

FOR SALE

Former Police Station

Potential Development Opportunity*

8,740 sq. ft. (812 m²) Site area 0.58 acres (0.23 ha)

TILBURY POLICE STATION

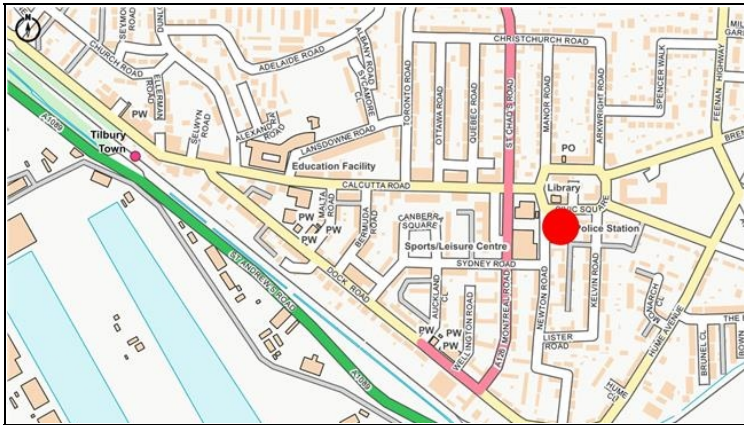
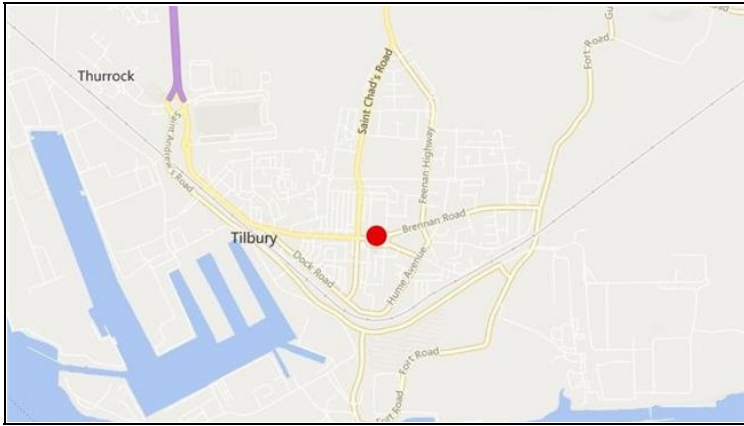
Civic Square, Tilbury, Essex, RM18 8AD



- Former Police Station
- Potential Development Opportunity*
- Existing Buildings Arranged As Offices, Training, Garages & Stores
- Extensive Car Parking
- Tilbury C2C Railway Station Within 0.5 Miles
- Close To Tilbury Docks

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com



LOCATION

The property is situated on Civic Square in the centre of Tilbury and has a second frontage to Newton Road. Civic Square is a mixed commercial and residential location. Calcutta Road, where the bulk of Tilbury's retail amenities are located, is to the west. Tilbury Town railway station, offering services into London Fenchurch Street station (approx 45 minutes) is located approximately 0.5 miles to the west, with Tilbury Docks a short distance beyond.

DESCRIPTION

The property comprises a former police station, arranged across two storeys to provide ground floor reception, offices, staff areas and custody cells; with additional first floor offices, and canteen/kitchen. Externally there are a number of single storey garages/stores within a secure compound, accessed via Kelvin Road. To the east boundary of the building there is an additional, secure, level and surfaced car park, which is included within the sale. We are advised that the property demise includes the access road to the south of the property.

ACCOMMODATION

Ground Floor	4,372 sq. ft. (406 m ²)
First Floor	4,366 sq. ft. (406 m ²)
Garages & Stores - unmeasured	
Total	8,740 sq. ft. (812 m²)

Total Site Area 0.58 acres (0.23 ha)

Please note that floor areas are approximate and have been measured upon a gross internal area. Site area taken from Promap and excludes access road.

TENURE

The property is offered for sale freehold with vacant possession. Further details upon application.

GUIDE PRICE

£1,000,000 exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

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

PLANNING INFORMATION*

Whilst we are of the opinion that the site would potentially suit redevelopment to residential or alternative uses, interested parties are advised to make their own enquiries of Thurrock Council.

FUEL TANK

We are advised that an underground fuel tank exists on site. Our client advises this was foam filled. Interested parties should consult their advisors in this respect.

EPC

An EPC has been commissioned.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

Tim Collins

Tel: 01245 342042 / 07720 806194

Email: tim.collins@kemsley.com

Mike Lawrence

Tel: 01245 358988 / 07976 562922

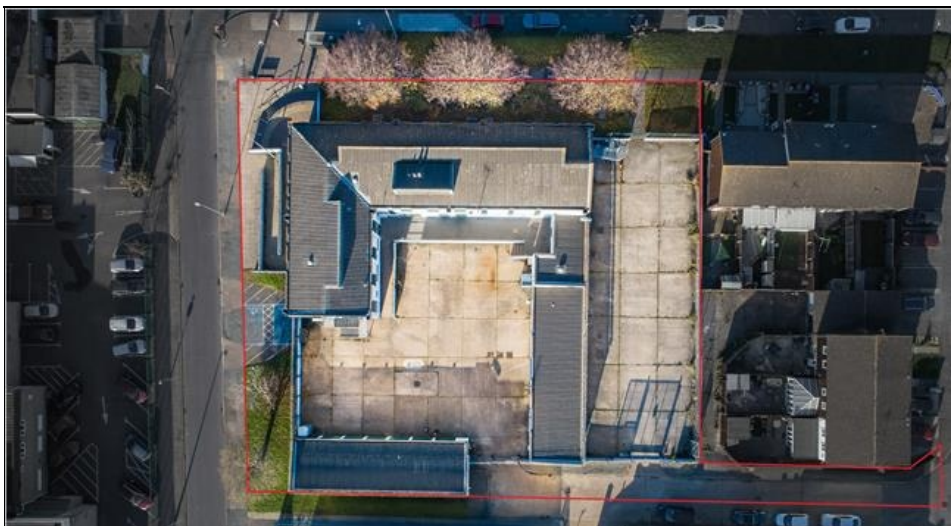
Email: mike.lawrence@kemsley.com

Ref: AC2637/11.21/TC



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.

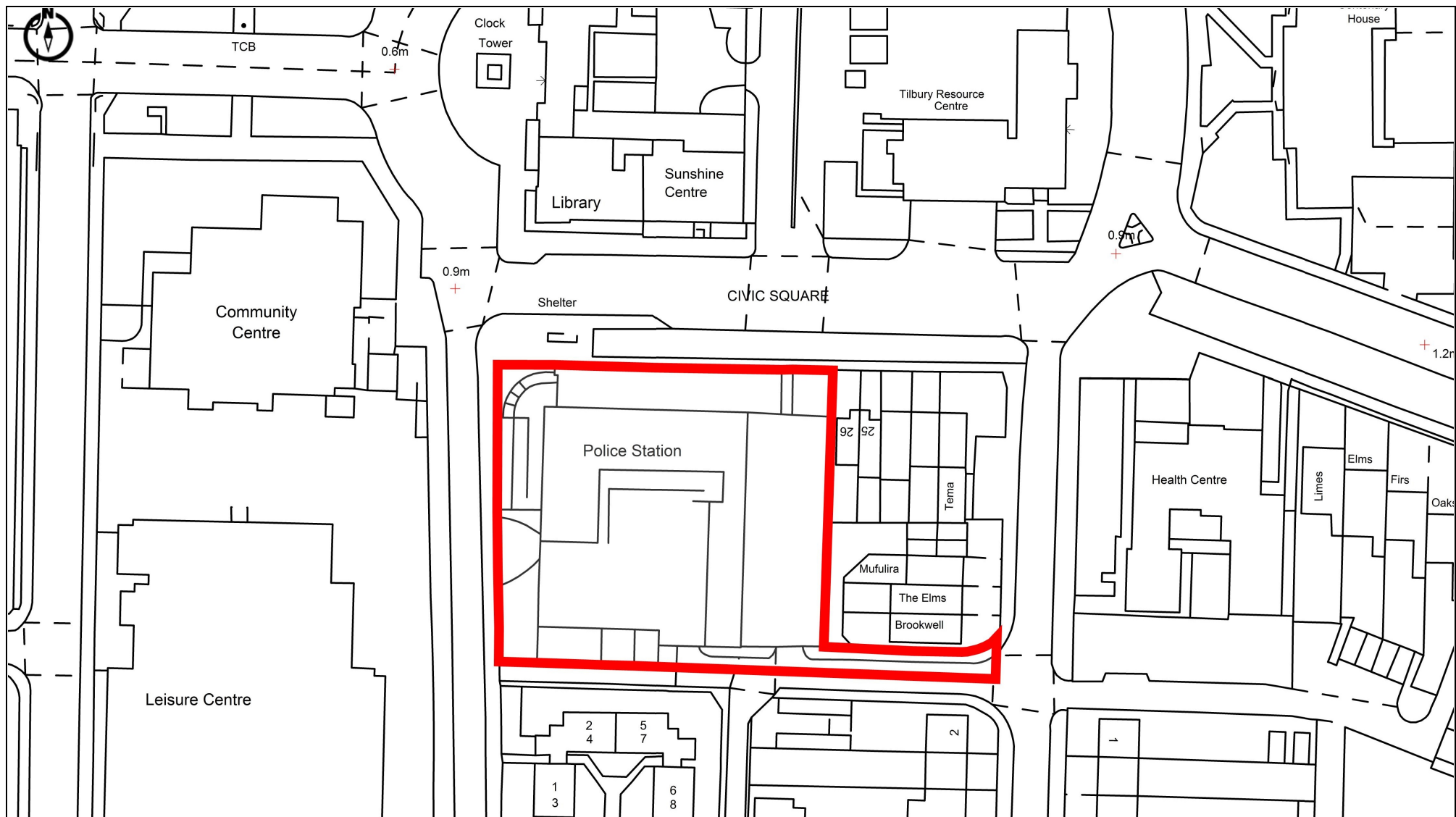
All photos taken January 2022



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Our Ref: TC/sf/AC2637

Your Ref:



3 January 2023

113 NEW LONDON ROAD
CHELMSFORD • ESSEX • CM2 0QT

T: 01245 358988

property@kemsley.com
www.kemsley.com

To Whom It May Concern

Tilbury Police Station, Civic Square, Tilbury, Essex, RM18 8AD

We thank you for your previous interest in the above property. Our Clients have instructed us to write to all interested parties requesting they submit their formal offer, subject to contract by:

12pm Midday on Thursday 23rd February 2023

In order for the vendors to consider the offers, your proposal should be in writing (by post or email), preferably using the enclosed proforma, and must give all relevant details as stated below:

- 1 Your full name(s) address and telephone numbers
- 2 The amount of your offer in figures and words in pounds sterling (no escalating bids)
- 3 The name and address of your solicitors
- 4 Confirmation of the basis of your offer i.e. cash, mortgage details, subject to the sale of another property etc. with supporting evidence of your funding and your ability to proceed expeditiously

We confirm this is not a binding contract to purchase but an invitation to agree the purchase price. We would also like to point out that the vendors reserve the right not to accept the highest nor indeed any bid. You should be aware that the Social, Economic and Environmental benefits/impacts to the local area of each offer may be considered when assessing value.

It is hoped that an early decision can be given as to acceptance or otherwise of any offer.

Your offer should be addressed to Tim Collins or Mike Lawrence by post to Kemsley LLP 113 New London Road, Chelmsford, CM2 0QT or by email to tim.collins@kemsley.com or mike.lawrence@kemsley.com and clearly marked "Tilbury Police Station Offer".

It is recommended that all purchasers seek their own independent professional advice in respect of the acquisition of this property.

Yours sincerely

**TIM COLLINS
DIRECTOR
KEMSLEY LLP**

Direct line: 01245 342042

Mobile: 07720 806194



Basildon, Chelmsford, London, Rainham, Watford.

Kemsley LLP is a limited liability partnership registered in England number OC 326192
The registered office address is 113 New London Road, Chelmsford, Essex CM2 0QT

**TENDER PROFORMA – Tilbury Police Station, Civic Square,
Tilbury, Essex, RM18 8AD**



BID DEADLINE	12 noon Thursday 23rd February 2023	KEMSLEY REF:	AC2637
PROPERTY:	Tilbury Police Station, Civic Square, Tilbury, Essex, RM18 8AD		
PURCHASER:	Name Registered Address Correspondence Address F.A.O Tel Mobile Email		
TENURE:	Freehold		
YOUR OFFER PRICE:	£		
DEPOSIT:	£ / % purchase price Refundable / non-refundable / other		
EXCHANGE:	days/weeks/months Conditions:-		
COMPLETION:	days/weeks/months Conditions:-		
FUNDING:	Cash / bank funding / pension fund (delete as appropriate) Details of bank / lenders		

**TENDER PROFORMA – Tilbury Police Station, Civic Square,
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	Proof of funding attached Y/N
PURCHASER AGENT:	Company Address F.A.O Tel Mobile Email
PURCHASERS SOLICITOR:	Company Address F.A.O Tel Mobile Email
CONDITIONS / OTHER:	Please insert here any conditions that form part of your offer, or information you may feel will help consideration of your proposal: