

12 Lansdowne Road, Tilbury, Essex, RM18 7QB



Detached unit approx. 11,000 sq ft (1023 sq m)
With Yard approx. 7,000 sq ft (651 sq m)

FOR SALE / TO LET

- Detached
- Close A13
- Close Tilbury Train Station
- Three phase power
- Private fenced yard

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

Originally part of an industrial area, but now surrounded by various residential and care home developments, together with Landsdowne Primary Academy. Positioned a short distance from the A1089 (Dock Road), approx. 3 miles from the A13. Tilbury Town Train Station lies within walking distance providing a service to London (Fenchurch Street) in approximately 42 minutes.

The property

A detached self-contained warehouse benefitting from a large fenced and gated yard. Access is provided by two electrically operated loading doors. Internally there are offices and welfare facilities. There is LED lighting and three phase power.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit	11,000 sq ft	1023 sq m
Yard	7,000 sq ft	651 sq m

Figures

Offers in the region of £1.5m are sought for the vacant freehold.

OR

£95,000 per annum exclusive.

Terms

Freehold with vacant possession.

OR

To let on a new, full repairing and insuring lease for a term to be agreed, incorporating periodic upward only rent reviews. A rent deposit is payable, subject to accounts and references. All other outgoings payable in addition.

Legal Costs

Each party is to be responsible for the payment of their own legal costs.

Business rates

The Rateable Value is £59,500 (2023), making rates payable approximately £32,487 (24/25). However, interested parties are advised to satisfy themselves fully in this respect.

EPC

The EPC rating is C53, expiring February 2025.

Agent's Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

Money Laundering Regulations

Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

Enquiries/viewings

Viewing is strictly by prior appointment only. Please contact us on 01708 860696 or email:

jb@branchassociates.co.uk



Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.