A NEW 70 ACRE INDUSTRIAL AND LOGISTICS DEVELOPMENT ADJACENT TO PORT OF TILBURY, LONDON
THE LONDON DISTRIBUTION PARK OFFERS 70 ACRES (28HA) OF LAND FOR INDUSTRIAL AND LOGISTICS DEVELOPMENT 6.5 MILES FROM THE M25, ADJACENT TO PORT OF TILBURY, LONDON.

- **M25 J30/31** – fast dual carriageway access within 6.5 miles (8 mins)
- **Strategic South East location**
- **Outline planning permission** for approximately 900,000 sq ft (84,000 sq m) of industrial and logistics accommodation
- **Adjacent to Port of Tilbury**, which handles over 16m tonnes of cargo per annum
- Located in one of Europe’s biggest consumer markets with around 18 million people who live within 75 miles
- **Proven port centric advantages** are available for industrial and logistics operators alike, where required
- **Multi modal supply chain options include:**
  - Excellent connections to the national motorway network
  - Three rail terminals with daily connections throughout the UK
  - Port of Tilbury serves all major deep sea routes
LEADING LOGISTICS DEVELOPER, ROXHILL LTD
AND MAJOR PORT OPERATOR, FORTH PORTS LTD
HAVE FORMED A PARTNERSHIP TO CREATE NEW
BESPOKE SOLUTIONS FOR OCCUPIERS WITHIN THIS
ESTABLISHED MULTI MODAL DEVELOPMENT.

Forth Ports provides high levels of handling and logistic-related services to customers who are looking for solutions to move goods cost effectively and efficiently. It operates seven ports – Dundee on the River Tay, Tilbury on the River Thames and five ports on the Firth of Forth. Tilbury is London’s major port and serves a significant proportion of the South East market in distribution of goods.

www.forthports.co.uk

Roxhill was established in 2010 with a clear vision to provide excellence and a true commitment to delivering on promises. The team includes people with long track records in the development of industrial and logistics property. They have achieved outstanding success, have worked with a range of companies and built up reputations for reliability.

www.roxhill.co.uk
London Container Terminal

Main Entrance to Port of Tilbury

Rail Terminal

ASDA

A1089 (A13)

To M25 J30/31 via A1089 (A13)

UNIT 5
UNIT 1
UNIT 4
UNIT 2
UNIT 3
UNIT 6
ROAD

London Distribution Park benefits from a dual carriageway link (via the A13) direct to J30/31 of the M25, which provides easy access to the national motorway network and places an estimated 30% of UK consumers within 2 hours drive time.

Source: Google maps

RAIL

The scheme has direct access to the port’s three rail terminals capable of handling both containers and non-unitised cargo. These open access terminals connect into the W10 gauge cleared Tilbury Loop and onwards to the national rail network and all major UK rail freight interchanges.
SEA
The Port of Tilbury is the UK’s leading facility for Intra European trade linking countries from the Iberian Peninsula to the Baltic. With daily services across the North Sea to the major Continental ports (including Rotterdam, Bilbao, Duisburg and the Baltic Ports), the entire European network from Russia to the Eastern Mediterranean is within easy reach via ship and rail.

The Port of Tilbury also serves all major deep sea trade routes and specialises in North-South connections to/from South America, West and South Africa, India and Australasia.

DEMOGRAPHICS
The London Distribution Park is able to draw upon the established skilled labour resource attracted by the Port, which also has strong links to the Academy of Logistics and provides specialist training.

Thurrock benefits from a higher percentage of skilled trades, process plant and machine operatives (13.7%) than the national average (10.8%).

The unemployment rate for Thurrock is 9.2%, higher than both the east average of 6.7% and nationally at 8.1%. This shows that the Thurrock area offers greater potential for an additional pool of labour to be drawn upon over and above the existing manufacturing, transport and distribution workforce.

Source: Office for National Statistics

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Working age population = 105,300

- Economically active = 84,800

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SEA: EU

SEA: GLOBAL
The Port is a significant multi modal distribution centre covering 850 acres and is well positioned to access the M25 orbital motorway and the rest of the UK’s national motorway network. In addition, there are direct rail connections within the Port with access to the whole of the UK.

As part of Forth Ports Ltd, the Port has benefitted from significant on-going investment and is well equipped to best serve the demands of modern logistics. Renowned for world class service, the Port is continuously improving to benefit customers and maintain its status as a dynamic multi modal distribution hub.

The Port handles over 16m tonnes of cargo annually and can distribute within an hour to most businesses in London and the South East.

London Container Terminal, situated within Port of Tilbury, provides a unique combination of deep sea and European short sea trades at the same facility. It is the first of many connections the Port is making to join supply chains.

Port of Tilbury also handles significant levels of diverse cargo including the importation of paper, containers, grain (main terminal for the South East) and has various bulk handling facilities, all of which are handled at 34 operational berths in dock and on river facilities.

Flexible tailored service packages can be provided to meet all import, export and distribution requirements as a vital part of the supply chain with fully optimised computer traceability.

**PORT CENTRIC**

Port centric logistics which places distribution centres alongside main port activity, reduces double-handling and transportation by collating and directing goods more effectively on the next stage of their journey or direct to the consumer market, without moving away from the multimodal hub. This creates significant savings in supply chain costs and is beneficial for the environment.

Port of Tilbury is ideally placed to maximise the benefits of distributing directly from a port straight to the heart of the main UK population.

Tilbury offers a unique package of services with global trade routes via a single terminal. This enables, for example, a company to import directly to warehouse from such diverse areas as the Mediterranean and the Far East. Other customers may enjoy the benefits of importing, for example, from South America or Africa whilst exporting to near Continental Europe through the same facility.

**CONTAINER FACILITIES**

The Port’s London Container Terminal (LCT) currently handles over 500,000 containers per annum. With daily sailings between Tilbury, Rotterdam, Bilbao, and the Baltic Ports and shipping lines serving all major deep sea trade routes, all import and export trades can be accommodated.

London Container Terminal (LCT) offers 600m of riverside quay with 13.5m depth, plus in dock facilities for smaller vessels with 10.5m depth.

- LCT is the closest deep water container port to London, with dedicated daily rail services.
- Throughout the Port there is access to a full range of on site service providers e.g. a choice of devanning operations, cargo processing and cross docking facilities.
- LCT can provide uncontainerised cargo handling and lashing and a comprehensive ship planning service for load discharge of ships.

**GENERAL CARGO AND RO RO**

The Port offers diverse cargo handling services for all types of general cargo and has a reputation for being the principle port of choice for general cargo handling in London and the South East.

Types of service include: car carriers, ferries, combi-ships and heavy lifts. There is a dedicated vehicle handling centre and twice daily ferry services to Europe.

**REEFER EXPERTISE**

Port of Tilbury has one of the largest reefer facilities in Europe. It is expert in fresh produce logistics, preparing and presenting cargos for examination and inspections by statutory bodies prior to distribution to within the UK’s South East Market and beyond.
DESIgn & BUILD OPTIONS

Bespoke design and build packages to suit individual requirements are available.

MULTI UNIT MASTERPLAN – OPTION 1

PORT AND RAIL TERMINALS

6.5 MILES TO M25 J30/31 VIA A1089 (A13)

UNIT 1
810,295 SQ FT
(75,278 SQ m)

UNIT 2
281,670 SQ FT
(26,168 SQ m)

UNIT 3
119,010 SQ FT
(11,056 SQ m)

UNIT 4
70,620 SQ FT
(6,560 SQ m)

UNIT 5
61,340 SQ FT
(5,699 SQ m)

UNIT 6
141,600 SQ FT
(13,154 SQ m)

UNIT 1
784,235 SQ FT
(73,276 SQ m)

A1089 (A13)

SINGLE UNIT – OPTION 2

The site extends to a total of approximately 70 acres (28 Ha) comprising the “Main Site” (65.5 acres) and the “Island Site” (4.5 acres).

The site has outline planning permission for up to 900,000 sq ft (84,000 sq m) of B1, B2, B8 development and has the flexibility to provide various unit sizes from 60,000 sq ft to 810,000 sq ft.

The layouts are for guidance purposes only and buildings can be adapted to suit more bespoke occupier requirements (subject to planning).

Units are available on a freehold or leasehold design and build to suit basis.

Port services agreements can be put in place should occupiers require to utilise the Port.

BUILD TO SUIT OPTIONS

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- Port services agreements can be put in place should occupiers require to utilise the Port.
London Distribution Park, Tilbury

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A JOINT VENTURE BY

ROXHILL

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