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

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



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LOCATED WITHIN THE PORT OF TILBURY

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EASY ACCESS TO 18 MILLION PEOPLE WITHIN 75 MILES

24 HOUR PORT SECURITY WITH MANNED ENTRANCE TILBURY

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MAIN LINE STATION ADJACENT

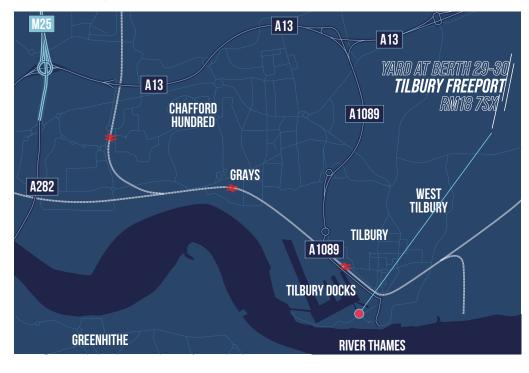


22 NAUTICAL MILES EAST FROM CENTRAL LONDON EASY ACCESS TO THE NATIONAL MOTORWAY NETWORK

### I OCATION

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.



#### 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
Total	37,000	3,437.4	0.85



SPECIFICATION

**ELECTRIC &** 

SITE OFFICE & WC'S

## RENT

Upon application.

#### **TERMS**

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

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



**Stephen Richmond** 01322 285 588 07771 900 682

stephen.richmond@altusgroup.com

#### HARWI

07887 058 676 ROPERTY CONSULTANTS daniel@harwinproperty.co.uk 01375 265378 **Daniel Robson** 

**Daniel Harness** 

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**EPC** TBC.

# **BUSINESS RATES**

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

