

ALLPORT HOUSE

THURROCK PARK WAY
TILBURY RM18 7HZ

FOR SALE (MAY LET)

LOCATED TO DELIVER

52,100 SQ FT WAREHOUSE / LOGISTICS UNIT.
PROMINENT HARBOUR LOCATION, 6.5 MILES TO M25 J30/31.



PRIME LOGISTICS LOCATION

ALLPORT HOUSE COMPRISES AN INDUSTRIAL / WAREHOUSE PREMISES LOCATED ON A SELF-CONTAINED SECURE SITE IN AN EXCELLENT LOCATION WITH EASY ACCESS TO THE **A13** AND **M25** MOTORWAY.

The building accommodates offices on three floors with a warehouse area to the rear serviced by a generous yard area with 30m depth. The building is currently operated as a bonded warehouse.



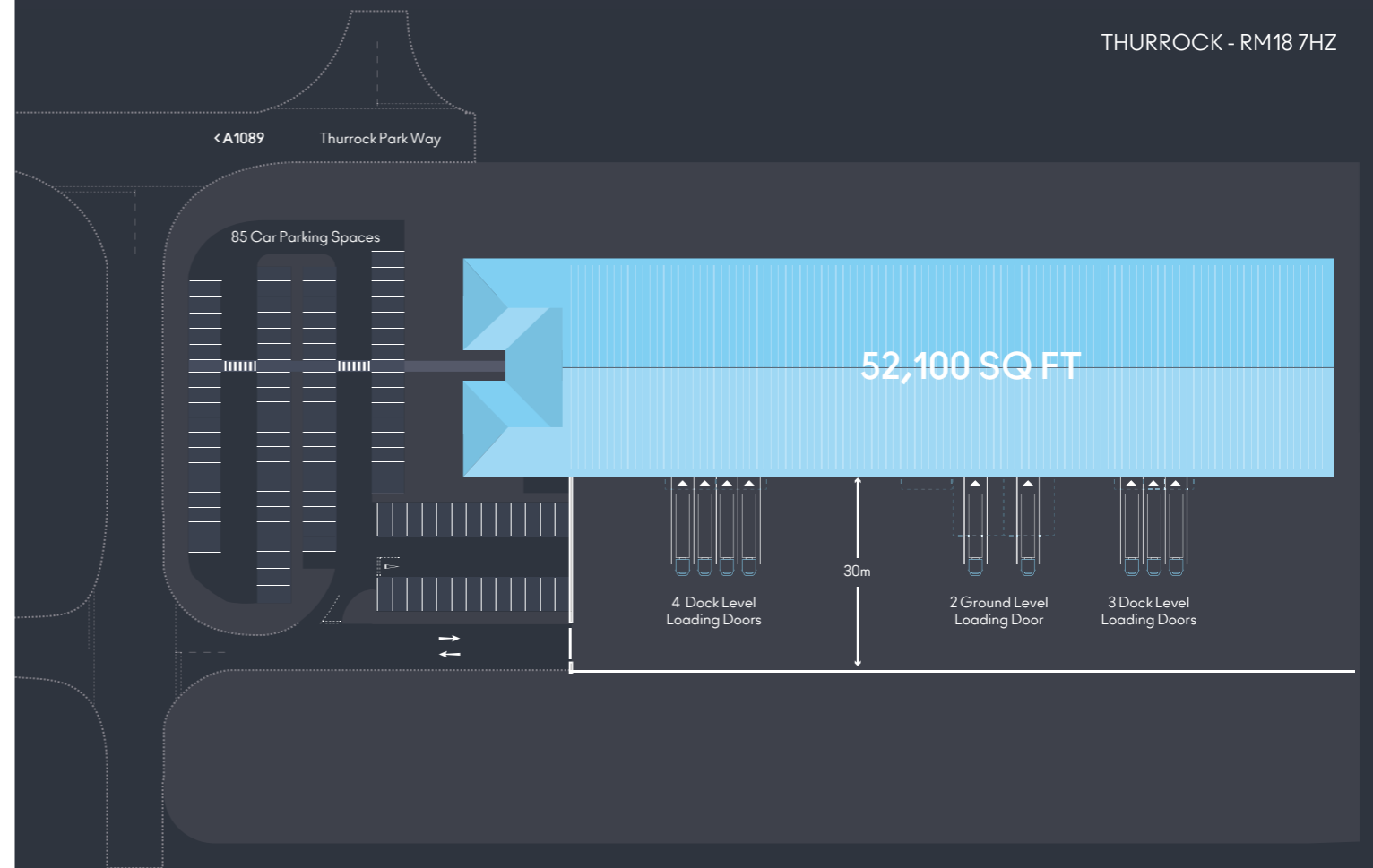
THREE RAIL TERMINALS WITH DAILY CONNECTIONS THROUGHOUT THE UK



LOCATED 41 MILES SOUTH OF STANSTEAD AIRPORT



ADJACENT TO PORT OF TILBURY (0.5 MILES TO THE PORT) SERVING ALL MAJOR DEEP SEA ROUTES



ACCOMMODATION & SPECIFICATION

Ground Floor Office	4,327 sq ft	402 sq m
1st Floor Office	4,361 sq ft	405 sq m
2nd Floor Office	4,323 sq ft	401 sq m
Warehouse	39,100 sq ft	3633 sq m
Total	52,100 sq ft	4840 sq m

A mezzanine floor of a further 15,384 sq ft is currently in place in the warehouse area but for the purposes of the sale this will not be included in the quoting area.

Site Area 3.14 acres (1.27 ha)



STRIP LIGHTING AND HALOGEN LAMPS



MEZZANINE FLOOR OF A FURTHER 15,384 SQ FT



85 CAR PARKING SPACES



2 GROUND, 7 DOCK LEVEL LOADING DOORS



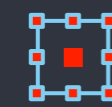
SELF-CONTAINED, SECURE SITE



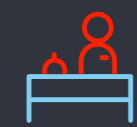
EAVES HEIGHT 9.67M - 12.45M



3 STOREY OFFICES



SITE AREA OF 3.14 ACRES (1.27 HA)



RECEPTION AREA



EPC RATING C74

THURROCK RM18 7HZ

LOCATION

Tilbury is located approximately **25 miles to the east of Central London** on the North bank of the River Thames and has a port offering container, bulk and Ro-Ro services.

The **A13** carriageway runs immediately to the north providing direct access to Central London and **Junction 30/31** of the **M25 motorway**, approximately **6.5 miles** to the North West.

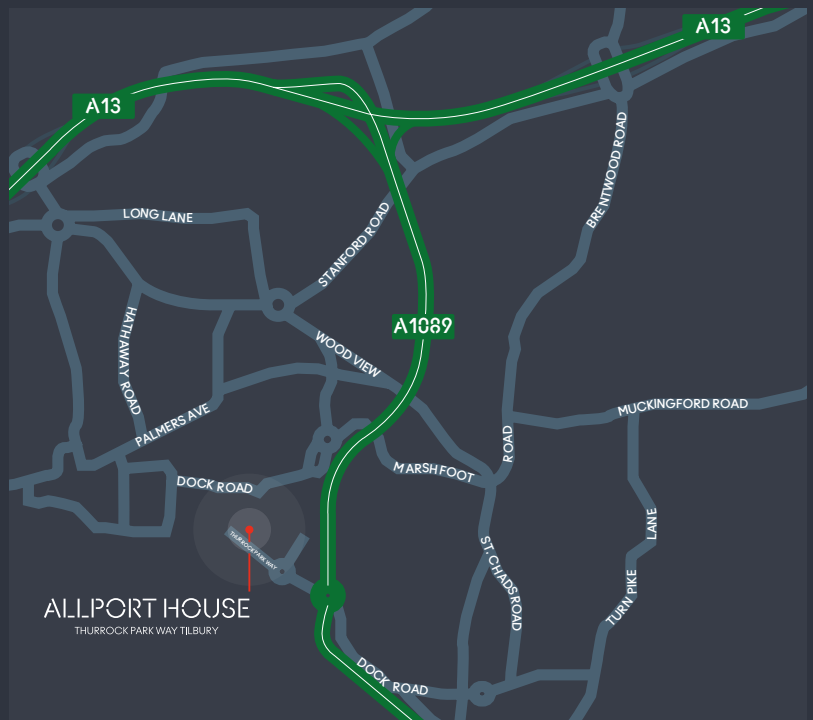
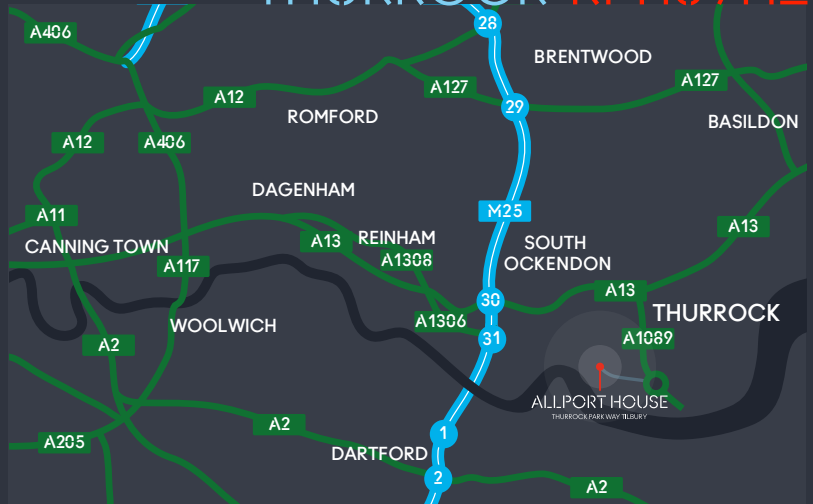
DRIVE TIMES

Central London	26 miles
Channel Tunnel	66 miles
City Airport	20 miles
Stansted Airport	41 miles
Gatwick Airport	44 miles
Heathrow Airport	67 miles
Tilbury	0.5 miles
London Gateway	10 miles
Felixstowe	77 miles

LOCAL OCCUPIERS



Terms - Available upon request
 Rateable value - £330,000 (2017 Rating List)



DEMOGRAPHICS

Thurrock (source: Nomis/Thurrock.gov.uk)



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