

lot 27

Development Site, Thurrock Park Way Tilbury, Essex RM18 7HG

Full Vacant Possession

Freehold Development Site with Full Vacant Possession

- Outline planning consent for B1(C), B2, B8 uses and open storage (including HGV parking/plant and tool hire)
- Approximately 3.76 hectares (9.3 acres) site plus 9.6 hectares (23.72 acres) of open space
- Excellent communications via the A13 to the M25 (Junction 30/31)
- Six-Week Completion Available



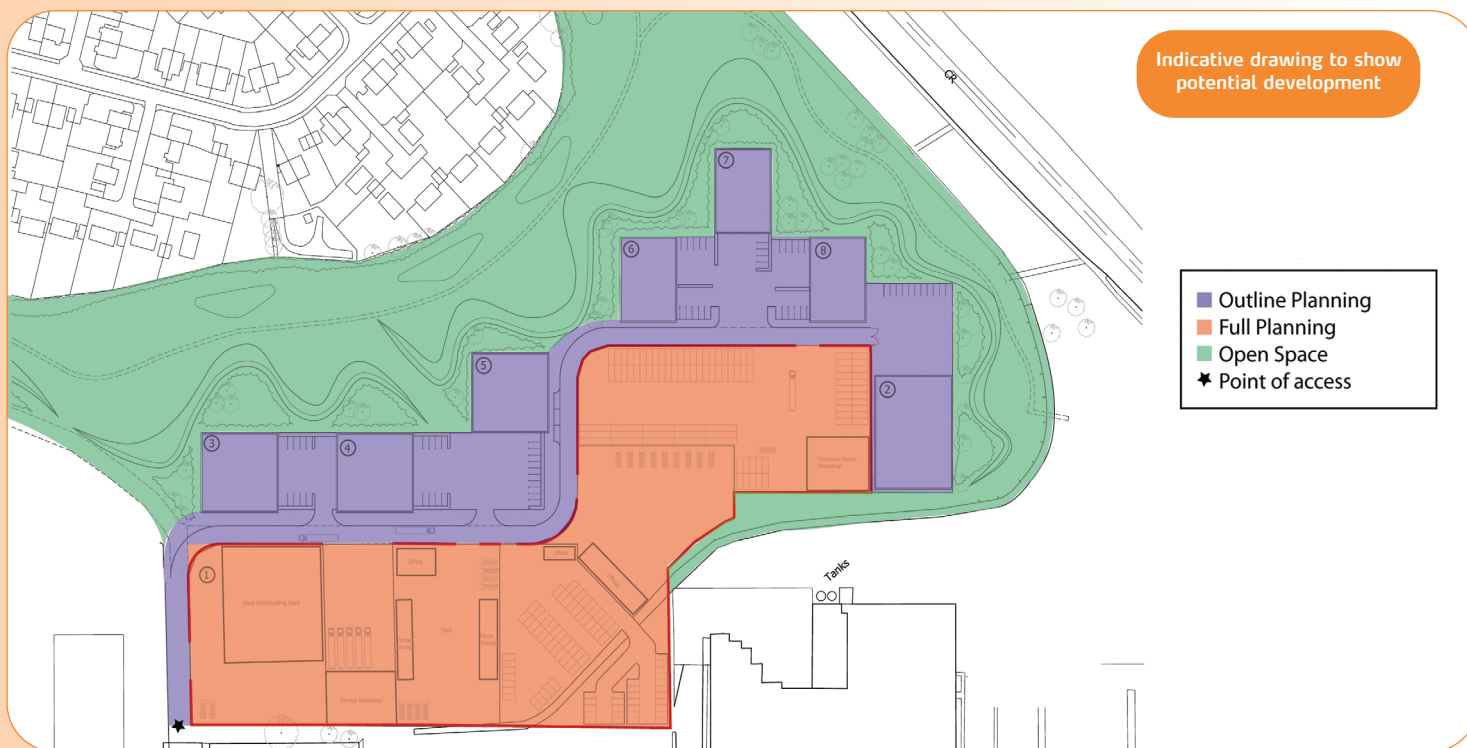
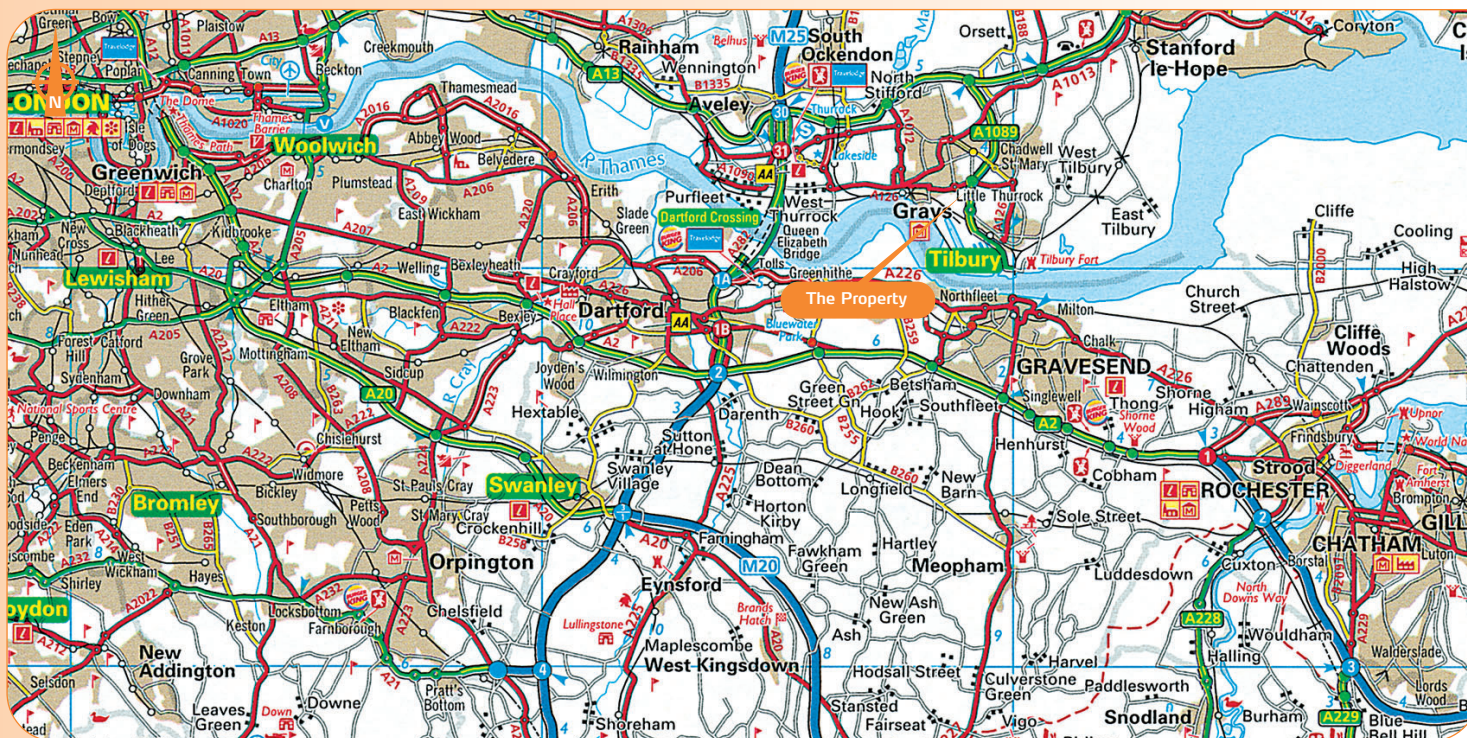
On behalf of Isis Waterside Regeneration



Photo taken 25th May 2009, for identification purposes only

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Full Vacant Possession



Indicative drawing to show potential development

- Outline Planning
- Full Planning
- Open Space
- ★ Point of access

Location

Miles: 0.75 miles north of Tilbury Port
 9 miles east of Dartford
 26 miles east of Central London
 Roads: A13, A1089 (Dock Road), M25 (Junction 30/31)
 Rail: Tilbury Town Rail Station (direct to London Fenchurch Street)
 Air: London City, London Stansted Airports

Situation

The site is situated on Thurrock Park Way, approximately 7 miles east of Junction 30/31 of the M25. The site benefits from immediate access to Dock Road (A1089) and the A13 which are both prominent dual carriageways. The Port of Tilbury, part of the wider Port of London, is a short distance to the south of the site and nearby occupiers include DHL, Uniserve, ASDA and Allport. The new Clipper Park development of 50,000 sq ft is adjacent to the site and the highly successful retail parks of Lakeside are some 5 miles to the west.

Description

The property comprises a site area of approximately 3.76 hectares (9.3 acres) of open and flat land, bordered to the south by Thurrock Park Way, with Dock Road to the east and a drainage channel to the west and north. In addition there is 9.60 hectares (23.72 acres) of open space available.

Possession

The property is to be sold with the benefit of Full Vacant Possession.

Planning

Outline planning permission has been granted for the use of approximately 3.8 hectares (9 acres) of land as an extension to the Thurrock Park Estate. Permitted use includes B(c), B2 and B8 throughout the site whilst open storage and non class B business uses are permitted on up to 2 hectares. These include HGV & Vehicle Parking and Storage, plant & tool hire depot, construction and engineering material and product storage.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

For further details please contact:

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