



# LDP111

**TO LET** | INDUSTRIAL / WAREHOUSE UNIT ON A 9.85 ACRE PLOT  
111,120 SQ FT (10,372.91 SQ M)



## LDP111

London  
Distribution Park  
Windrush Road  
Tilbury  
RM18 7AN



# LONDON DISTRIBUTION PARK

Ideally located close to the main Tilbury industrial area and the Port of Tilbury.

The Port Tilbury is the largest multimodal 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.

## DEMOGRAPHICS

£23,630

Average wage of Tilbury  
Source: checksalary.co.uk

59.2%

Of people are of working age in Tilbury  
Source: citypopulation.de

**Ideally located close to the port of Tilbury**





# LOCATION

As part of the well-established London Distribution Park, LDP111 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 Town station is just 0.1 miles (3 minutes) from the building.

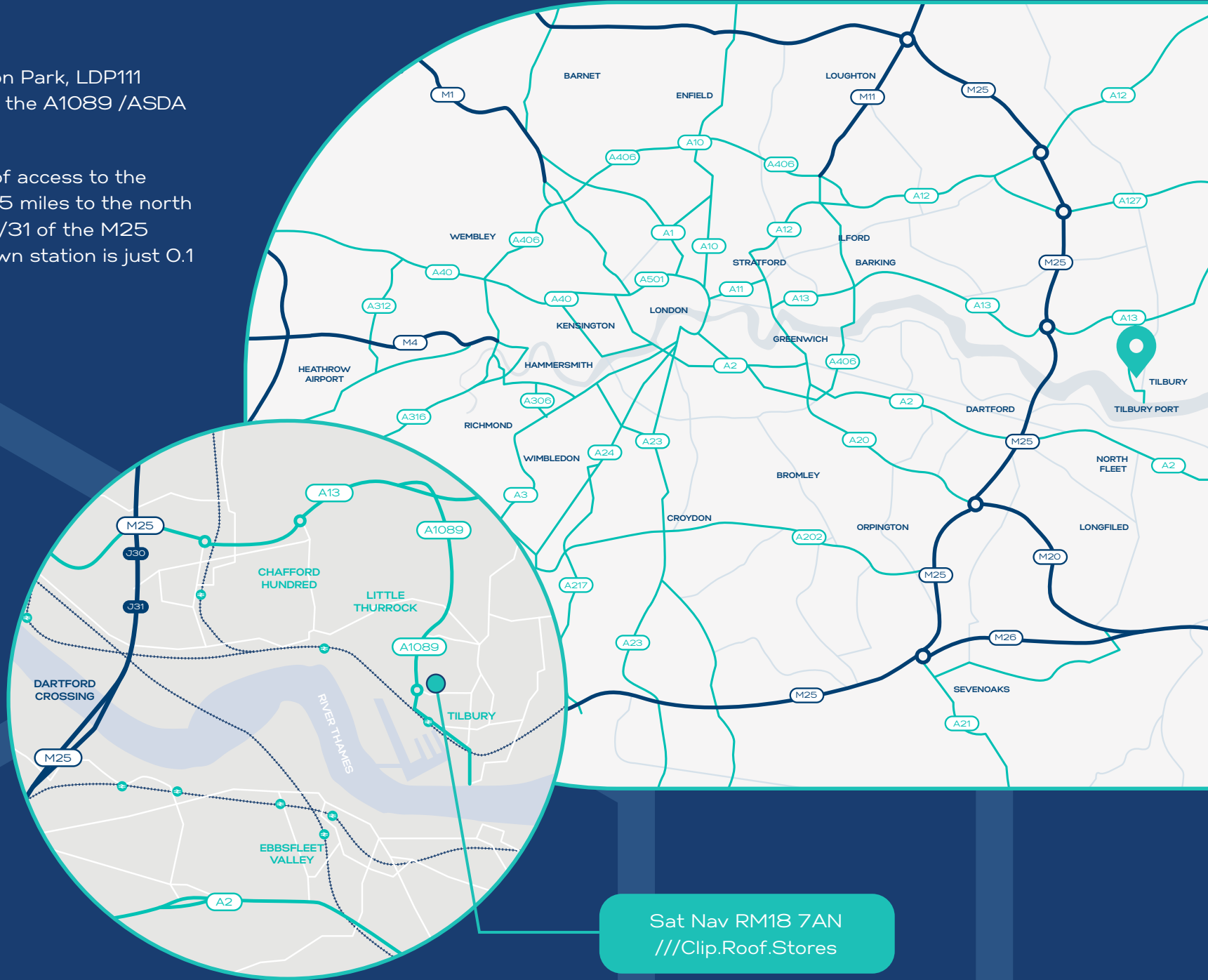
# DRIVE TIMES

|                  | mins | miles |
|------------------|------|-------|
| M25 J30/J31      | 15   | 8     |
| M11 J6/M25 J27   | 42   | 23    |
| Central London   | 60   | 26    |
| M1 J6a/M25 J21a  | 68   | 47    |
| Heathrow Airport | 80   | 67    |
| Northampton      | 110  | 93    |
| Birmingham       | 160  | 143   |

# TRAIN TIMES FROM TILBURY TOWN

|                  | mins |
|------------------|------|
| Grays            | 3    |
| Upminster        | 18   |
| Barking          | 26   |
| Tower Hill       | 42   |
| Fenchurch        | 42   |
| Stratford        | 41   |
| Liverpool Street | 58   |

Source: Google Maps



Sat Nav RM18 7AN  
///Clip.Roof.Stores



## DESCRIPTION

LDP111 at London Distribution Park, Tilbury 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, the unit offers a unique opportunity for a range of occupiers.

- 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.



## SPECIFICATION



360 circulation with yards on 3 elevations



2 Dock Level Doors



11 Ground Level Loading Doors



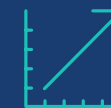
13.2m Clear Eaves Height



FM2 Flat Floor in Warehouse



EPC A - 7



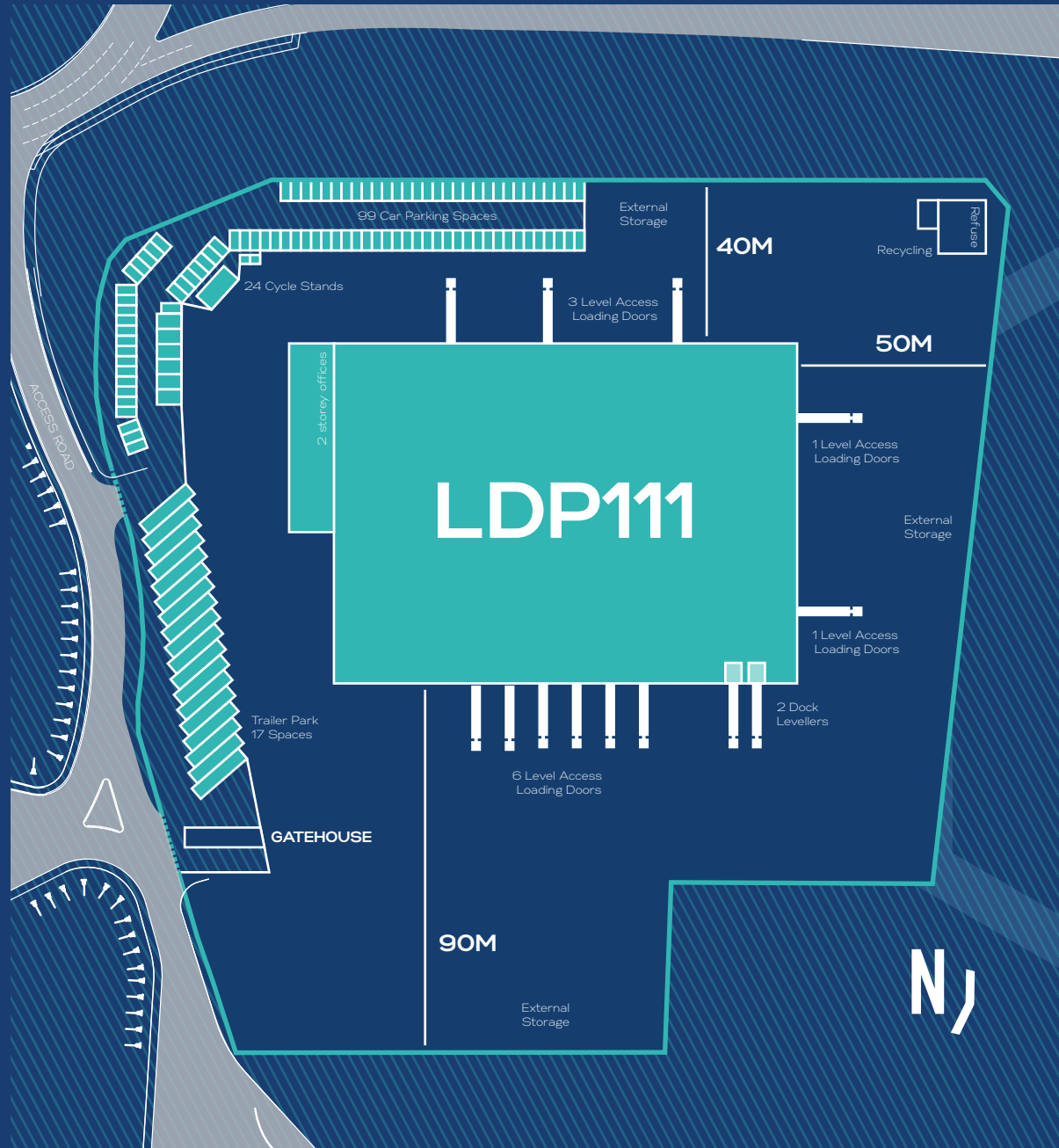
Site Area 9.85 Acres (25.9% site cover)



50KN per Sq M Floor Loading



## SITE PLAN



## ACCOMMODATION

The property is measured to a Gross Internal Area as follows:

|                     | 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            |
| <b>Total</b>        | <b>111,120</b> | <b>10,372.91</b> |

Plot Area - 9.85 acres



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## LEASE TERMS

The premises are available on a new FRI lease for a term by negotiation.

## BUSINESS RATES

We understand that the Property has been designated a rateable value of £1,320,000.

Interested parties are advised to make their own inquiries of Thurrock Council.

## EPC

EPC: A-7.

## USE CLASS

The unit benefits from a Class E (g) (iii) (Light Industrial) / Class B2 (General Industrial) / B8 designation.

## GET IN TOUCH



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