

Build-to-Suit Logistics/Warehouse Unit

463,130 SQ FT / 43,026 SQ M

Available From Q4 2026

BX14

A NEW LOGISTICS PARK FOR THE FUTURE OF LONDON.

LONDON STANSTED, CM24 1RY

BOX.STN

BOX.STN

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 **COLUMBIA
THREADNEEDLE**
INVESTMENTS

BOX14

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Think BIG

A fully consented and shovel ready plot, delivering one of the largest Build To Suit opportunities servicing London and the South East. Designed to enable full cross docking and a maximum Eaves height of 21M, BX14 is designed with a variety of occupiers and business types in mind and the building size can flex to suit.



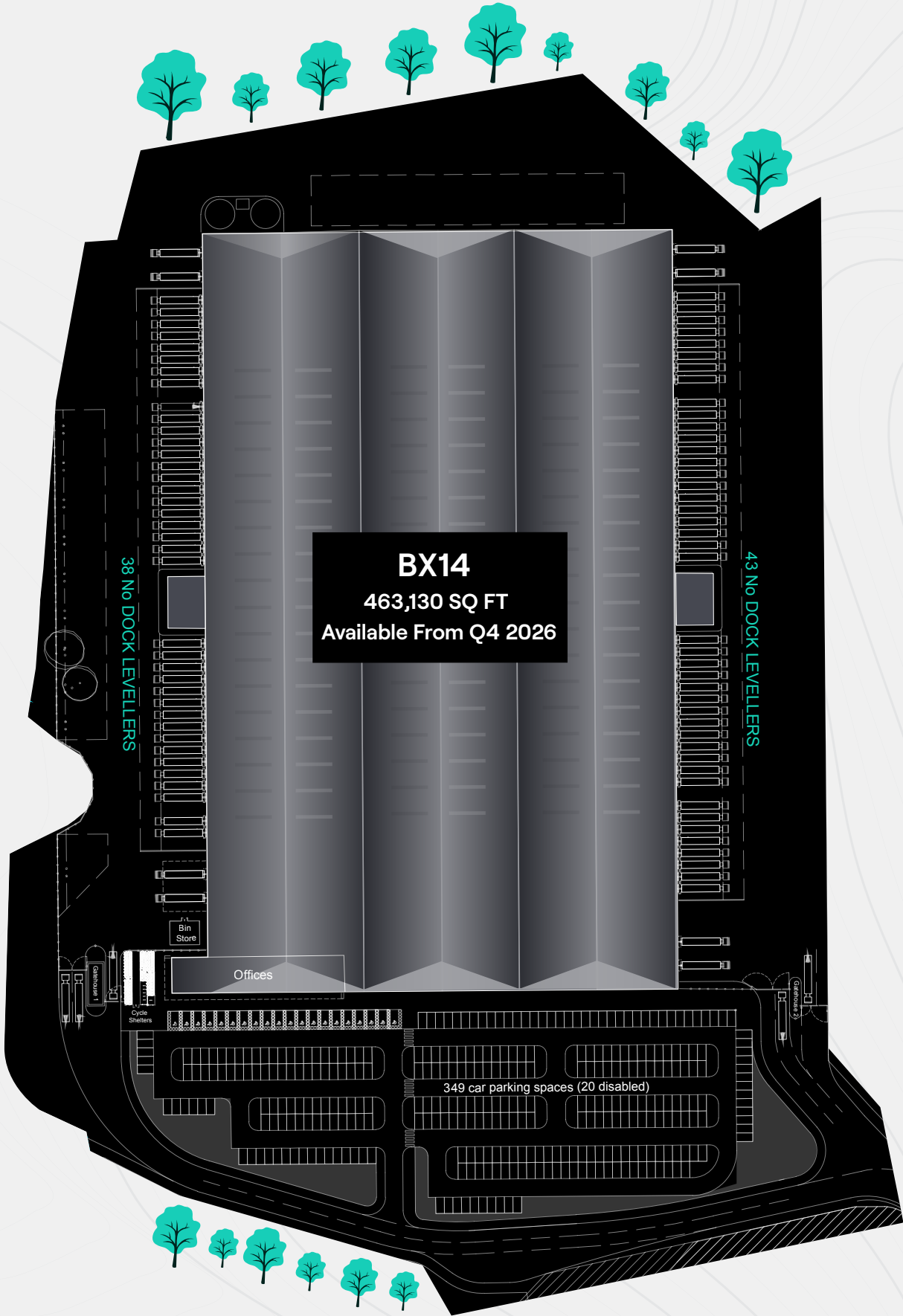
Embodied Excellence

BX14 offers direct access to Stansted Airport, London and the M11 corridor. This leading 99-acre logistics park is at the forefront of technology and leverages latest design to deliver costs savings to occupiers.



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BX14 (Available From Q4 2026)

463,130 SQ FT (43,026 SQ M)

UNIT 14	SQ FT
Warehouse	438,830
Offices	14,420
Hub Office 1	4,580
Hub Office 2	4,580
Gatehouse 1	540
Gatehouse 2	180
Total (GIA)	463,130



Open Plan
Offices



Targeting
BREEAM 'Excellent'



21m Clear
Internal Height



Circa 100%
PV Capacity



XX EV
Charging Points



Target
Rating A+



X Level
Access Doors



81 Dock
Level Doors



XXm
Yard Depth



349 Car
Parking Spaces



Substantial Power
Available Subject To Request



Secure
Yard

Excellence as Standard



BOX.STN

Energising Business, Redefining Logistics

BOX.STN, constructed from sustainable materials to achieve Net Neutral in construction, incorporating renewable energy and Net Neutral carbon technologies. The park is energy efficient and has extensive photovoltaic (PV) panels, it is the ideal choice for carbon-conscious occupiers. BOX.STN represents the future of logistics – designed for growth, efficiency, and sustainability to support evolving businesses.



BREEAM 'Excellent' (Targeting)



EPC A+ (Targeting)



All-Electric Energy Strategy



Designed to Accommodate Battery Storage



Large-Scale Electric Vehicle Fleet Charging



LED Lighting



Solar Photovoltaics



EV Charging Points



Onsite materials will be recycled into the scheme



Low Carbon & Renewable Technologies



Net Neutral in Construction

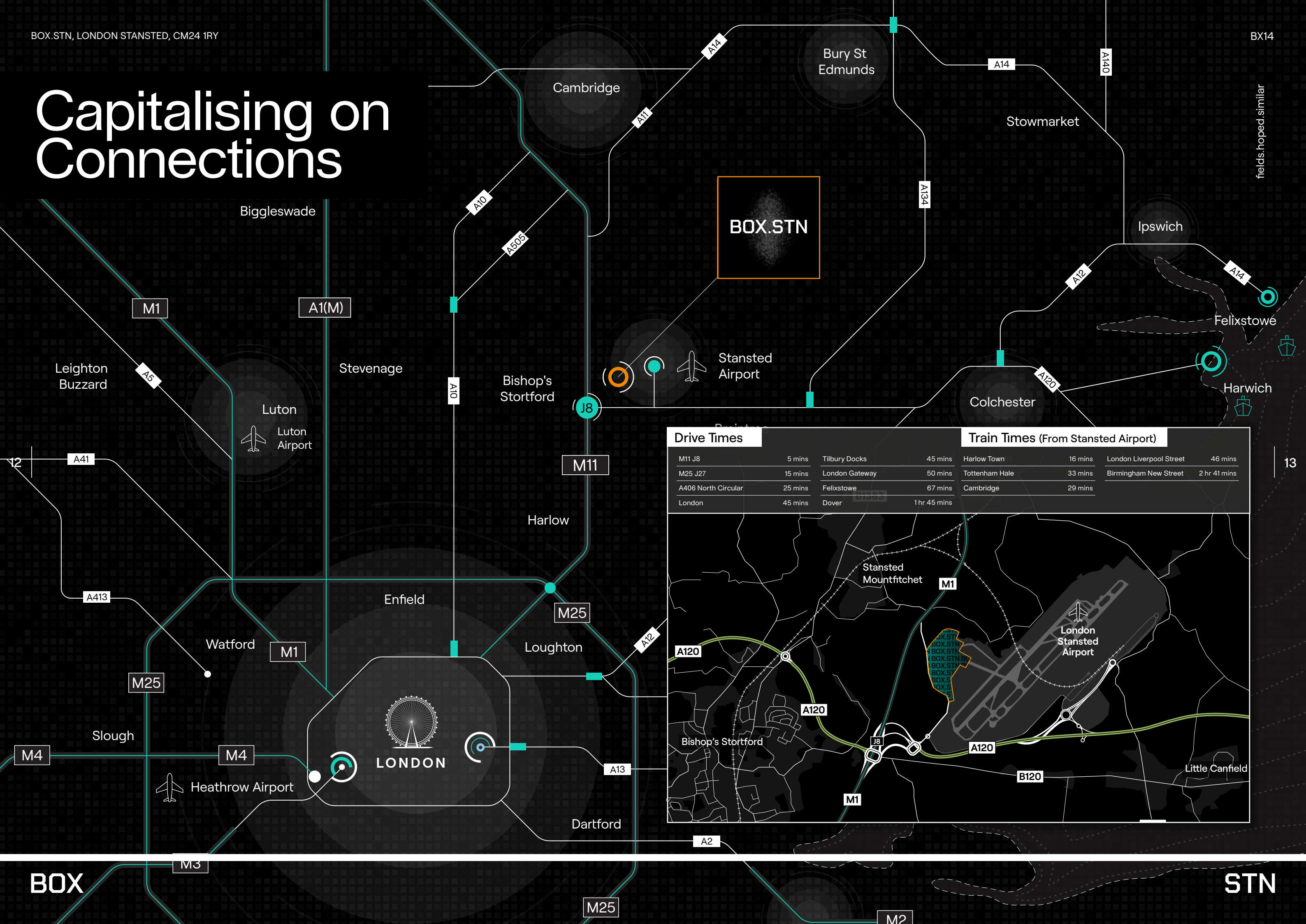


Cycle Storage

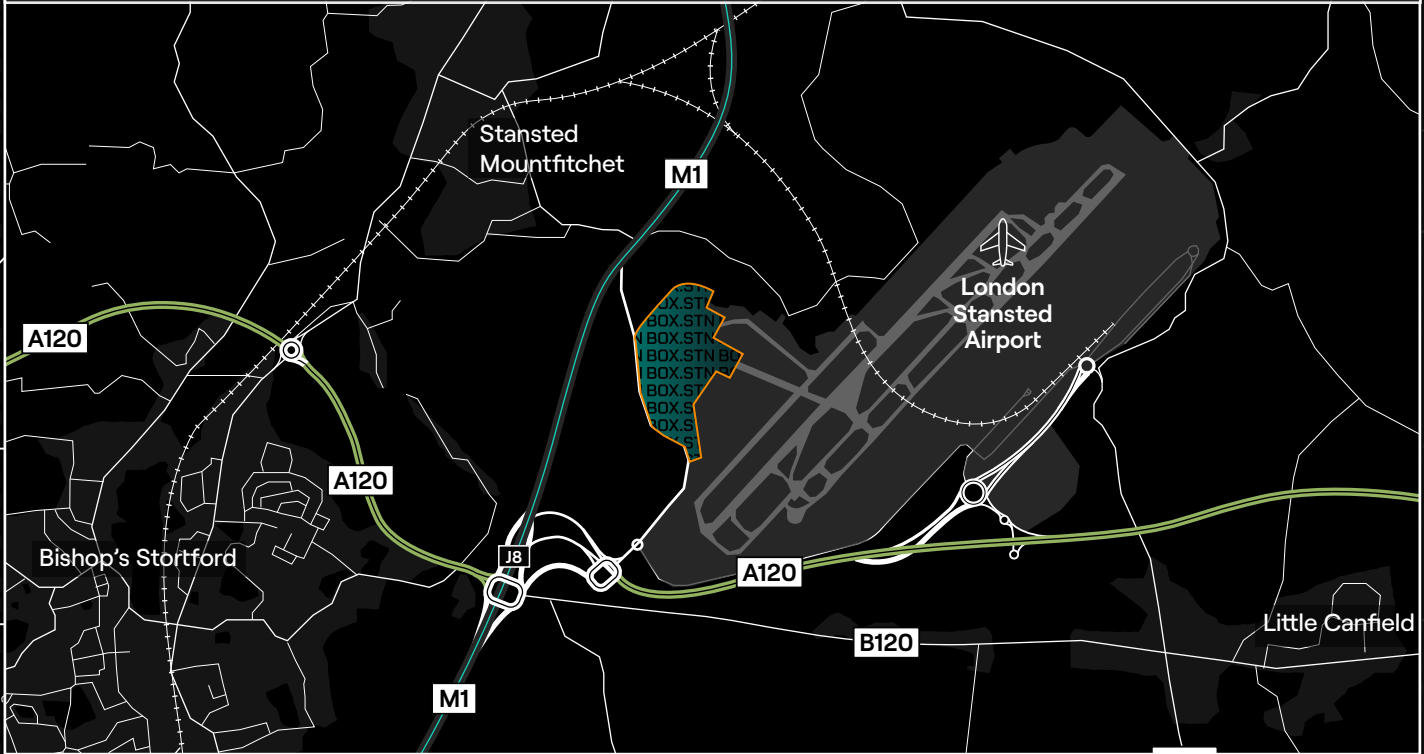
A Space for Work & Play

BOX.STN will offer welfare and sports amenities across the site by adding facilities such as an outdoor multi-sports court and a table tennis area. 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.

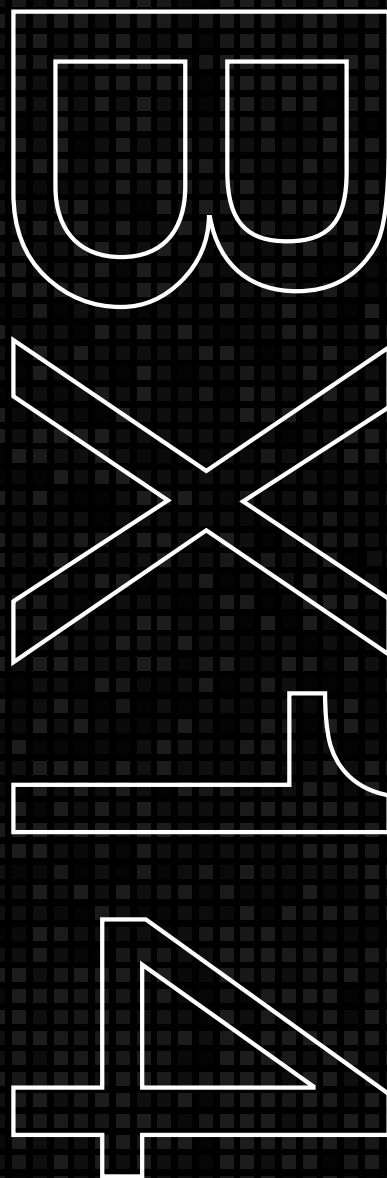
Capitalising on Connections



Drive Times				Train Times (From Stansted Airport)			
M11 J8	5 mins	Tilbury Docks	45 mins	Harlow Town	16 mins	London Liverpool Street	46 mins
M25 J27	15 mins	London Gateway	50 mins	Tottenham Hale	33 mins	Birmingham New Street	2 hr 41 mins
A406 North Circular	25 mins	Felixstowe	67 mins	Cambridge	29 mins		
London	45 mins	Dover	1 hr 45 mins				



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