

*TO LET*  
**SERVICED YARD & PARKING**  
*37,000 SQ FT (3,437.4 SQ M)*

*YARD AT BERTH 29-30*  
**TILBURY FREEPORT**  
*RM18 7SX*



LOCATED  
WITHIN THE  
PORT OF TILBURY



EASY ACCESS TO 18  
MILLION PEOPLE  
WITHIN 75 MILES



24 HOUR PORT  
SECURITY WITH  
MANNED ENTRANCE



TILBURY  
MAIN LINE STATION  
ADJACENT



22 NAUTICAL MILES  
EAST FROM CENTRAL  
LONDON



EASY ACCESS TO THE  
NATIONAL MOTORWAY  
NETWORK

## LOCATION

The property is located within the port of Tilbury, London's major port. It is also the largest multi-modal port in the south east - and 3rd largest port group in the UK. Sitting on the north bank of the Thames just 22 nautical miles east of Central London, it is perfectly placed to handle cargo for London and the rest of the south east - with easy access to 18 million people within 75 miles.

The Port of Tilbury, which has its own specialised police force, has been announced as part of Thames Freeport, providing a range of custom duty and tax benefits to occupiers. Interested parties are advised to contact Thames freeport direct to discuss any benefits that may be available to them and further information can be found at [www.thamesfreeport.com](http://www.thamesfreeport.com).

## CONNECTIVITY

A1089	0.5 miles
A13	2.5 miles
M25 (J30 / 31)	6.5 miles
Tilbury Town Station	1.4 miles

## ACCOMMODATION (GEA)

	Sq Ft	Sq M	Acres
<b>Total</b>	<b>37,000</b>	<b>3,437.4</b>	<b>0.85</b>

## SPECIFICATION



ELECTRIC &  
WATER CONNECTION



PERIMETER  
FENCING



SITE OFFICE  
& WC'S



## RENT

Upon application.

## TERMS

The site is available by way of a new lease for a term to be agreed.

## EPC

TBC.

## BUSINESS RATES

The site is to be re-assessed however interested parties should make their own enquiries with Thurrock Council.

Viewing and further information strictly by prior appointment through the joint agents:



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