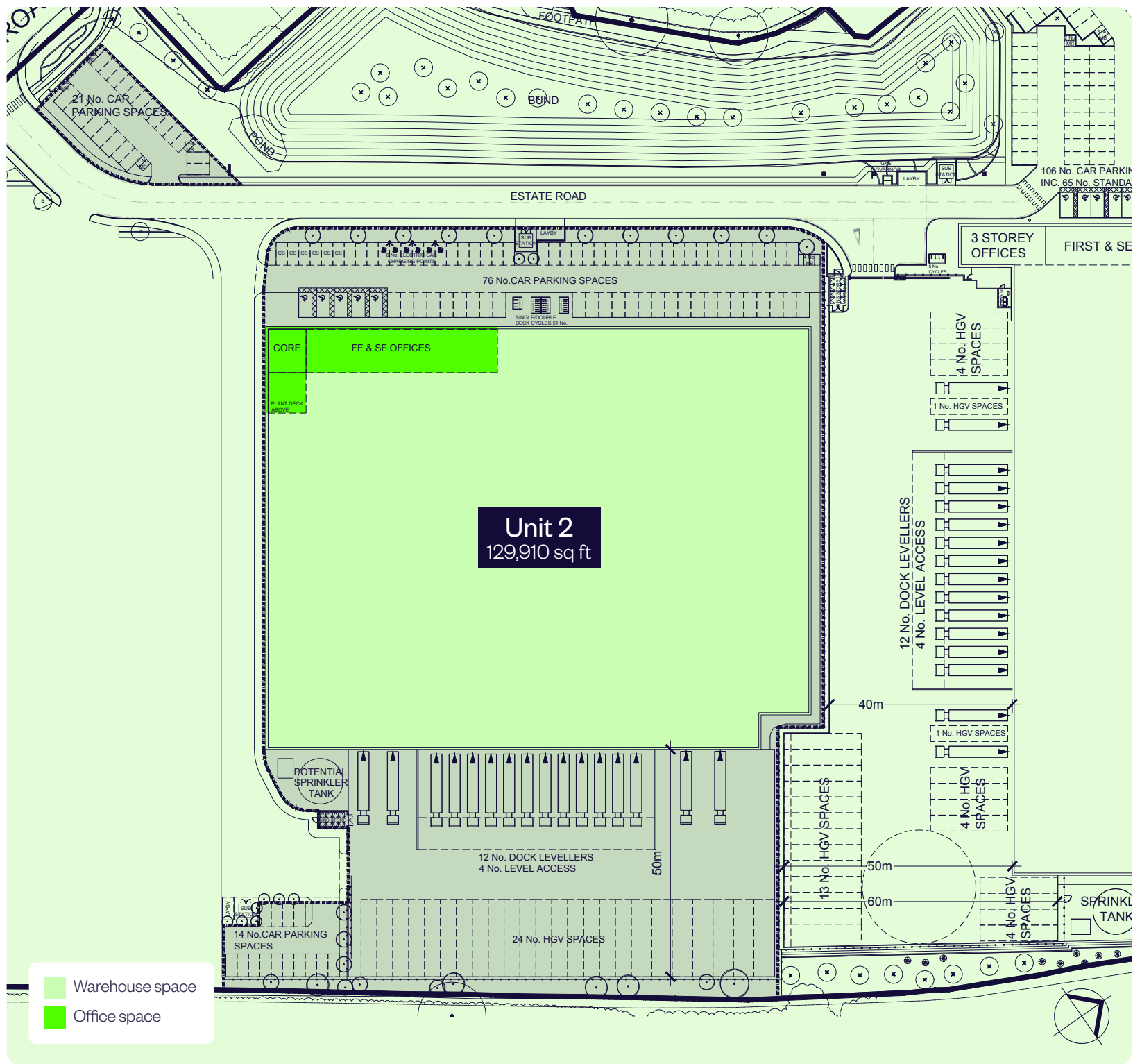
# OPTION A

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
<b>TOTAL</b>	<b>129,910</b>	<b>12,071</b>

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

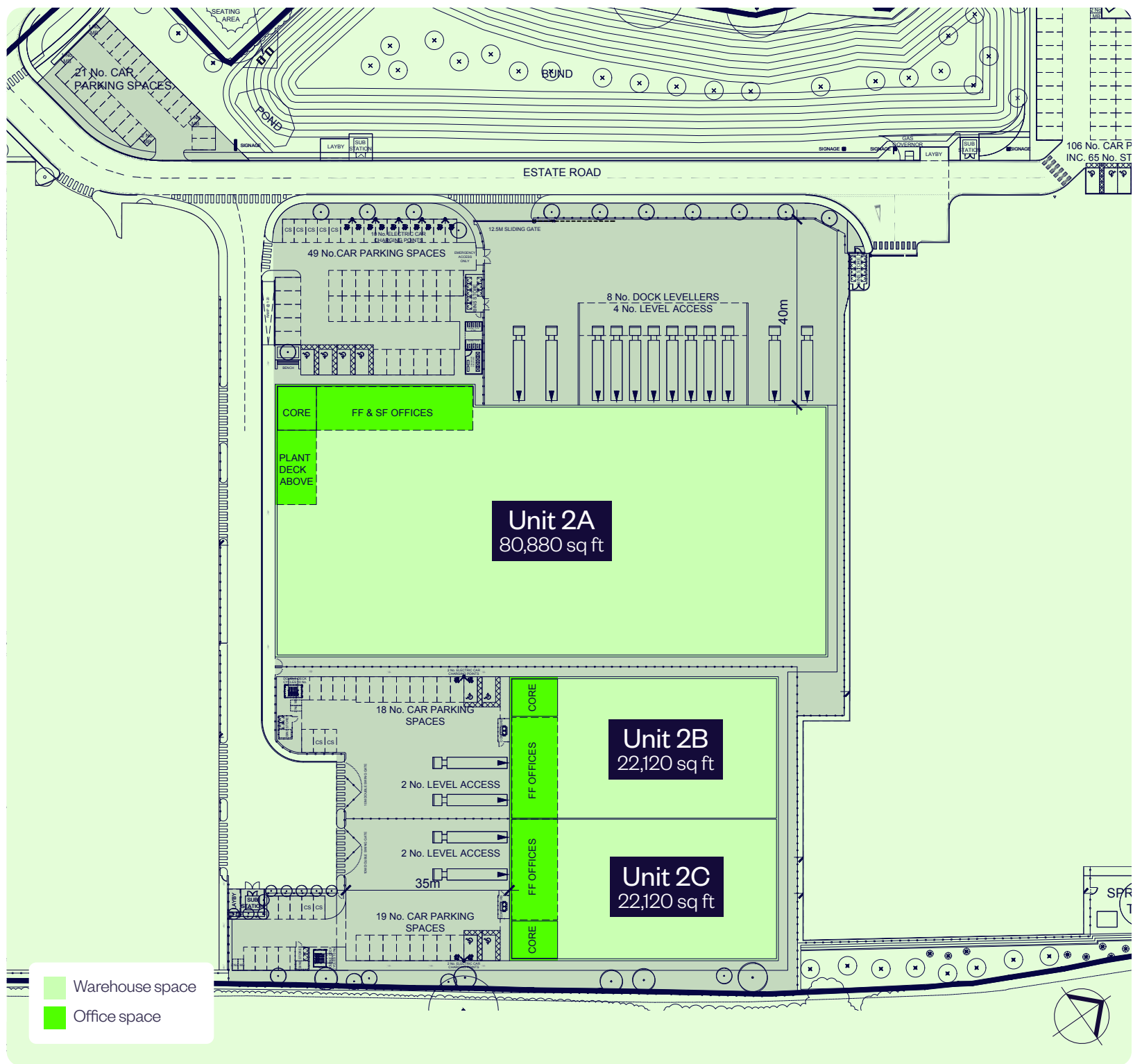
The site can also accommodate a three unit layout option, providing 80,880 sq ft and two units of 22,120 sq ft.

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
<b>TOTAL</b>	<b>80,880</b>	<b>7,517</b>

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
<b>TOTAL</b>	<b>22,120</b>	<b>2,057</b>

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
<b>TOTAL</b>	<b>22,120</b>	<b>2,057</b>

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.





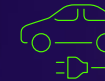
**Sustainable design**  
Targeting a BREEAM  
'Excellent' rating as a minimum



**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

# 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.

# 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

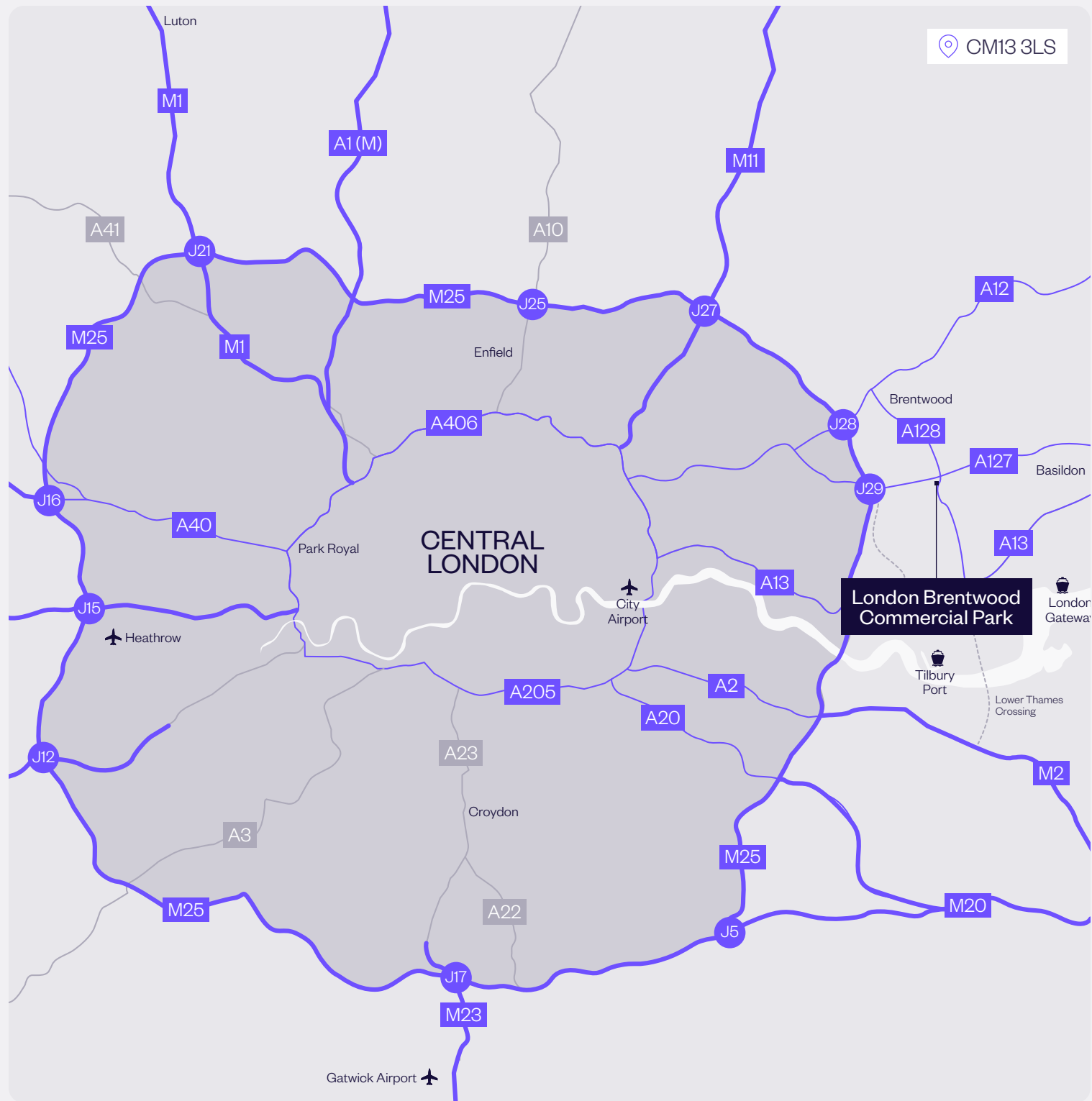
M25 (J29)	3 miles
A13	6 miles
M25/A12	7 miles
Queen Elizabeth II Bridge	11 miles
M25/M11	15 miles
M25/M20	20 miles
Central London	26 miles
M25/M1	40 miles
Channel Tunnel	69 miles

## AIRPORTS

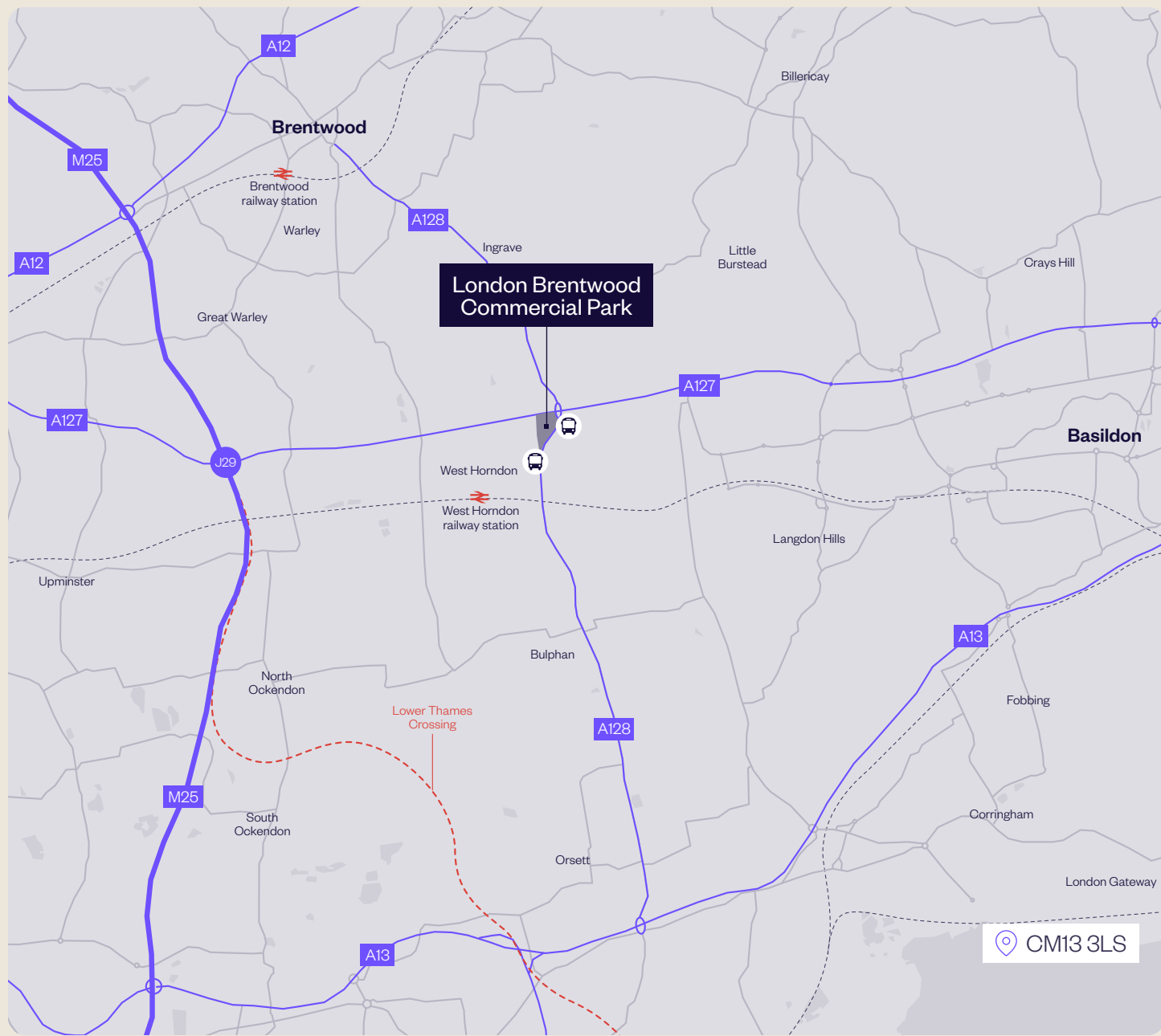
London City Airport	22 miles
London Stansted Airport	30 mile
London Gatwick Airport	47 miles
London Heathrow Airport	62 mile

## 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

Chris Beamer  
Associate Director, Development  
07500 779249  
[chris.beamer@goodman.com](mailto:chris.beamer@goodman.com)



James Haestier  
[james.haestier@colliers.com](mailto:james.haestier@colliers.com)  
07818 038009

Tim Harding  
[tim.harding@colliers.com](mailto:tim.harding@colliers.com)  
07860 180328



Paul Mussi  
[paul.mussi@knightfrank.com](mailto:paul.mussi@knightfrank.com)  
07836 287821

Victoria Forster  
[victoria.forster@knightfrank.com](mailto:victoria.forster@knightfrank.com)  
07974 366137

James Maskey  
[james.maskey@knightfrank.com](mailto:james.maskey@knightfrank.com)  
07770 013152



Dominic Whitfield  
[dwhitfield@savills.com](mailto:dwhitfield@savills.com)  
07870 555936

Harry Stoneham  
[harry.stoneham@savills.com](mailto:harry.stoneham@savills.com)  
07870 999263

0203 426 0800 | [londonbrentwoodcp.com](http://londonbrentwoodcp.com) | [uk.goodman.com](http://uk.goodman.com)

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