

FOR SALE

Industrial Investment

0.42 Acres (0.17 Hectares)

PLOT K

Hume Avenue, Tilbury, Essex, RM18 8DX

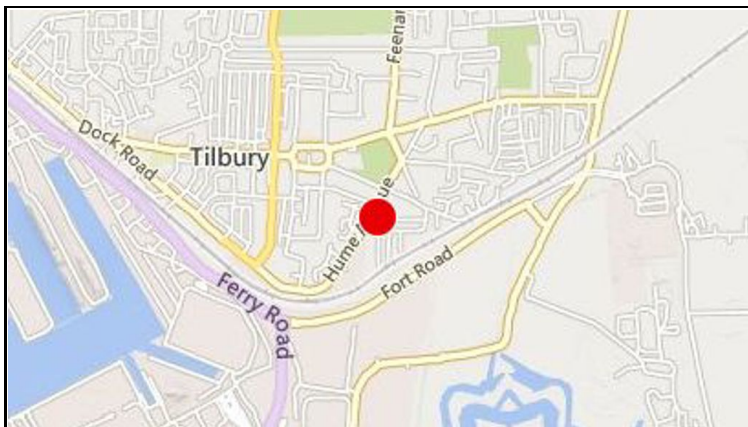


- Open Storage Yard
- Freehold

- Warehouse
- Established Business Location

KEMSLEY LLP
PROPERTY CONSULTANTS

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www.kemsley.com



LOCATION

Tilbury is the main freight terminal for London on the River Thames, serving as a major freight hub for the southeast of England. Additionally, Tilbury is also home to the London International Cruise Terminal and the only cruise terminal directly accessing London via the Thames. The area has excellent access to the national road network via a dual carriageway link to the A13 and on to Junction 30/31 of the M25 London Orbital Motorway approximately five miles to the west. This will be further enhanced by the construction of the Lower Thames Crossing tunnel which is due to start construction in 2026.

DESCRIPTION

The property comprises a prominently positioned industrial investment opportunity extending to approximately 0.42 acres (18,523 sq ft), with a warehouse unit of 6,905 sq.ft with utilities connected.

ACCOMMODATION

Warehouse Unit (GIA) 6,905 sq. ft. (641 m²)

Total 0.42 Acres (0.17 Hectares)

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

TENURE

Freehold - The property is occupied by Tilbury Trading Ltd, who are currently holding over. Proposed terms have been put forward for a new 5-year lease, contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954, at a new rent of £59,000 per annum, exclusive.. The proposed new lease is currently awaiting approval.

PRICE

On application.

VAT

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

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £47,250. Interested parties are advised to make their own enquiries of the relevant local authority.

EPC

The property has an EPC rating of D-97.

LEGAL FEES

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

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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