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)

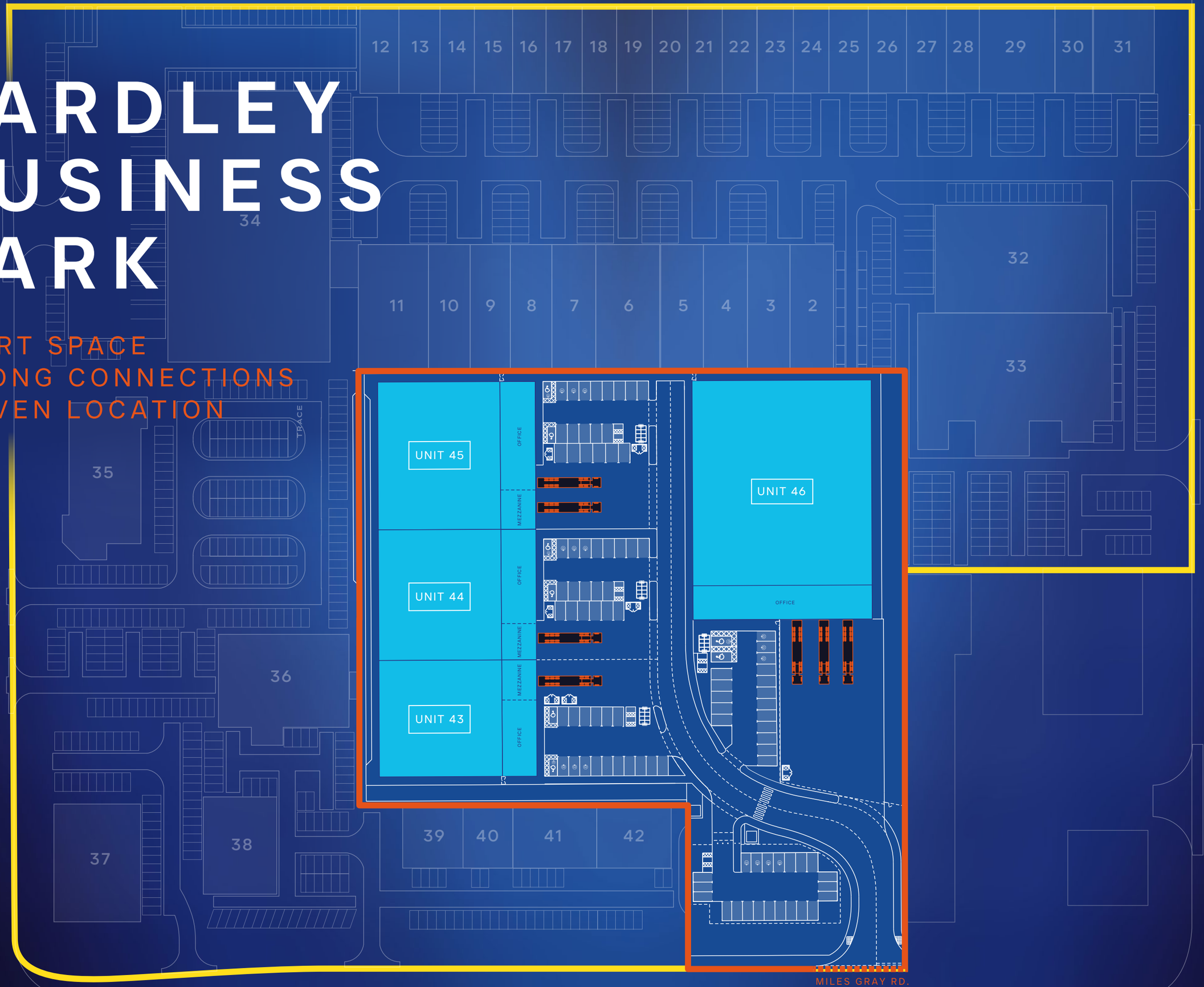
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CEF
HOWDENS
AO
YARDLEY
BUSINESS PARK
M25 J29
9 MILES
A127
SOUTHEND
12 MILES
A127
SHURGARD
SELF-STORAGE

YARDLEY BUSINESS PARK

SMART SPACE
STRONG CONNECTIONS
PROVEN LOCATION



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 Pipps 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.

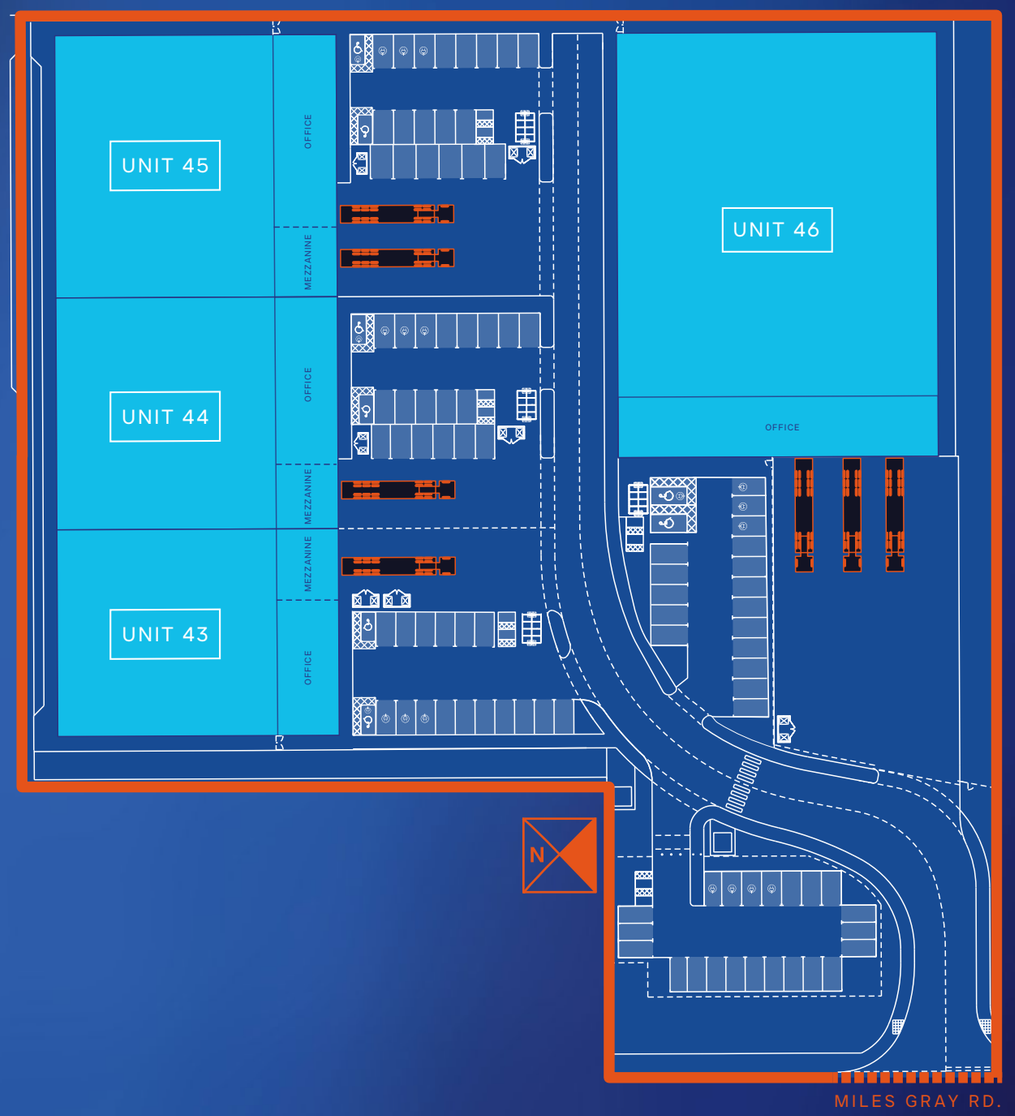


A DEVELOPMENT DESIGNED FOR THE FUTURE

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**	**4,771**	**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


TRACE
43
44
45

LOCATION

EASY ACCESS TO THE A127, A13 & M25

TRACE forms part of the wider Yardley Business Park, the prime trade counter location in Basildon, accessed off Miles Gray Road and Luckyn Lane and set within the established Pipps Hill Business Area. Yardley Business Park is located adjacent to the Southend Arterial Road and immediately opposite Pipps Hill Retail Park.

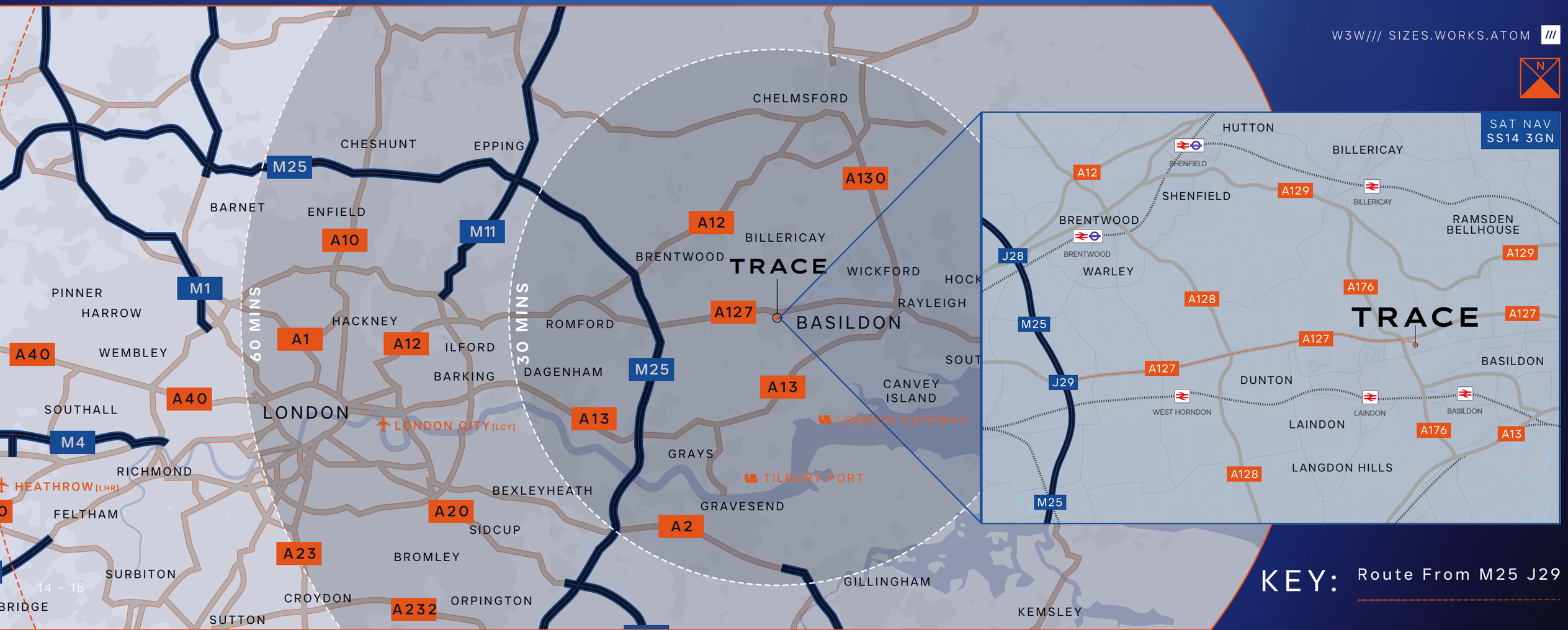
Occupiers on the estate include Screwfix, Toolstation, Plumbase, Benchmarx, Electric Centre, Eurocell, National Lighting, Crown Paints and Howdens.

PLACES	DISTANCE	TIME
A127	0.4 Mile	1 Min
M25 (J29)	9 Miles	13 Mins
Brentwood	9 Miles	17 Mins
Southend	12 Miles	25 Mins
Chelmsford	15 Miles	25 Mins
West Thurrock	16 Miles	22 Mins
M1	43 Miles	47 Mins
Central London	33 Miles	58 Mins
Birmingham	139 Miles	144 Mins

SOURCE:
Google Maps

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



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

SOURCES:
ONS / Ilivehere / Basildonforbusiness / City Population



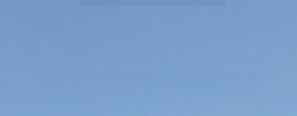
Population
7.7m people



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.

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.

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trace-yardley-basildon.co.uk

TRACE

A DEVELOPMENT BY

USS

Taurus DEVELOPMENTS

JLL
020 7493 4933
property.jll.co.uk

PETER DAVIDSON
peter.davidson@jll.com
07920 597 574

JEFFREY PREMPEH
jeffrey.prempeh@jll.com
07395 883 209

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
www.kemsley.com

COLIN HERMAN
colin.herman@kemsley.com
07976 327 448

DAVID SEWELL
david.sewell@kemsley.com
07837 409 316

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