

Unit 1, Thurrock Park Industrial Estate Tilbury RM18 7HZ

lot 3

Freehold Industrial Investment

- Let to Akzo Nobel Powder Coatings Limited, a successor company of Cromadex and International Paints who have occupied since 1989

- Approximately 5,170 sq ft (490.31 sq m)
- Close to M25, A13 and Dartford Tunnel
- Approximately 1 mile from Tilbury Docks

Rent
£32,000
per annum
exclusive



Location

Miles: 25 miles east of the City of London
Roads: M25, M2, M20, A13, A2
Rail: Grays Rail, Tilbury Town Rail
Air: London City Airport, Southend Airport

Situation

The property is situated in the busy and established Thurrock Park Industrial Estate approximately 1 mile from the major and important Tilbury Docks which form part of the wider Port of London. The major and very successful regional Lakeside Shopping Centre and retail parks are some 5 miles to the west. There are good communications with the M25 and Central London, via the A13 some 2 miles north of the property. Nearby occupiers include Asda, DHL and SCS.

Description

The property comprises a modern industrial unit benefiting from first floor integral office accommodation, a warehouse eaves height of approximately 5 metres (16 ft) and a vehicle access loading door. There is car parking for some 8 cars to the front of the property.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Unit 1	Warehouse and Office	480.31 sq m (5,170 sq ft)	AKZO NOBEL POWDER COATINGS LIMITED (1)	10 years from 22/06/2008 (2)	£32,000	22/06/2013
Totals		480.31 sq m (5,170 sq ft)			£32,000	

- (1) AkzoNobel is the largest global paints and coatings company and a major producer of specialty chemicals. They supply industries and consumers worldwide with innovative products. Their portfolio includes well known brands such as Dulux, Sikkens, International and Eka. Headquartered in Amsterdam, the Netherlands, they are a Global Fortune 500 company and are consistently ranked as one of the leaders on the Dow Jones Sustainability Indexes. They operate in more than 80 countries, our 55,000 people around the world. (Source: <http://www.akzonobel.com/powder/aboutus/08/06/2011>)
- (2) The lease provides for a tenant option to determine on 22/06/2013.

For further details please contact:

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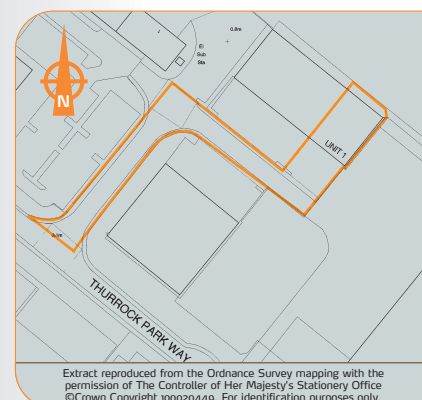
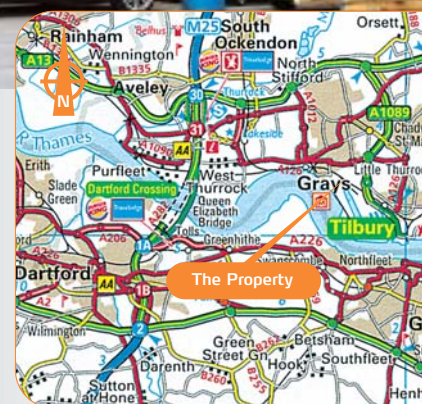
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