

INVESTMENT FOR SALE

Industrial Sites with Development Potential (subject to planning)
5.26 Acres (2.13 ha)

Dock Road & Hume Avenue, Tilbury, RM18 8DX



- Mixture of Industrial/Warehouse Units & Open Storage Yards
- Potential for residential or commercial redevelopment (STP)
- 1.6 Miles From Tilbury Docks
- 4.3 Miles to Grays Town Centre
- 7.0 Miles to M25/QE2 Bridge

 thurrock.gov.uk

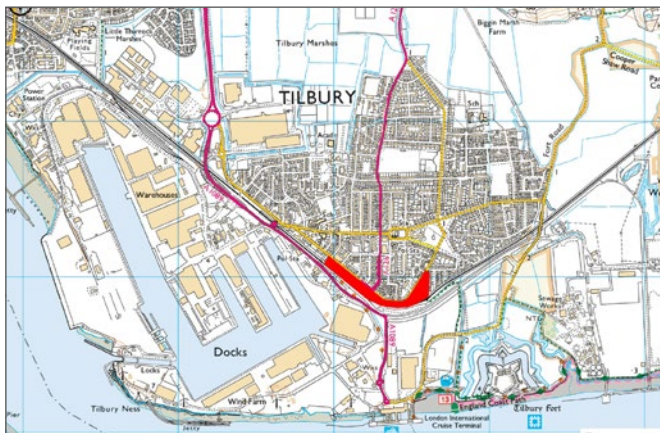
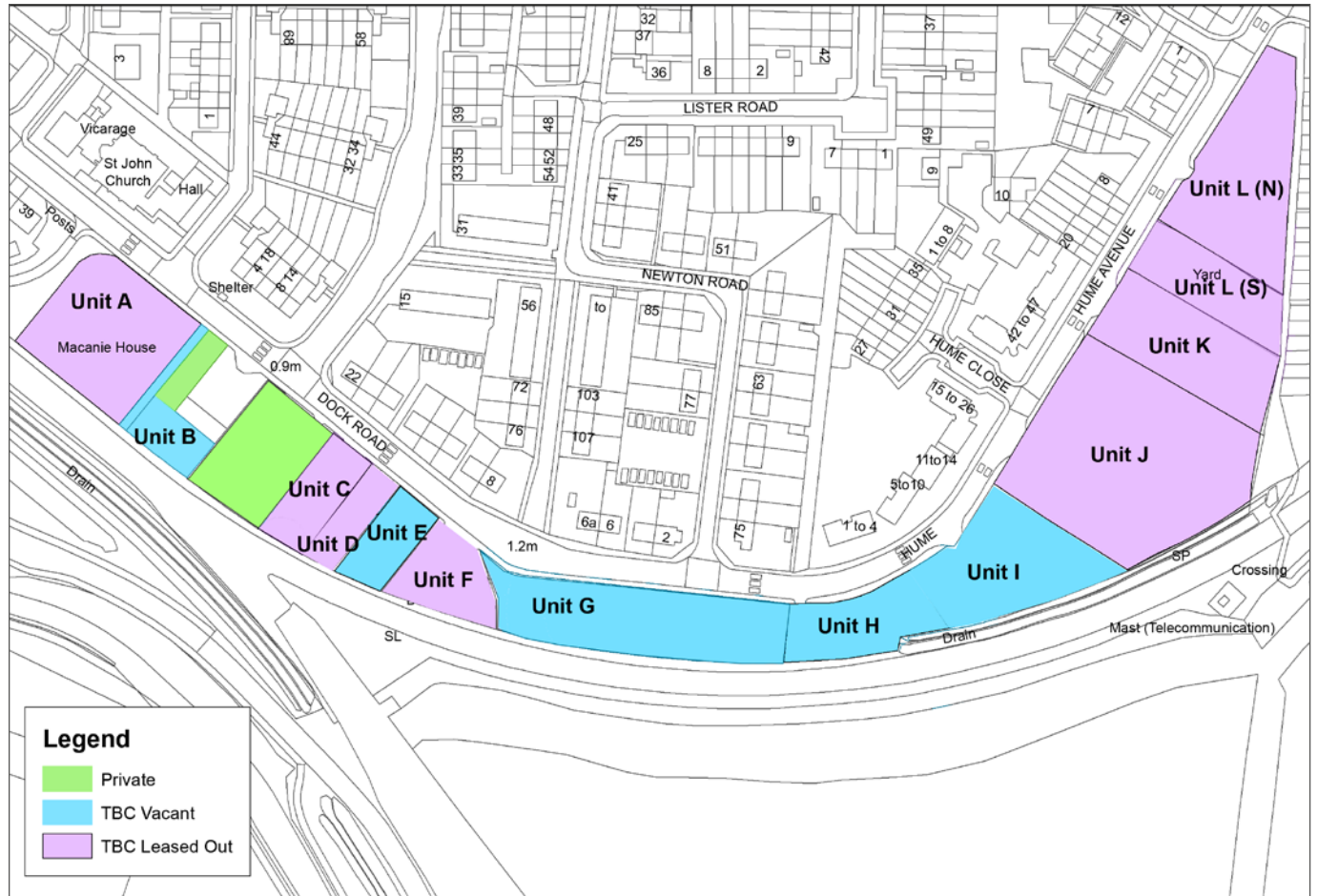
KEMSLEY LLP
LAND & DEVELOPMENT
www.kemsley.com

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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 5 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.

Tilbury also benefits from a mainline C2C rail station offering regular services between Southend and London Fenchurch Street with a commuting time of circa 40 minutes. The industrial estate is positioned just to the east of Tilbury Town station in Dock Road and Hume Avenue. It is a continuation of A1089 Dock Road which links directly to the A13 Arterial Road. The property is well located for access to Tilbury Docks, the 2 million sq.ft. Amazon Fulfilment Centre and various local and big-box retail amenities. The surrounding area also benefits from a densely populated residential and workforce area



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Description

The property comprises 6 industrial units of various sizes plus 7 open storage yards.

Site Area

A professionally measured survey details individual plot sizes and is summarised in the Tenancy Schedule table opposite. Please note, individual building footprints are measured on a gross external area basis.

Services

All main services are believed to be supplied to the property or available nearby. Interested parties should satisfy themselves in this respect.

Tenancy Schedule

The site contains a mixture of short-term leases, long leaseholds and vacant plots currently producing a gross rental income of £80,750 per annum exclusive. We believe there is scope for significant rental uplift to over £495,000 per annum, based on our current estimated rental values.

Planning

There is residential to the north and south of the subject property, so there maybe scope for future residential development or alternative commercial uses, subject to planning. Within the Tilbury Development Framework (October 2017) the site is identified as being suitable for residential development. We understand that no Community Infrastructure Levy is payable in this location.

Interested parties should make their own enquiries of Thurrock Council (www.thurrock.gov.uk) and their professional advisors in respect of planning potential and any proposed scheme on site.

Units	Tenant	Site Area (acres)	Unit (sq. ft GEA)	Surplus Yard above 50% site cover (sq. ft)	Lease Start Date	Lease End Date	Rent Review	Break Date	Passing Rent (£/pa)	Kemsley ERV (£/pa)	PSF	1954 Act Protected?	EPC	Comments
Unit A Dock Road (Macanie House) RM18 7PT	H Harris & J Clements	0.54	15,697	N/A	20/09/1963	19/09/2062	N/A	N/A	£250	£250	N/A	Yes	D	No rent review. Ground rent only.
Rear of Unit B Dock Road RM18 7PT	VACANT	0.15	N/A	N/A			N/A	N/A		£13,100	£2.00 psf on site area	N/A	N/A	No road frontage, access road adjacent to Unit A
Unit C Dock Road RM18 7PT	Christianah Adedoyin	0.19	8,223	N/A	06/10/2022	05/10/2027	N/A	N/A	£5,500	£20,700	£2.50 psf on site area	No	Exempt	Mutual option to break subject to 6 months' notice.
Unit D Dock Road RM18 7PT	Neil Peter Ramage & Guy James Ramage	0.12	1,576	2,075	10/07/2018	09/07/2028	10/07/2023	N/A	£8,000	£17,800	£8.00 psf on unit and £2.50 psf on yard above 50% site cover	Yes	E	Review not implemented.
Unit E Dock Road RM18 7PT	VACANT	0.17	N/A	N/A			N/A	N/A		£18,500	£2.50 psf on yard	N/A	N/A	Type 1 surface.
Unit F Dock Road RM18 7PT	Jason Russell Hayward Jay's Tyres	0.23	1,133	7,752	24/09/2022	23/09/2032	24/09/2027	N/A	£15,500	£28,450	£8.00 psf on unit and £2.50 psf on yard above 50% site cover	Yes	E	
Unit G Dock Road RM18 8DX	VACANT	0.61	N/A	N/A			N/A	N/A		£53,140	£2.00 psf on yard	N/A	N/A	Type 1 Surface.
Unit H Hume Avenue RM18 8DX	VACANT	0.30	N/A	N/A			N/A	N/A		£29,400	£2.25 psf on yard	N/A	N/A	Type 1 Surface.
Unit I Hume Avenue RM18 8DX	VACANT	0.50	N/A	N/A			N/A	N/A		£43,560	£2.00 psf on yard	N/A	N/A	Type 1 Surface.
Unit J Hume Avenue RM18 8DX	Nathan Lee	1.16	8,577	33,000	01/06/2019	31/05/2024	N/A	N/A	£21,000	£130,300	£7.50 psf on unit and £2.00 psf on yard above 50% site cover	No	C for office & D for warehouse	
Unit K Hume Avenue RM18 8DX	Tilbury Trading Limited	0.39	7,341	2,306	31/01/1983	30/01/2025	N/A	N/A	£12,500	£59,670	£7.50 psf on unit and £2.50 psf on yard above 50% site cover	Yes	D	Tenant has served a s26 Notice to renew
Unit L Hume Avenue (South) RM18 8DX	Koutadu Touji	0.29	N/A	N/A	06/11/2022	05/11/2028	N/A		£10,000	£28,400	£2.25 psf on yard	No	N/A	Mutual option to break subject to 6 months' notice.
Unit L Hume Avenue (North) RM18 8DX	A Malik & R Maqbool	0.61	N/A	N/A	30/07/2009	29/07/2011	N/A	N/A	£8,000	£53,140	£2.00 psf on yard	No	N/A	Order for Possession granted in favour of Thurrock Council to obtain VP.
TOTAL		5.26	42,547						£80,750	£496,410				

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Method of Sale

The property is offered for sale upon freehold terms.

Our clients preference is for an **UNCONDITIONAL SALE**, however subject to planning offers with supporting information and drawings may be considered.

Price

Offers in excess of £3.5 Million are invited for the benefit of the freehold interest.

VAT

Sale of the property will be subject to VAT.

Viewing

Strictly by prior appointment with sole agents Kemsley LLP

Legal Fees

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

Contact

All enquiries to be directed to the sole agent:

Colin Herman

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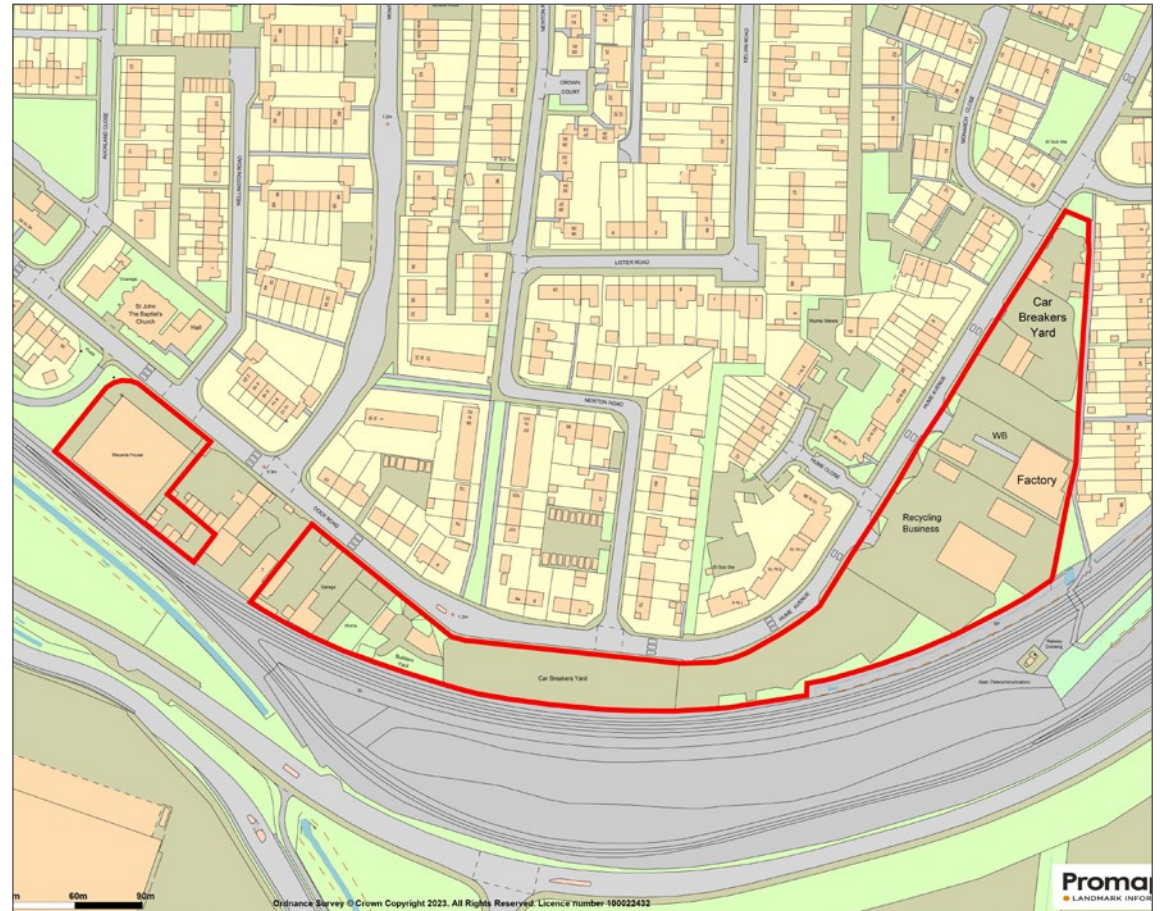
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Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) site boundaries shown and content within the sales particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make of give representation or warranty whatever in relation to this property.

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