



<LONDON>

DISTRIBUTION PARK

TILBURY | RM187AN

<UNIT6>

111,120 SQ FT (10,372.91 SQ M)

GRADE A INDUSTRIAL / WAREHOUSE UNIT ON A 9.85 ACRE PLOT

RARE LOW SITE DENSITY

AVAILABLE LEASEHOLD (MAY SELL)

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DESCRIPTION

Unit 6, London Distribution Park is a Grade A purpose built logistics building, constructed in 2015 extending to 111,120 SQ FT on a generous 9.85 acre plot. Benefiting from 13.2m eaves height, with 360 degree circulation in the wrap around yard and loading on 3 elevations.



(UNIT6)

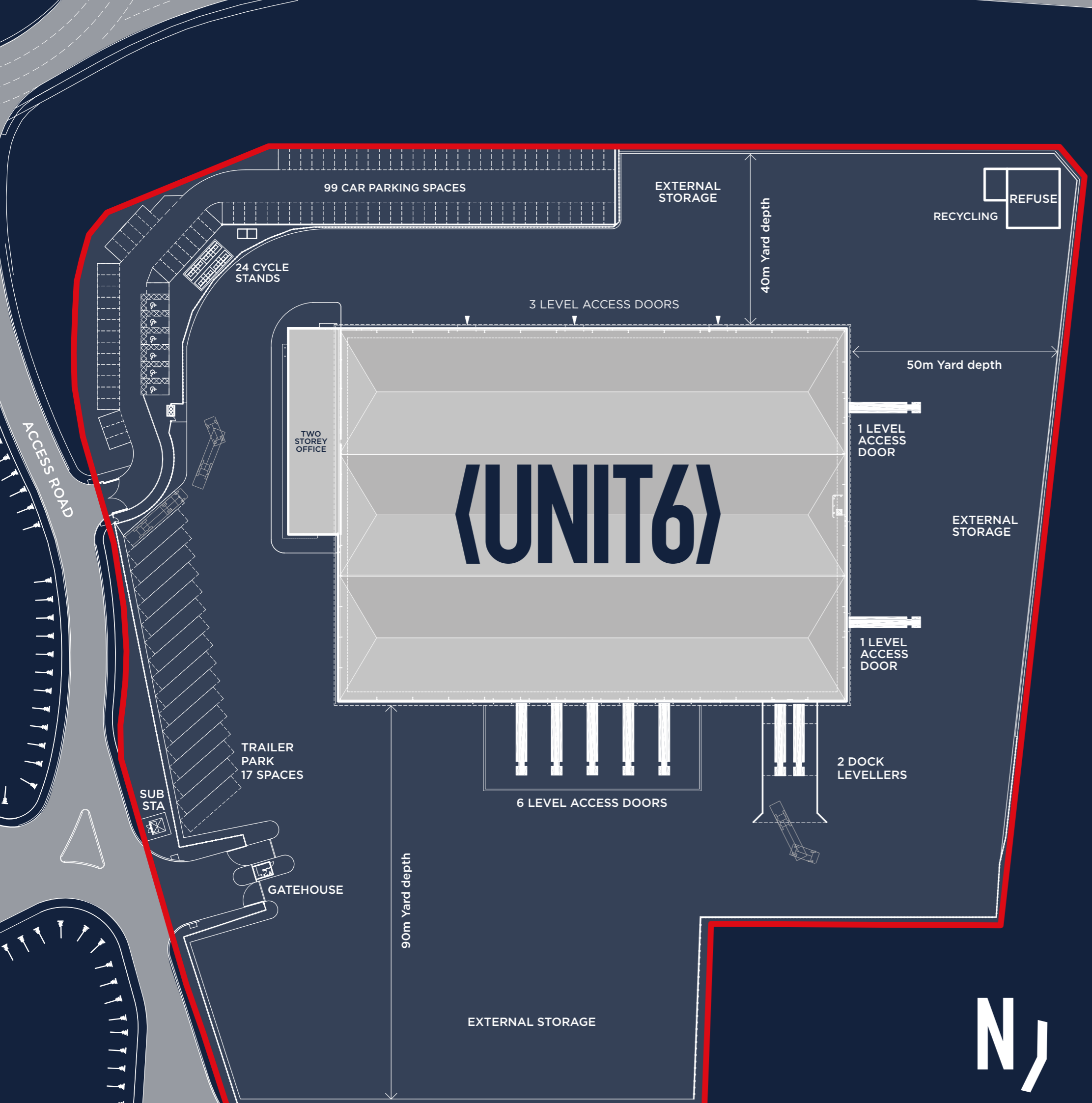
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IDEALLY LOCATED CLOSE TO THE PORT OF TILBURY AND THE MAIN TILBURY INDUSTRIAL AREA

- The largest multi-modal port in the South East, perfectly placed to handle cargo for London, with easy access to the M25 and 18 million people within 75 miles
- Three rail terminals with daily connections throughout the UK
- Port of Tilbury serves all major deep sea routes







9.85 acre plot


2 dock level loading doors


11 level access loading doors


Additional Dock Loading Available


50 kN per sq m floor loading


360 degree circulation & cross-dock access with loading on 3 elevations


13.2m clear eaves height


FM2 flat floor in warehouse

UNIT 6	SQ FT	SQ M
Warehouse	100,403	9,327.66
Ground Floor Office	5,300	492.36
First Floor Office	5,300	492.36
Gatehouse	117	10.90
TOTAL	111,120	10,372.91

PLOT AREA	HA	ACRES
	4.05	9.85

Low plot ratio of 25.9%
(GIA measurements)



LOCATION

As part of the well-established London Distribution Park, Unit 6 London Distribution Park commands a prominent roadside position fronting the A1089 /ASDA roundabout junction.

London Distribution Park is well located for ease of access to the national motorway network with the A13 some 2.5 miles to the north via the A1089 dual carriageway and Junction 30/31 of the M25 motorway some 6.5 miles to the west.

Tilbury mainline station is just 0.1 miles (3 minutes) from the building.

TENURE

Terms available on request.

EPC

A-7

DRIVE TIMES

from RM18 7AN

	MINS	MILES
M25 J30/J31	7	6.5
M11 J6/M25 J27	23	26
Central London	60	26
M1 J6a/M25 J21a	49	47
Heathrow Airport	71	69
Northampton	101	93
Birmingham	145	142

TRAIN TIMES

from Tilbury Town Station 11 mins walk

	MINS
Grays	12
Upminster	23
Barking	31
Tower Hill	52
Fenchurch Street	45
Stratford	42
Liverpool Street	58



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