

INVESTMENT

FOR SALE

PLOT J(1), HUME
AVENUE,
TILBURY, ESSEX
RM18 8DX

14,445 sq ft
1,341.94 sq m

- IOS investment in a strategic UK logistics location.
- B8 planning consent submitted
- 4.6 Year ULT
- NIY 7.7%

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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.

The property is located just east of Tilbury Town Station on Dock Road and Hume Avenue, an extension of the A1089, which provides direct access to the A13. It is ideally positioned for quick access to Tilbury Docks, the 2 million sq. ft. Amazon Fulfilment Centre, and a wide range of retail and trade occupiers.

DESCRIPTION

Plot J(1) represents a rare opportunity to acquire a high-quality Industrial Outdoor Storage asset in one of the UK's most strategically positioned logistics locations.

Benefitting from established B8 planning consent, the site offers exceptional occupier flexibility across storage, distribution and logistics uses - a key driver of demand in today's market.

The site is currently income-producing, with a passing rent of £43,355 per

annum exclusive, with 4.6 years ULT, reflecting a net initial yield of 7.7%.

With IOS remaining one of the most sought-after and undersupplied asset classes in the UK, opportunities of this calibre rarely come to market.

For further information or to arrange a viewing, please contact us.

ACCOMMODATION

Name	Size
Total	14,445 sq ft (1,341.94 sq m)

PRICE

£525,000

SERVICES/SERVICE CHARGE

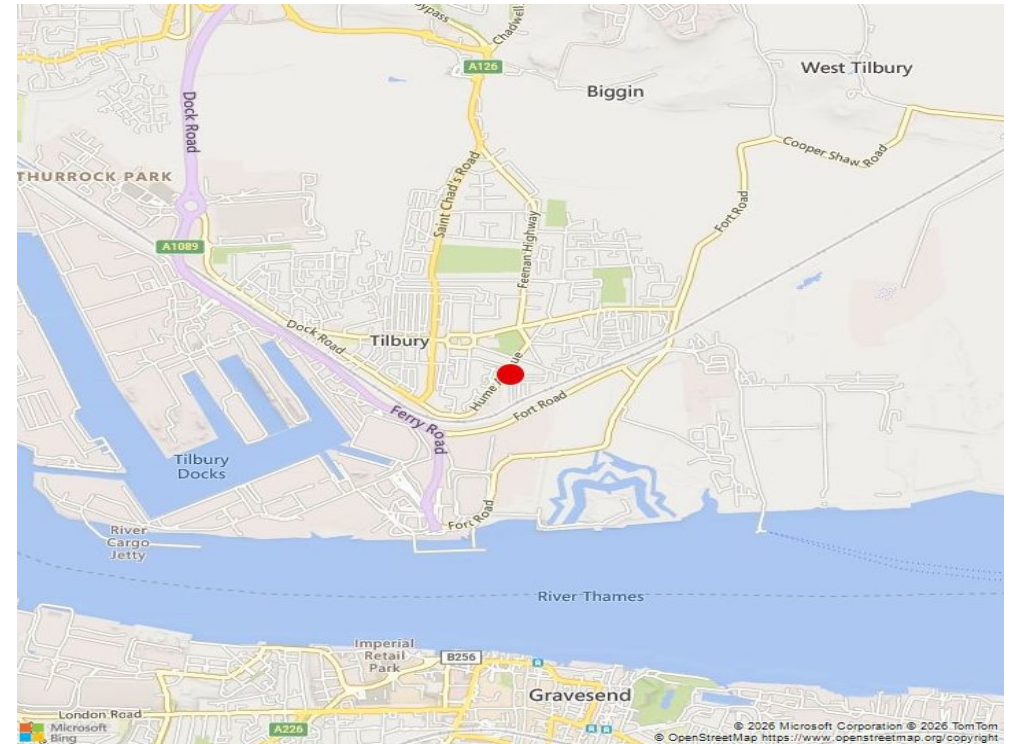
Any equipment within the property has not been tested by ourselves and it is the responsibility of the incoming tenants / purchasers to satisfy themselves as to their working order.

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.

VIEWING

Strictly by appointment with agents.



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