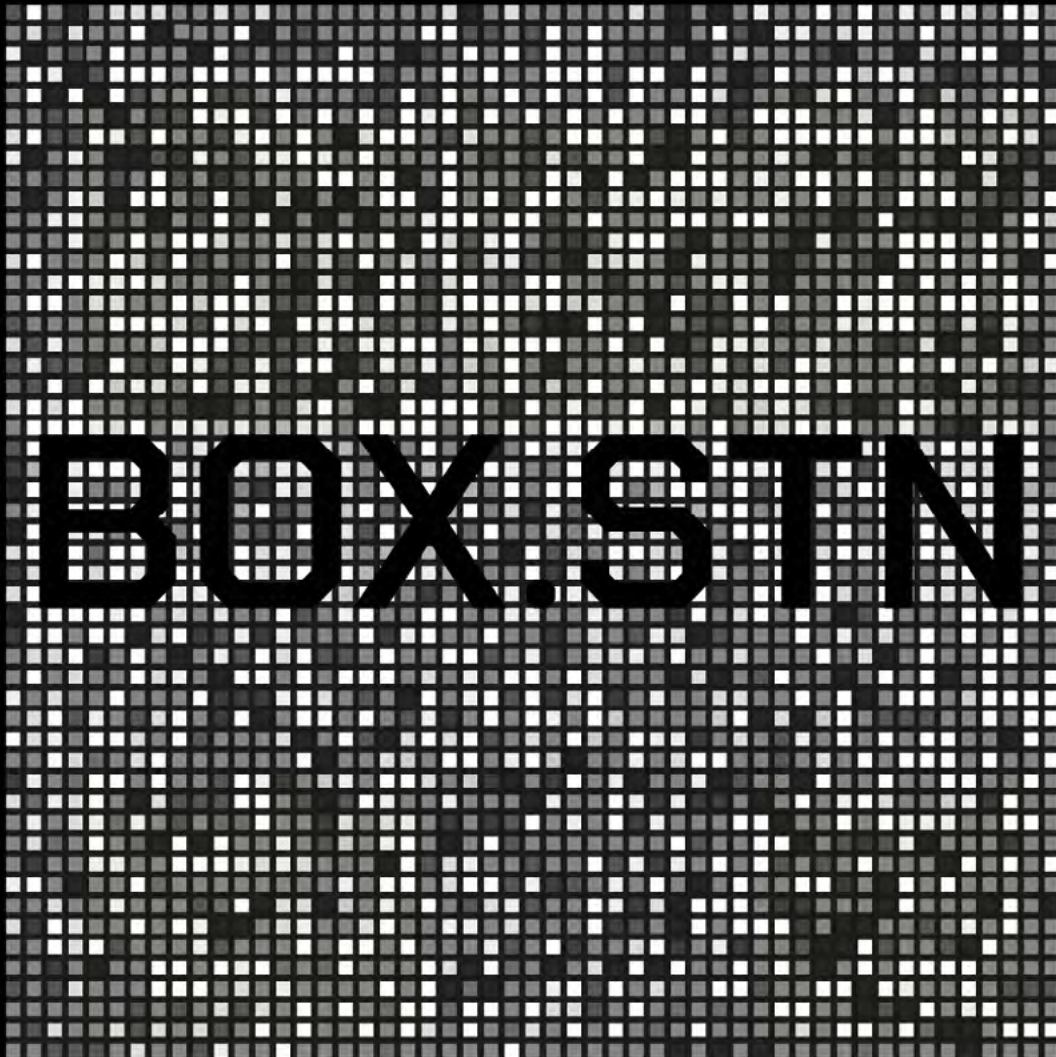


LONDON STANSTED, CM24 1RY



A NEW LOGISTICS PARK FOR THE FUTURE OF LONDON.

Dedication to Distinction.

BOX.STN is one of the UK's most innovative new-build logistics parks in the critically under-supplied Greater London and Southeast regions. Where connectivity, high specification and unrivalled power supply come as standard.



Indicative Image

WELCOME TO

6



PREMIER
LOCATION

MARKET
LEADING ESG

UNRIVALLED
POWER CAPACITY

COMMUNITY
FOCUSED

7

Embodied Excellence

The BOX.STN way

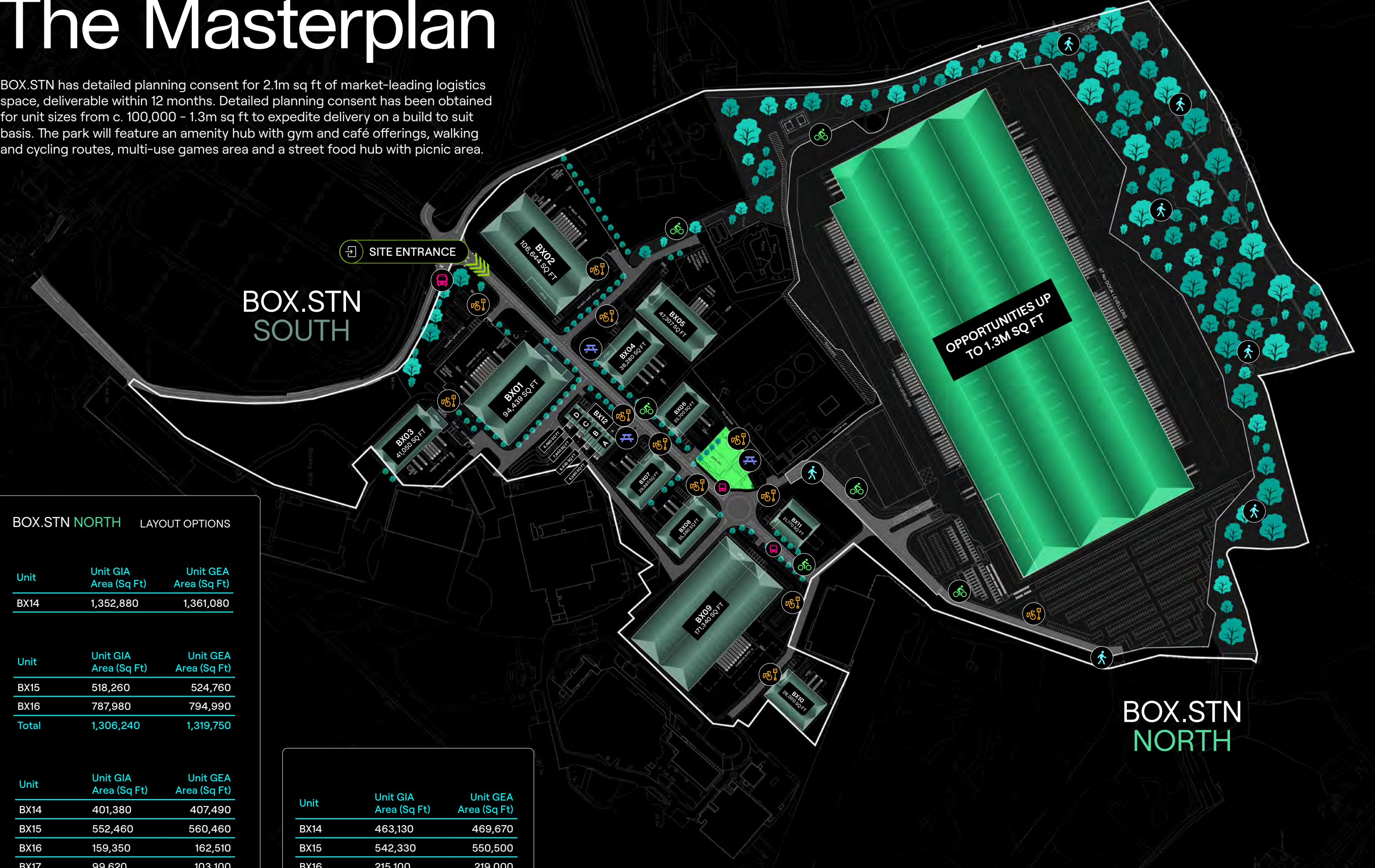


BOX.STN has unrivalled access to Stansted Airport, with multimodal connection to London and the M11 Innovation Corridor. This market leading 99-acre logistics park is at the forefront of design with enshrined flexibility to meet the evolving needs of occupiers.



The Masterplan

BOX.STN has detailed planning consent for 2.1m sq ft of market-leading logistics space, deliverable within 12 months. Detailed planning consent has been obtained for unit sizes from c. 100,000 – 1.3m sq ft to expedite delivery on a build to suit basis. The park will feature an amenity hub with gym and café offerings, walking and cycling routes, multi-use games area and a street food hub with picnic area.



BOX.STN NORTH LAYOUT OPTIONS

Unit	Unit GIA Area (Sq Ft)	Unit GEA Area (Sq Ft)
BX14	1,352,880	1,361,080

Unit	Unit GIA Area (Sq Ft)	Unit GEA Area (Sq Ft)
BX15	518,260	524,760
BX16	787,980	794,990
Total	1,306,240	1,319,750

Unit	Unit GIA Area (Sq Ft)	Unit GEA Area (Sq Ft)
BX14	401,380	407,490
BX15	552,460	560,460
BX16	159,350	162,510
BX17	99,620	103,100
Total	1,212,810	1,233,560

Unit	Unit GIA Area (Sq Ft)	Unit GEA Area (Sq Ft)
BX14	463,130	469,670
BX15	542,330	550,500
BX16	215,100	219,000
Total	1,220,560	1,239,170

Key:

Picnic Areas

Bus Stop

Cycling Parking

Cycling Routes

Walking Routes



Excellence
as standard.



POWER

BOX.STN

Providing an unrivalled power supply with a huge 25MVA supplied from the grid and up to an additional 50MVA of on site produced solar power. This provides resource for large-scale electric fleet charging, including HGV's, and site-wide operations, demonstrating our commitment to the journey to Zero Carbon.



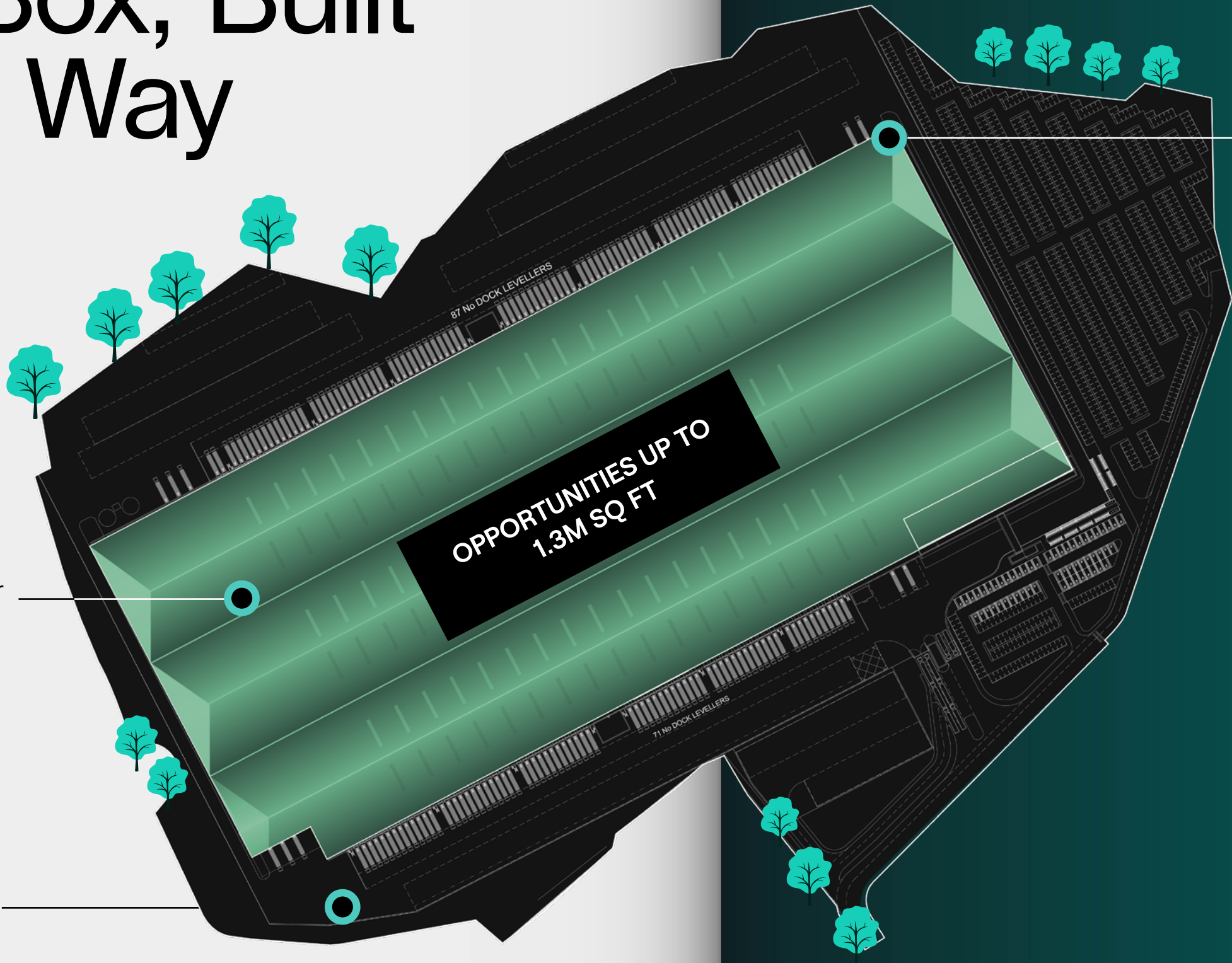
UP

Fully Consented

Big Box, Built

Your Way

Detailed Planning Consent for unit sizes from
c. 100,000 - 1.3m sq ft to expedite delivery on a build to suit basis



Up to 50
MVA Power

BOX.STN NORTH LAYOUT OPTIONS

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Total	1,220,560	1,239,170

BX01

94,439 SQ FT / 8,774 SQ M

BREEAM Targeting BREEAM 'Excellent'

EPC Target Rating A+

x16 EV Charging Points
(with 100% passive provision)

Significant Power
Upon Request

Open Plan Office

12.5m
Clear Internal Height

Circa 50% PV
Capacity

50 Kn/2
Floor Loading

UNIT 1	SQ FT
Warehouse	88,443
Offices	5,996
Total (GEA)	94,439

BX02

106,644 SQ FT / 9,908 SQ M

BREEAM Targeting BREEAM 'Excellent'

EPC Target Rating A+

12.5m Clear Internal Height

UNIT 2	SQ FT
Warehouse	99,871
Offices	6,773
Total (GEA)	106,644

Secure Yard

9 Dock Doors

3 Level Access Doors

Bin Store

Cycle Shelters

66 car parking spaces (Inc. 18 EV & 3 disabled)

x18 EV Charging Points (with 100% passive provision)

Open Plan Office

50 Kn/2 Floor Loading

Circa 50% PV Capacity

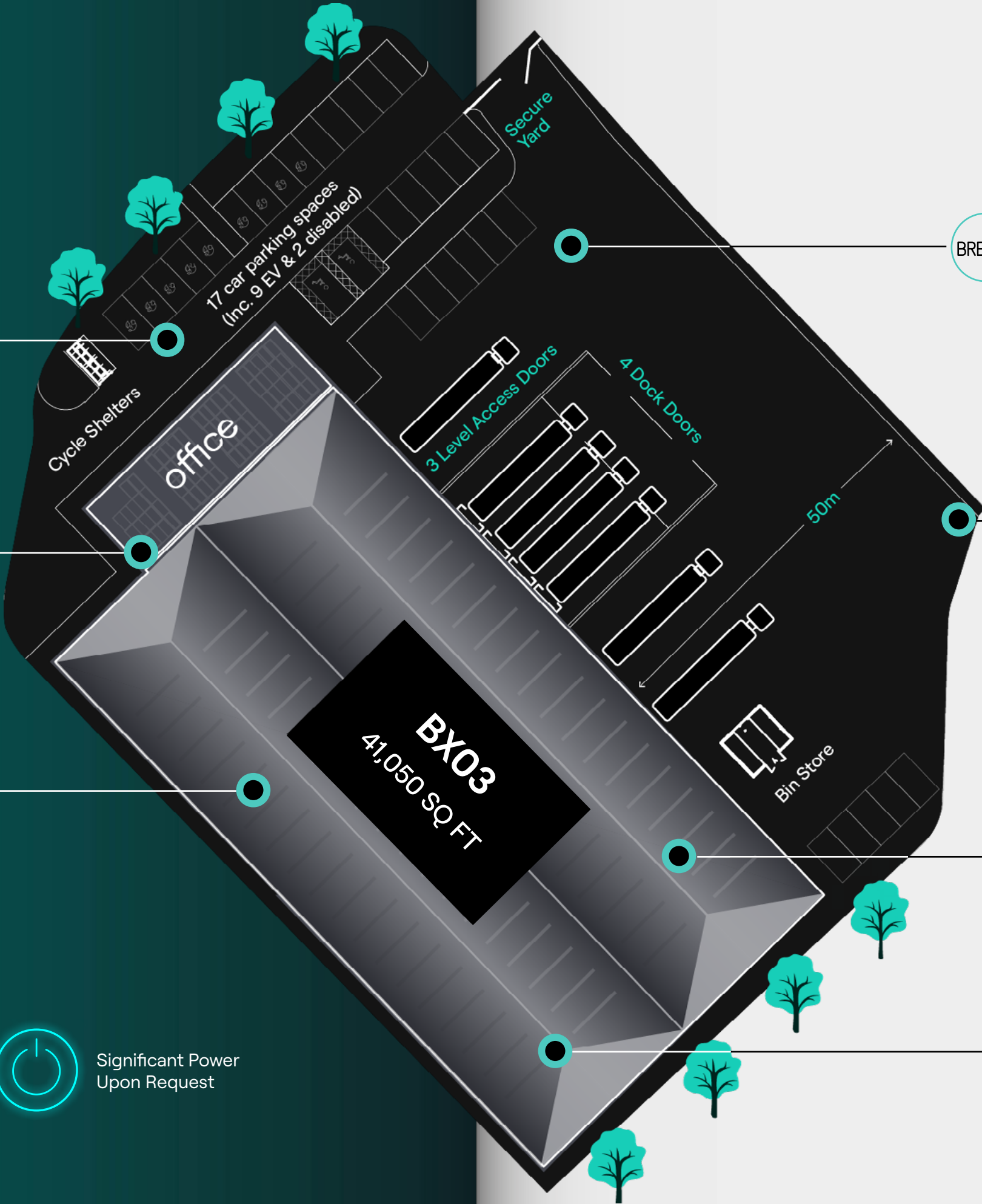
Significant Power Upon Request

BX02
106,644 SQ FT

office

BX03

41,050 SQ FT / 3,814 SQ M



BREEAM Targeting BREEAM 'Excellent'

EPC Target Rating A+

50 Kn/2 Floor Loading

10m Clear Internal Height

x9 EV Charging Points (with 100% passive provision)

Circa 50% PV Capacity

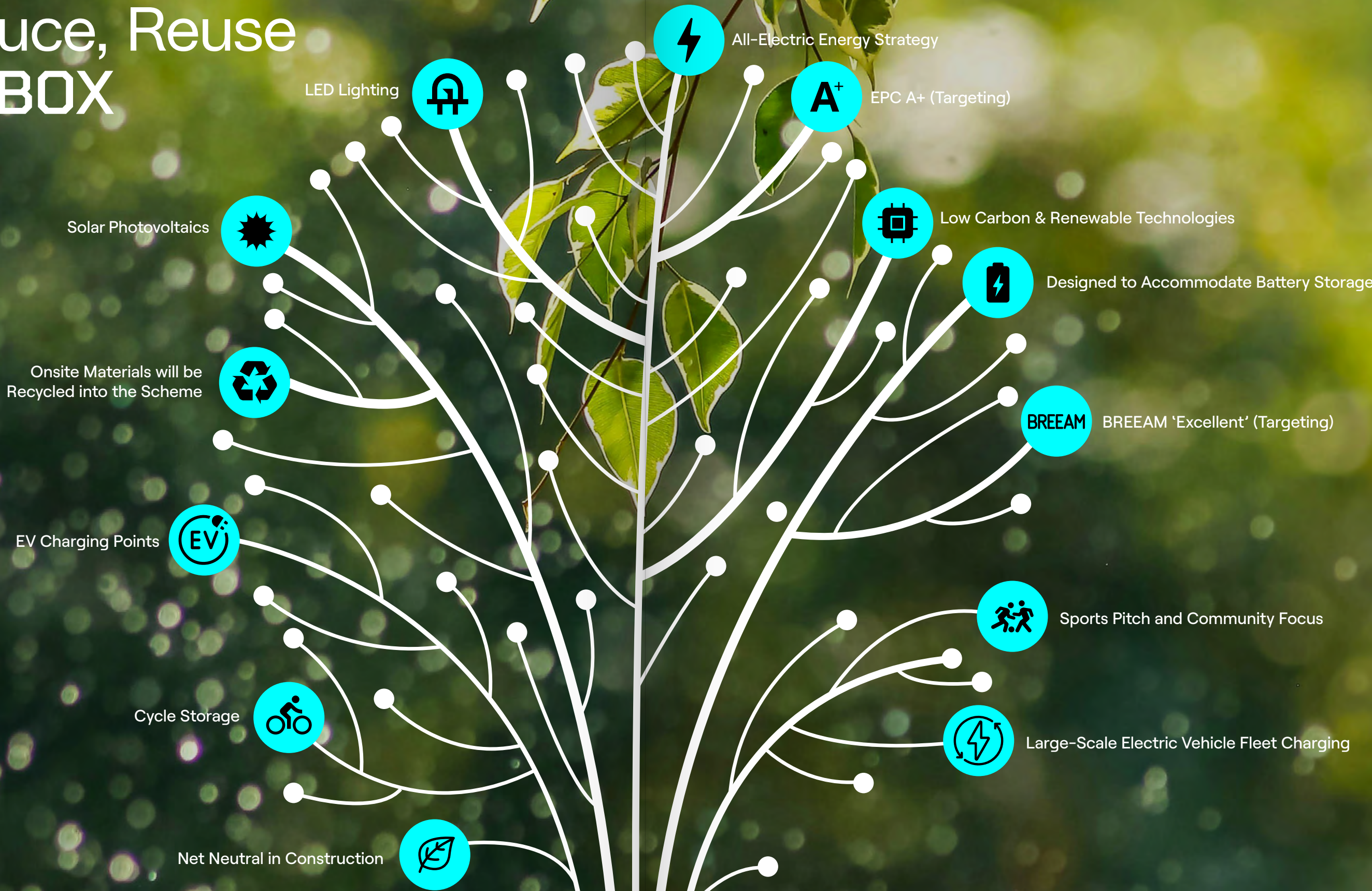
Open Plan Office

Significant Power Upon Request

First Avenue, Stansted, CM24 1RY

UNIT 3	SQ FT
Warehouse	36,991
Offices	4,059
Total (GEA)	41,050

Reduce, Reuse Re-BOX



The park can adopt an all-electric strategy with an aspiration for occupiers to be net zero carbon in operation.

Perfectly Packed & Beyond Expectations

With its outstanding connectivity, BOX.STN allows access to 80% of the UK population within a 4 hour drivetime. Within an hours drive and through use of the national rail network, BOX.STN has access to 15 million potential employees.

BOX.STN

Cambridge
26 miles / 50 mins

MAG
London Stansted
Airport

M11

A120

A120

A120

J8

London
40 miles / 45 mins

First Avenue, Stansted, CM24 1RY

BOX

STN

Unbox the Perfect Spot at BOX.STN



Unmatched Road Links

Prime connectivity to London, Cambridge and Felixstowe for efficient logistics.



Direct Rail & Tube Access

Only logistics park (outside the M25) with direct rail and tube access via STN Express, streamlining the workforce.



Proximity to Junction 8 of the M11

Located near Junction 8 of the M11, reaching 7.9 million people within one hour and 18.3 million within 90 minutes.



Cost-Effective Commuting

Subsidised bus, coach, and train schemes, including a 25% discount on Oyster travel.

Drive Times

M11 J8	5 mins
M25 J27	15 mins
A406 North Circular	25 mins
London	45 mins
Tilbury Docks	45 mins
London Gateway	50 mins
Felixstowe	67 mins
Dover	1 hr 45 mins

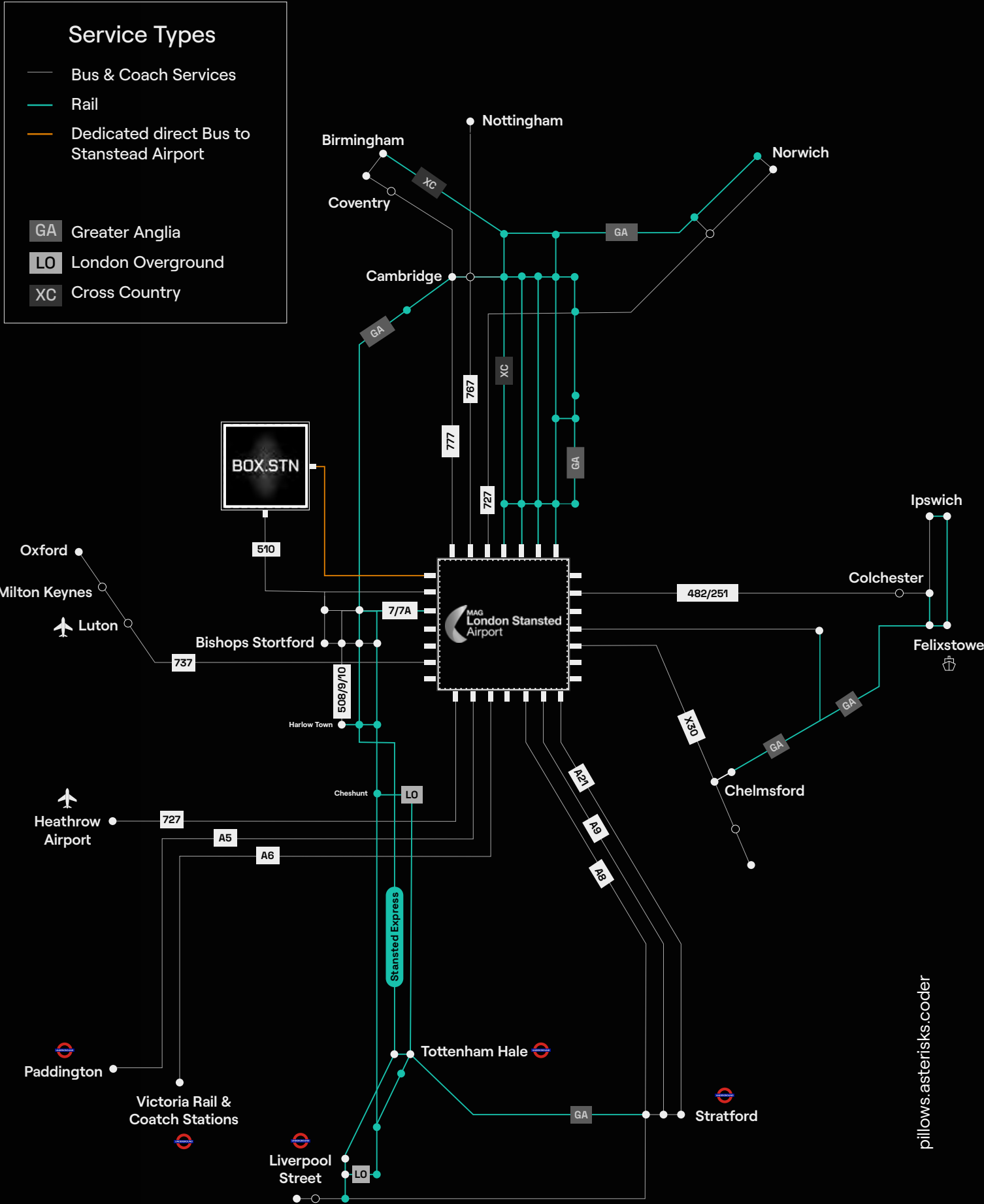
Source: Google Maps

Train Times (From Stansted Airport)

Harlow Town	16 mins
Tottenham Hale	33 mins
Cambridge	29 mins
London Liverpool Street	46 mins
Birmingham New Street	2 hr 41 mins

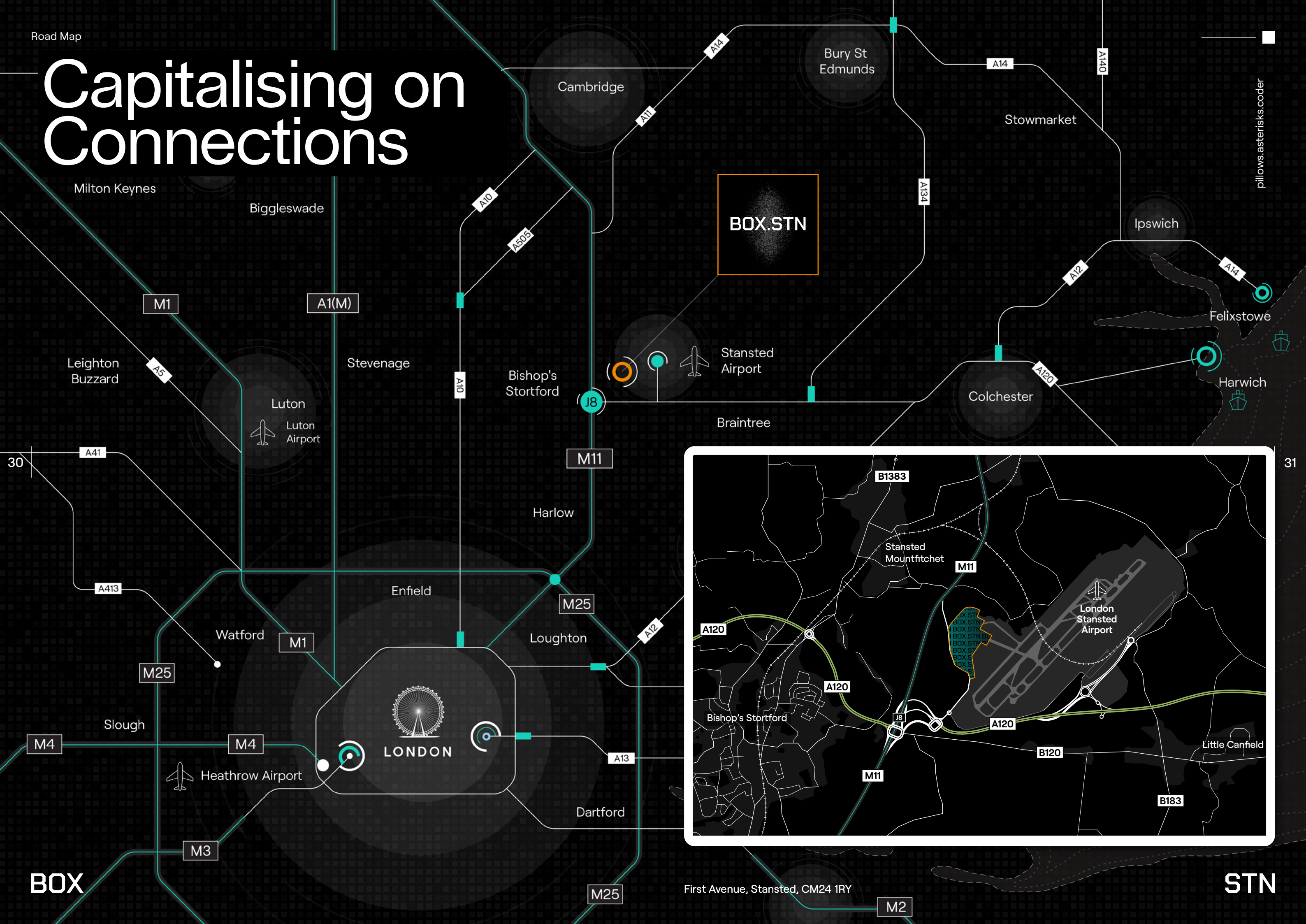
Source: Google Maps

BOX



STN

Capitalising on Connections



100% Fleet EV
Charging Available

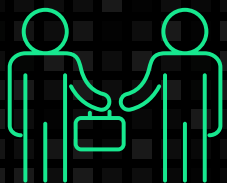
BOX

First Avenue, Stansted, CM24 1RY

STN



Connected to a Workforce of 15 million:
Accessible within one hour via national road and rail networks. (2023, ONS)



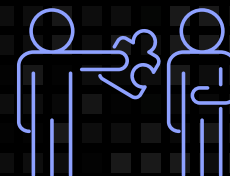
High Employment Rate:
North Hertfordshire's employment rate was higher than across the East of England as a whole in the year ending December 2023 (ONS).



Thriving Industry (Eurostat):
Hertfordshire's engineering and manufacturing sector: 48,500 employees across nearly 2,500 firms (Eurostat, 2022). 3.8% annual growth in business numbers since 2010 (as of April 17, 2023)



Population Highlights:
Essex: 1.503 million (2023, ONS)
Hertfordshire: 1.198 million (2023, ONS)
Cambridgeshire: 653,412 (Eurostat)



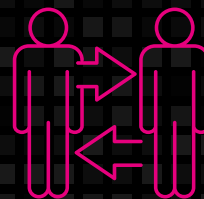
Economic Activity:
5.6 million economically active people within a 60 minute drive (2023, ONS)



Thriving Industry:
Hertfordshire's engineering and manufacturing sector: 48,500 employees across nearly 2,500 firms.



Daily Commutes:
800,000 London residents commute out of the city for work daily (London Datastore).



Population Growth:
7.4% projected from 2020 to 2040 (2023, ONS)

demographics



Space to Thrive

Recognising the importance of employee wellness, BOX.STN. is committed to providing the very best welfare amenities.



BOX.STN will offer welfare and sports amenities across the site by adding facilities such as a multi-sports games area and a running route. These features promote physical health and provide recreational opportunities for employees. The site will include picnic tables, food trucks with retail shops and terraced cafe.



BOX.STN

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STOFORD

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