

TO LET

Covered Storage Unit On Total Site
Area 1.98 Acres

86,400 sq. ft. (8,027 m²)

TILBURY SHED 3

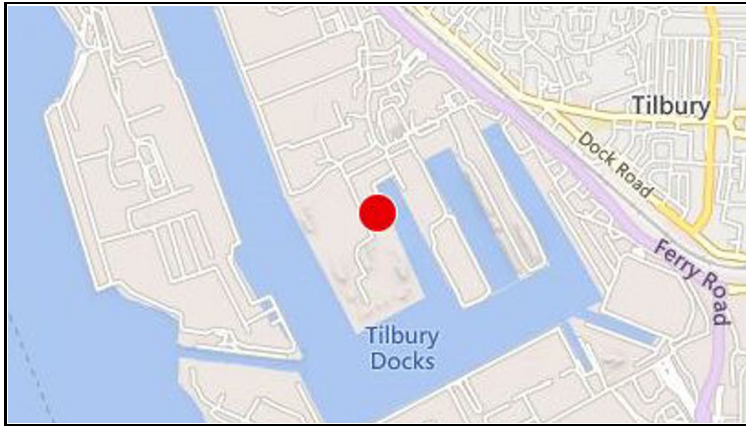
Port Of Tilbury, Tilbury, Essex, RM18 7HA



- Located within The Port of Tilbury
- Front and Side Loading Area
- Front and Side Loading Canopies
- 24 Hour Port Security with Manned Entrance
- Tilbury Main Line Station Near By
- Four Level Access Loading Doors

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PROPERTY CONSULTANTS

01268 532425
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LOCATION

The property is situated within the Port of Tilbury, London's principal port and the largest multi-modal port in the South East & also forms part of the UK's third-largest port group. Located on the north bank of the River Thames, approximately 22 nautical miles east of Central London, the port is strategically positioned to serve London and the wider South East, providing access to a population of approximately 18 million people within a 75-mile radius. The site benefits from excellent connectivity, with direct access to the national motorway network. The Port of Tilbury operates its own dedicated police force and has been designated as part of Thames Freeport, which offers a range of potential customs duty & tax incentives for occupiers.

DESCRIPTION

The property comprises an industrial warehouse unit set on a site of approximately 1.98 Acres (0.8 Hectares). The unit benefits from a small loading yard to the front, with two level loading doors, together with covered side canopies providing additional side loading via two further loading doors to the right-hand elevation. There are currently no WC facilities serving the unit, and any incoming occupier would therefore be required to provide suitable mobile facilities within the accommodation.

ACCOMMODATION

Ind/Warehouse Unit (GIA)	86,400 sq. ft. (8,027 m ²)
Total Site Area	1.98 Acres (0.8 Hectares)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on a leasehold basis, for a minimum of two years term certain.

RENT

£650,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

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