

FOR SALE

F1 Premises/Meeting Hall

2,097 sq. ft. (195 m²)

RED CROSS HALL

Bermuda Road, Tilbury, Essex, RM18 7DA



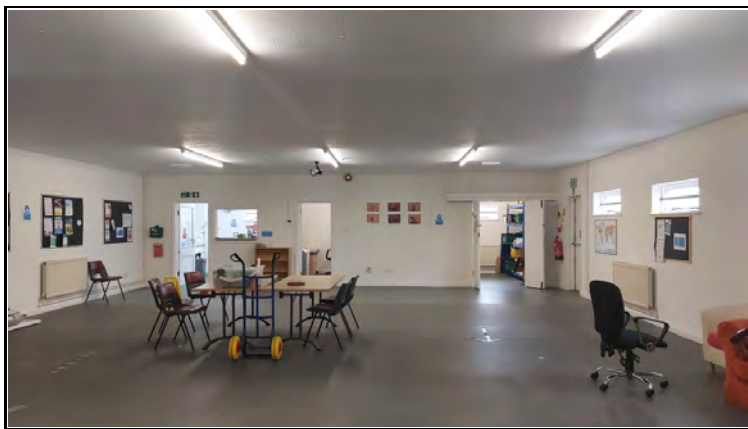
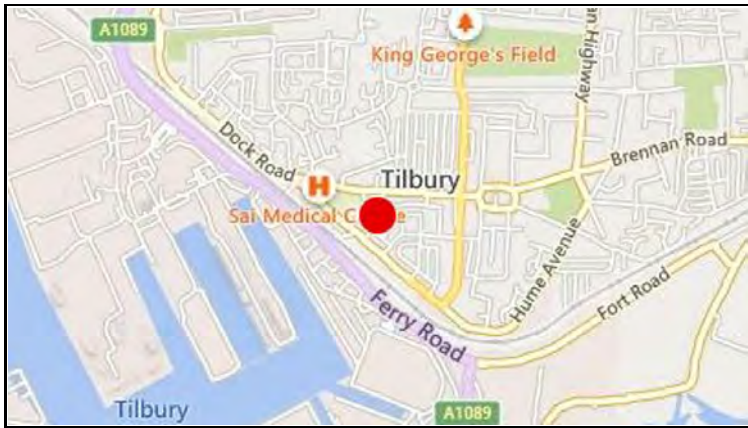
- Rare freehold opportunity
- Close to Tilbury town centre and railway station
- 0.11 acre plot

- Single storey premises with stores
- Gated parking to rear
- Within residential area

KEMSLEY
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

The property is located on Bermuda Road which links with Calcu a Road and Dock Road where local shopping and services are located. It is a short walk from Tilbury mainline railway station, providing regular train services (C2C) into London Fenchurch Street station (approximately 35 minutes), which alongside, the A13 offer good connectivity to London and surrounding areas.

DESCRIPTION

The property comprises a detached, single storey, regular shaped hall arranged to provide a clear area within. The space benefits from a kitchenette, W/Cs and stores. Externally, to the rear there is a garage/storage and parking within a gated, concrete compound.

ACCOMMODATION

Total **2,097 sq. . . (195 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is offered for sale upon freehold terms via Informal Tender. The bid deadline is midday Thursday 30th October 2025.

PRICE

£395,000 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 the Thurrock Borough Council for verification of the rates payable.

EPC

This property has an EPC Rating of D - 84.

LEGAL FEES

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

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

Tim Collins

Tel: 01245 342042 / 07720 806194

Email: m.collins@kemsley.com

David Sewell

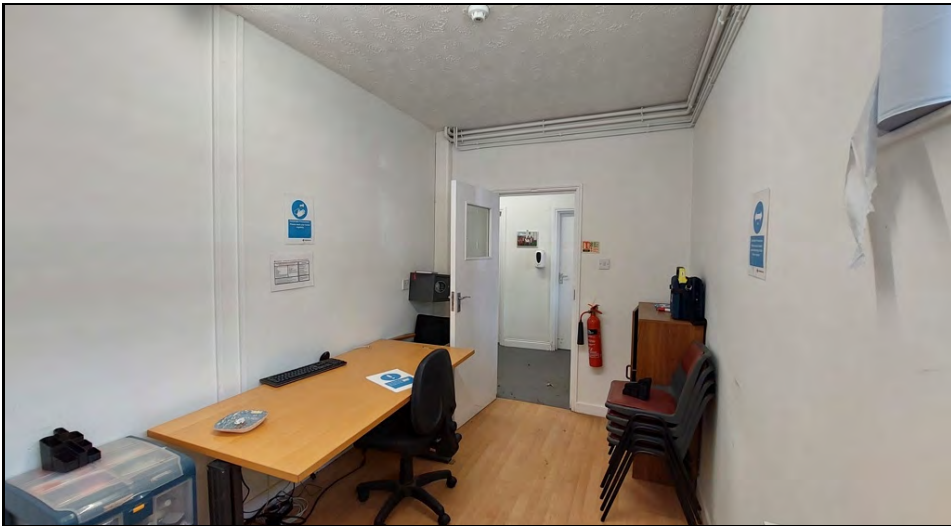
Tel: 01268 290299 / 07837 409316

Email: david.sewell@kemsley.com

Ref: AC2907/04.25/TAC



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 whatsoever 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.



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Our Ref: TAC/04.25/AC2907



20th October 2025

113 NEW LONDON ROAD
CHELMSFORD • ESSEX • CM2 0QT

T: 01245 358988

To Whom It May Concern

property@kemsley.com
www.kemsley.com

Red Cross Hall, Tilbury, Essex, RM18 7DA

Our Clients have instructed us to advise all interested parties that they must submit their formal offer, subject to contract by:

12pm Midday on Thursday, 30th October 2025

In order for the Vendors to consider your proposal it 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
- 5 Timescales to exchange and complete

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.

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 Jake Iliffe by post to Kemsley LLP 113 New London Road, Chelmsford, CM2 0QT or by email to tim.collins@kemsley.com or jake.iliffe@kemsley.com and clearly marked "Red Cross Hall, Tilbury - 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 BA (Hons)

Director

Kemsley LLP

Direct line: 01245 342042

Mobile: 07720 806194

Email: tim.collins@kemsley.com



Basildon, Chelmsford, London, Rainham, Wafford.

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 – Red Cross Hall, Tilbury, Essex,
RM18 7DA**



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: