RIVERSIDE BUSINESS CENTRE

FORT ROAD, TILBURY, RM18 7ND

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FOR SALE

Lambert Smith Hampton

A well-established multi-let business centre investment offering strong SME demand

Investment Summary

- Tilbury is a strategically important South East logistics hub, located on the River Thames approximately 25 miles east of Central London, serving one of the UK's largest consumer and labour markets.
- The Property is located adjacent to The Port of Tilbury, a major multimodal logisitcs hub handing **c. £16m tonnes of cargo annually** and serving a **catchment of c. 18 million people**.
- Prominently located within an established industrial area, with excellent access to the A13 and Junction 30 of the M25, and rail services to London Fenchurch Street (c.38 minutes).
- Established multi-let business centre (built 2005) comprising a mix of office, workshop and studio accommodation designed for SME occupiers.
- The property extends to 27,180 sq ft NIA across ground and two upper floors. Extending to approximately 2.49 acres (1.01 ha) with a low site cover of c.18%, providing attractive optionality for future intensification (subject to planning).
- Freehold.
- Let in its entirety to NWES Property Services Limited on a management agreement until July 2027, with 90% of operating profits payable to the landlord, underpinned by a diversified SME income base.
- Strong demand from local SME's, with a waitlist on the workshops and the office space running at near full occupancy.
- The site has previous **consent for 20 additional units** (now lapsed), offering potential for future development or repositioning.

PROPOSAL

OFFERS ARE INVITED FOR THE FREEHOLD INTEREST IN THE PROPERTY.

Location

Postcode: RM18 7ND

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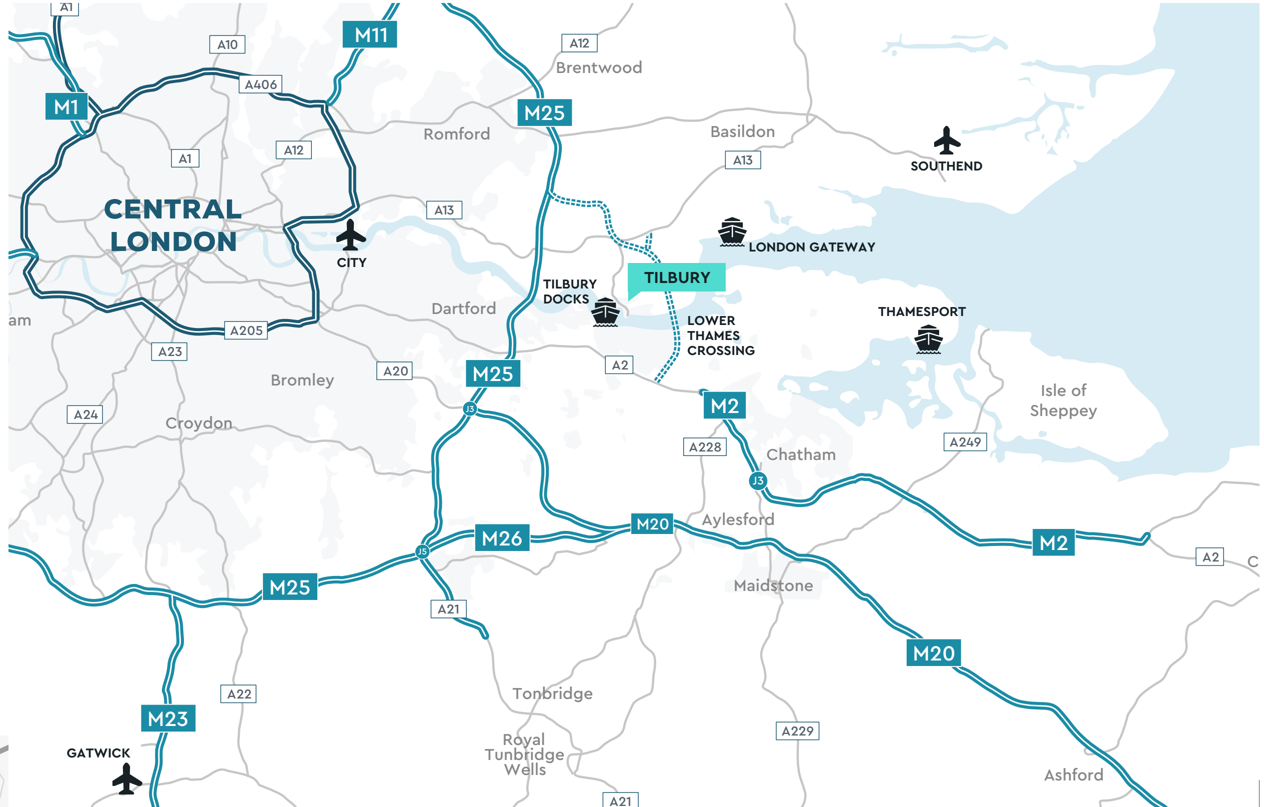
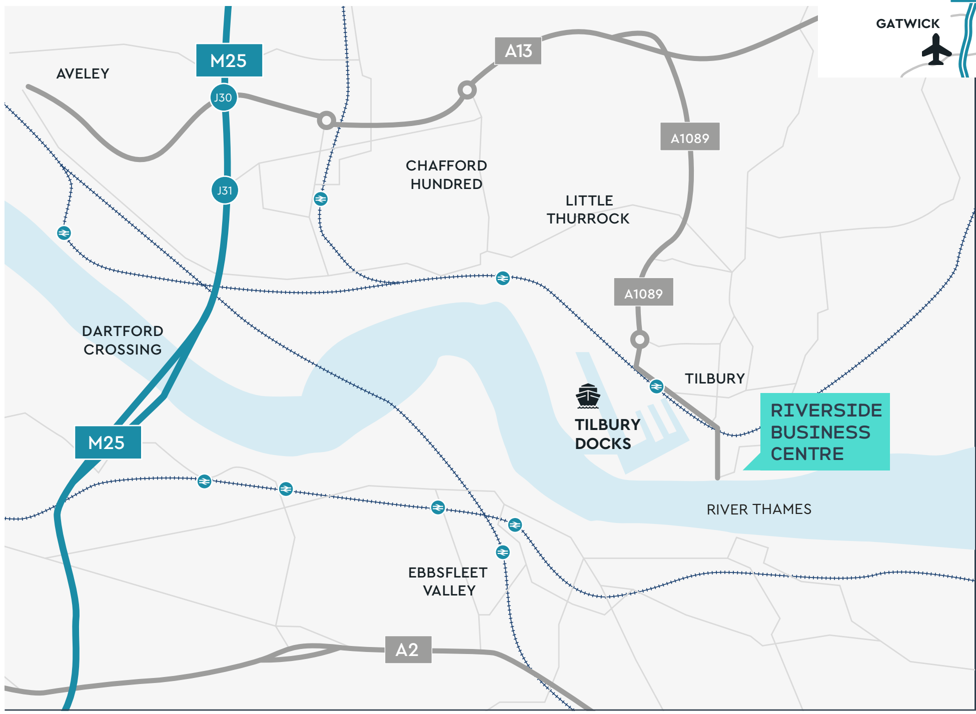
Tilbury is one of the South East's most strategically important logistics and industrial locations, situated on the north bank of the River Thames. The town benefits from excellent connectivity to London, the M25 (Junction 30), the national motorway network and the wider South East consumer market.





Located approximately 25 miles east of Central London, Tilbury provides direct access to one of the UK's largest concentrations of population, labour and business activity. The location is recognised as a key gateway for trade and distribution, serving London, the South East and national supply chains.

The area has experienced significant public and private sector investment in recent years, driven by the expansion of port operations, logistics development and the establishment of the Thames Freeport. As a result, Tilbury continues to attract a wide range of occupiers including logistics operators, manufacturers, importers, exporters and supply chain businesses seeking access to London and the wider UK market.

Port of Tilbury

The Port of Tilbury is London's principal port and the largest port on the River Thames. Owned and operated by Forth Ports, it forms one of the UK's most important multimodal freight and logistics hubs.

Largest port on the River Thames

Approximately
16 million tonnes
of cargo handled annually

£8.7 billion
estimated trade value per annum

Over 1,000-acre port estate

More than 30 operational terminals and logistics facilities

Serves a consumer catchment of approximately 18 million people within 75 miles

Integral component of Thames Freeport and the wider Thames Estuary growth corridor

Local occupiers

- Amazon
- Maritime
- Hyundai
- Holcim
- Culina
- Coca-Cola
- Denholm Logistics Group
- P&O Ferries

Situation

Riverside Business Centre is prominently situated in Tilbury, immediately adjacent to the Port of Tilbury and within one of the South East's most established logistics and industrial locations.

The property benefits from excellent connectivity, with the A13 located nearby providing fast and direct access to Junction 30 of the M25, and onwards to the national motorway network. Central London is readily accessible, while Tilbury Town railway station offers regular services to London Fenchurch Street (38 mins), enhancing accessibility for both staff and visitors.

Immediate access to the Port of Tilbury and M25 road network

Description

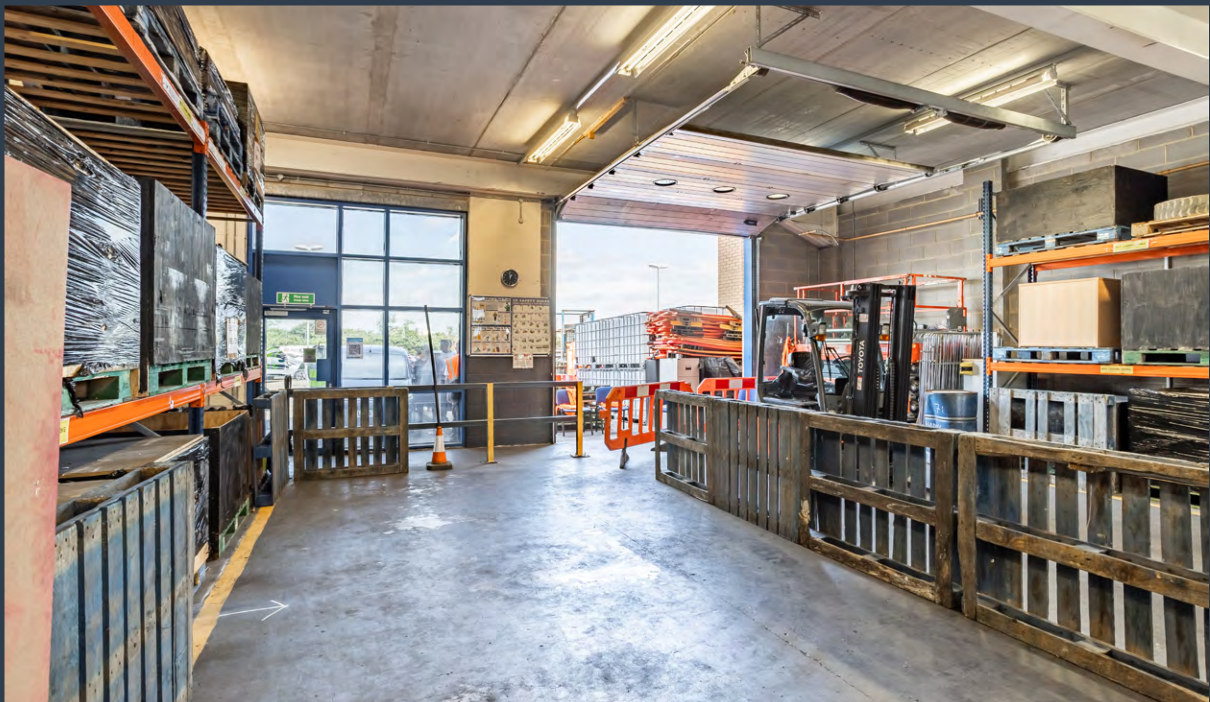
Riverside Business Centre is an established multi-let business centre comprising a range of office, workshop and studio accommodation.

Constructed in 2005, the property provides flexible accommodation designed to meet the needs of small and medium sized enterprises, with occupiers benefiting from shared business facilities, ample on-site parking and 24-hour access.

Accommodation is arranged across a number of terraced buildings and benefits from a staffed reception, meeting room facilities and approximately 97 on site parking spaces.

A parcel of undeveloped land within the site previously benefited from planning consent for the construction of 20 additional business units and associated parking (Planning Reference: 19/01837/TBC) which has now lapsed.

VIEW PHOTO GALLERY



Accommodation

Second Floor

First Floor

Ground Floor

The property has been measured by Lane & Frankham in accordance with the RICS Code of Measuring Practice, 6th Edition (2007) and the RICS Property Measurement 2nd Edition (2018) to produce the following areas: The measured survey can be found in the data room.

Floor	Use	NIA (sq ft)
2nd	Offices	2,415
1st	Offices	11,787
Ground	Workshop and offices	12,978
Total		**27,180**

	Jan-Mar 2026	2025	2024	2023
Total Income	£171,905	£504,413	£532,758	£536,857

In the event that the Management Agreement is determined for whatever reason, then either party may end the lease on 1 months notice.

A full list of Accounts is available in the data room.

EPC

EPC's have been commissioned on each individual unit. All of the studios have an EPC B and the workshops range from B-D.

Covenant

NWES Property Services Limited is part of the wider NWES Group, an established not-for-profit enterprise support organisation founded in 1982, with a long track record in providing business support, serviced offices and managed workspace accommodation across the UK.

The tenant operates a diversified flexible workspace model, generating income from a broad base of SME and start-up occupiers, which provides a degree of income spread and resilience.

NWES Group operate in London, Norfolk, Essex and Suffolk.

Dun and Bradstreet Rating: 1A3 – Higher than Average Risk.

	2025	2024	2023
Net Assets (Equity)	£765,608	£936,042	£767,761
Profit / (Loss)	-£170,434	£168,281	£12,934
Cash	£717,234	£602,747	£471,281

Turnover is not disclosed due to the company filing under the small companies regime. NWES Accounts are located in the data room.

Tenure

Freehold.

The Title contains a restrictive covenant requiring that the land "shall not be used except for the development of Enterprise Units".

Register and Title information can be found in the data room.

Tenancy

The property is held by NWES Property Services Limited under a lease and associated management agreement from 21st December 2025 to and including 31st July 2027. NWES Property Services Limited have been in occupation since 2017.

The Tenant is liable to pay 90% of the Operating Profits to the Landlord as rent.

The lease is Outside the Act, therefore NWES will not have a statutory right to renew the lease at the end of the term.

Proposal

Offers are invited for the freehold interest in the Property.

VAT

The VAT position is to be confirmed. Interested parties should assume that VAT may be payable in addition to the purchase price, if applicable. Further clarification will be provided during the marketing process.

Viewings

For further information, data room access or to arrange an inspection, please contact the sole agents:

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