

**FOR SALE**

**Former Police Station**

**Potential Development Opportunity\***

8,740 sq. ft. (812 m<sup>2</sup>) Site area 0.58 acres (0.23 ha)

## TILBURY POLICE STATION

Civic Square, Tilbury, Essex, RM18 8AD



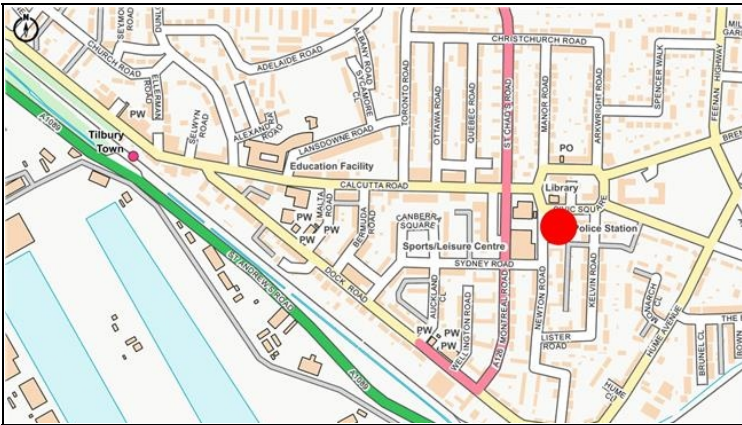
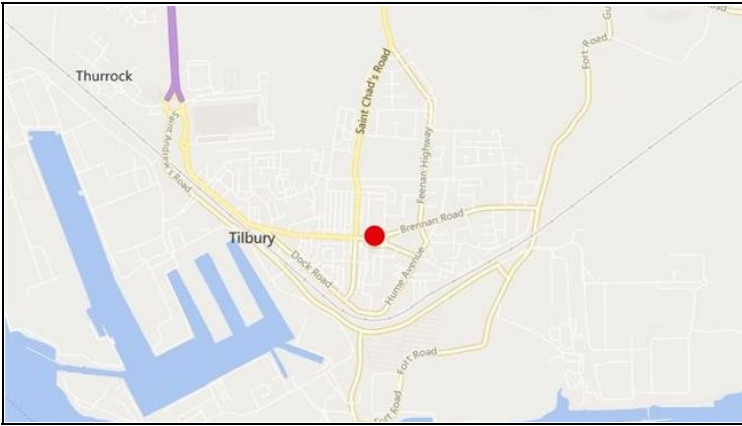
- Price Reduced
- Potential Development Opportunity\*
- Existing Buildings Arranged As Offices, Training, Garages & Stores

- Extensive Car Parking
- Tilbury C2C Railway Station Within 0.5 Miles
- Close To Tilbury Docks

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**01245 358988**  
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## LOCATION

The property is situated on Civic Square in the centre of Tilbury and has a second frontage to Newton Road. Civic Square is a mixed commercial and residential location. Calcutta Road, where the bulk of Tilbury's retail amenities are located, is to the west. Tilbury Town railway station, offering services into London Fenchurch Street station (approx 45 minutes) is located approximately 0.5 miles to the west, with Tilbury Docks a short distance beyond.

## DESCRIPTION

The property comprises a former police station, arranged across two storeys to provide ground floor reception, offices, staff areas and custody cells; with additional first floor offices, and canteen/kitchen. Externally there are a number of single storey garages/stores within a secure compound, accessed via Kelvin Road. To the east boundary of the building there is an additional, secure, level and surfaced car park, which is included within the sale. We are advised that the property demise includes the access road to the south of the property.

## ACCOMMODATION

Ground Floor	4,372 sq. ft. (406 m <sup>2</sup> )
First Floor	4,366 sq. ft. (406 m <sup>2</sup> )
Garages & Stores - unmeasured	
<b>Total</b>	<b>8,740 sq. ft. (812 m<sup>2</sup>)</b>

Total Site Area 0.58 acres (0.23 ha)

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

## TENURE

The property is offered for sale freehold with vacant possession. Further details upon application.

## GUIDE PRICE

Offers sought in excess of £850,000 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 of Thurrock Council.

## PLANNING INFORMATION\*

Whilst we are of the opinion that the site would potentially suit redevelopment to residential or alternative uses, interested parties are advised to make their own enquiries of Thurrock Council.

## FUEL TANK

We are advised that an underground fuel tank exists on site. Our client advises this has been foam filled. Interested parties should consult their advisors in this respect.

## EPC

The property has an EPC of Rating C - 73.

## LEGAL FEES

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

## CONTACT

Strictly by appointment via sole agents:

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Ref: AC2637/11.21/TC



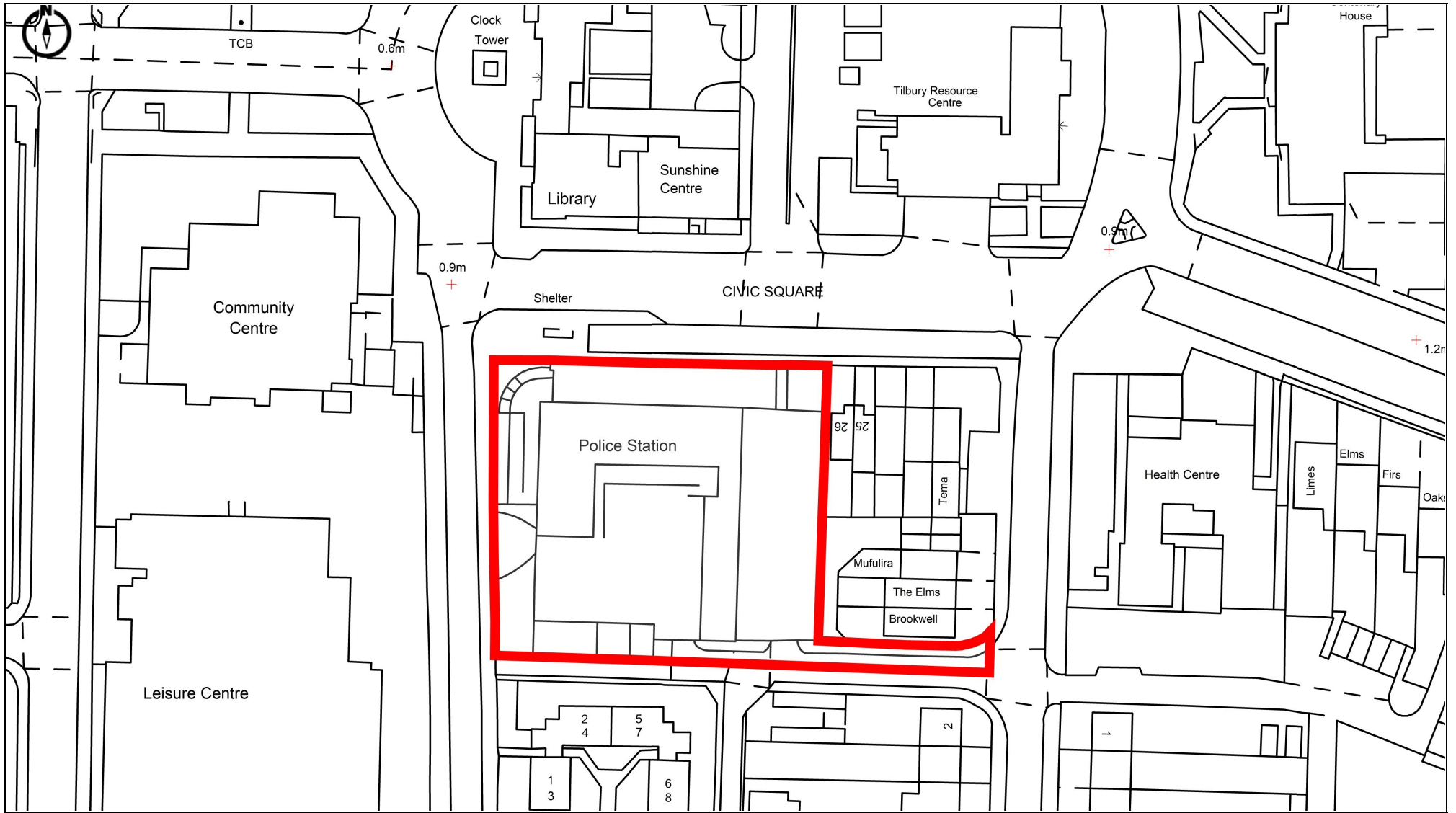
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