

INVESTMENT

FOR SALE

UNIT K, HUME
AVENUE,
TILBURY, ESSEX
RM18 8DX

0.46 Acres
0.19 Hectares

- Rare Tilbury investment opportunity
- Fully secured and surfaced site
- Established planning consent
- Reversionary upside potential of 9.2%

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LOCATION

Tilbury is London's principal freight terminal on the River Thames and a key logistics hub for the southeast of England. It also hosts the London International Cruise Terminal - the only cruise terminal with direct river access to Central London.

The area boasts excellent transport connectivity. A dual carriageway links Tilbury directly to the A13, with Junctions 30/31 of the M25 just 5 miles west. Connectivity will be further enhanced by the upcoming Lower Thames Crossing, with construction set to begin in 2026.

Tilbury benefits from a C2C mainline rail station offering frequent services to London Fenchurch Street, with a journey time of approximately 40 minutes.

DESCRIPTION

Dock Road & Hume Avenue occupies a prominent position in the heart of Tilbury, a location that continues to attract strong occupier and investor demand on the back of the area's unrivalled logistics infrastructure and connectivity.

The site is fully secured and surfaced, with established B2 planning consent in place - removing planning risk for any incoming occupier or investor. Passing rent is currently set below prevailing market levels, presenting a reversionary opportunity and the prospect of rental growth. With the tenant currently holding over, and a PACT decision anticipated on the lease renewal terms at an expected £59,000 per annum, this asset provides a rare opportunity for a reversionary yield.

With supply of good quality industrial and open storage stock in the area

remaining constrained, this is a timely opportunity for investors seeking both income and upside. Please enquire for further details.

ACCOMMODATION

The warehouse measures 6,905 sq ft and 0.27 acre yard on a GIA basis.

Name	Size
Total	0.46 Acres (0.19 Hectares)

PRICE

Upon Application

SERVICES/SERVICE CHARGE

Any equipment within the property has not been tested by ourselves and it is the responsibility of the ingoing tenants / purchasers to satisfy themselves as to their working order.

All measurements are on a gross internal basis unless otherwise stated.

All rents, prices etc are exclusive of VAT at the prevailing rate unless specifically advised to the contrary. Applicants are advised to satisfy themselves in this regard prior to committing themselves in any way.

EPC

The Property has an EPC rating of D-97

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VIEWING

Strictly by appointment with agents.



CONTACT

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