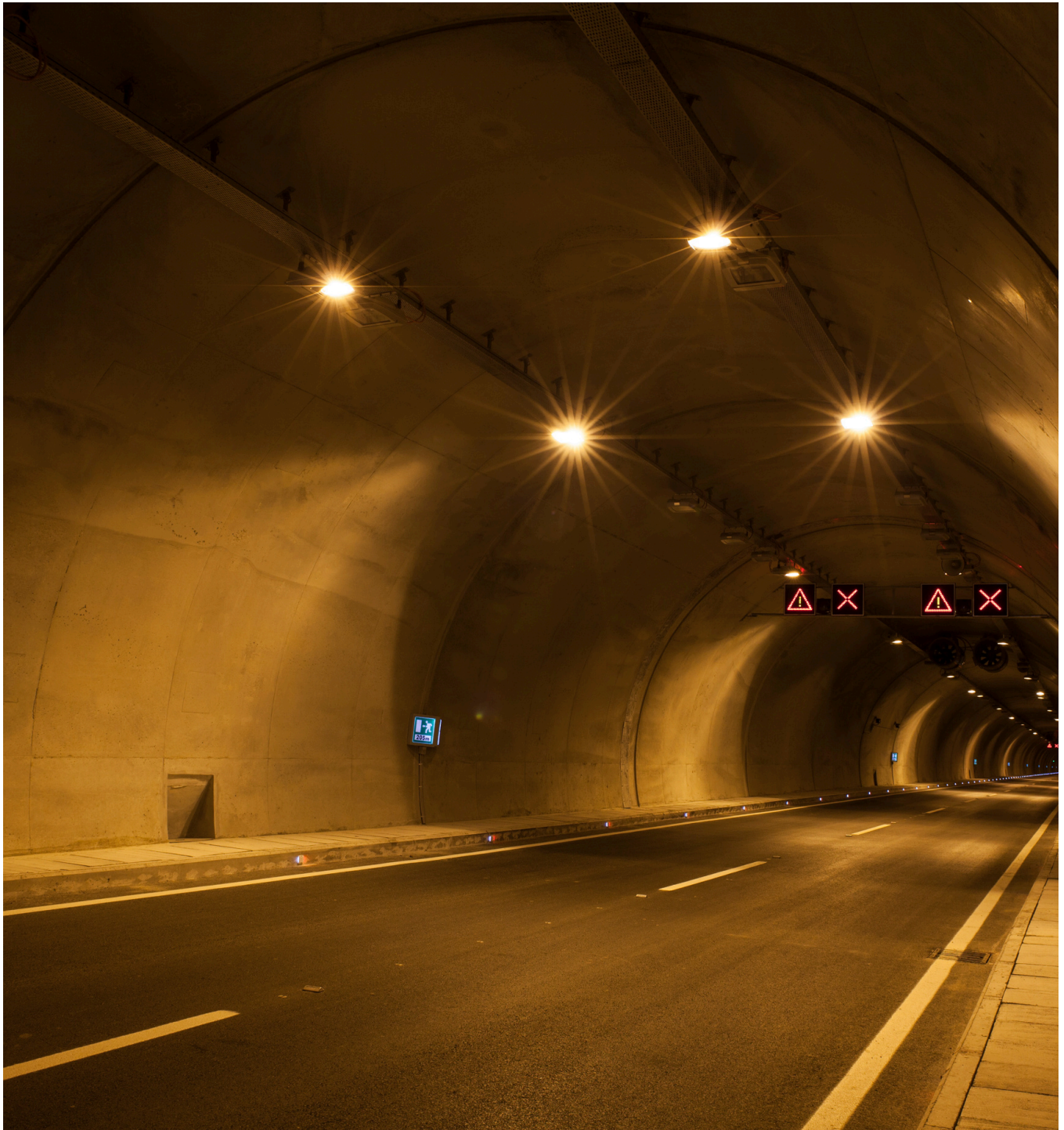


Navigating the Thames: Updated Tunnel Toll Data Reinforces Our Commercial Property Insights

iP

Category: Opinion

July 2025



REGIONAL & SECTOR SPECIALISTS



John Bell, Head of Commercial Agency
j.bell@glenny.co.uk
07766 225 489



Philip Colman, Divisional Director - Investment Agency
p.colman@glenny.co.uk
07768 070 249



Peter Higgins, Divisional Partner - East & North London and Herts
p.higgins@glenny.co.uk
07900 990 805



Jim O'Connell, Divisional Partner - Essex
j.oconnell@glenny.co.uk
07768 070 248



Daniel Wink, Divisional Partner - Essex
d.wink@glenny.co.uk
07717 545 532



Ivan Scott, Divisional Partner - South East London & Kent
i.scott@glenny.co.uk
07342 880 685



Navigating the Thames

Intellectual Property

Updated data reinforces Glenny's commercial property Insights

Back in April, when the new tunnel tolls were introduced at the Blackwall and Silvertown tunnels, Glenny LLP published a thought leadership piece exploring how these changes could reshape the commercial property landscape across our regions. In *The New Thames Barrier – Navigating the Tunnel Tolls and Transforming Commercial Real Estate*, we highlighted the potential implications for logistics, supply chains, and the strategic decision-making of businesses operating across the Thames.

Now, updated figures from Transport for London (TfL), reported in *The Standard*, show that approximately 12,000 drivers per day are actively avoiding the Blackwall and Silvertown tunnels following the introduction of tolls. This data reinforces what we previously noted — that driver behaviour is shifting in direct response to the new charges.

As our Head of Commercial Agency, John Bell, pointed out at the time, *“whilst this doesn't give an indication as to what proportion of this traffic is commercial, we could reasonably assume a percentage of them are choosing alternative routes, such as going over the bridge instead.”*

We are actively monitoring enquiry levels both north and south of the Thames to assess how these shifts may be influencing commercial property trends.

From an environmental perspective, this drop in tunnel usage may signal a positive outcome — fewer vehicles potentially mean reduced emissions, aligning with TfL's broader environmental goals. As previously referenced in our April blog, this was a key driver behind the toll implementation. However, as John Bell stresses, from a business perspective, the implications are considerably more complex.

Navigating the Thames

Intellectual Property

Updated data reinforces Glenny's commercial property Insights

A case in point, featured in a recent BBC News article, comes from Frankie Stonebrook, who operates a logistics company making up to 45 crossings daily between Essex and Kent. According to Stonebrook, the tolls could add up to £55,000 annually to his operational costs — a stark example of the financial burden these changes place on businesses reliant on cross-Thames travel.

Further compounding the issue is the knock-on effect at the Dartford Crossing, where redirected traffic has led to significant congestion. Our Commercial Agency Divisional Partner, Ivan Scott, reports:

“I myself have driven through Blackwall Tunnel a few times since the tolls were introduced and have noticed a significant decrease in flow-through traffic. However, further east at Dartford, the northbound tunnels are far worse, with many more trucks on Bob Dunn Way than there were, indicating a tangible impact consistent with the reported data and our initial projections.”

This shift is now coming full circle. According to a BBC News report, tolls at the Dartford Crossing are due to rise in September — meaning that there will soon be no way for drivers to cross the Thames without incurring a fee. For many companies, particularly those in logistics and commercial fleets, this represents a growing operational cost and a need to rethink location strategy.

Navigating the Thames

Intellectual Property

Updated data reinforces Glenny's commercial property Insights

As John Bell explains:

“The cumulative effect of rising tolls — first at Blackwall and Silvertown, and now at Dartford — is fundamentally changing how businesses view and use cross-river infrastructure. This is not just a transport issue; it's a property one. Whilst it is too early to tell, we expect to see early signs of shift in demand and location reconsideration among industrial occupiers north of the river - particularly those managing larger fleets.”

For businesses with a strategic reliance on cross-Thames logistics, these evolving conditions are expected to influence site selection, distribution planning, and property acquisition decisions in the near term. We anticipate a rise in demand for space in areas offering proximity to alternative routes or multimodal access to reduce exposure to toll fees.

At Glenny LLP, our role is to provide real-time, market-grounded insight to help our clients navigate this evolving landscape. As we continue to track trends in commercial property activity across East London, North London & Hertfordshire, Essex, and South East London & Kent, our focus remains on helping occupiers and investors make informed, strategic decisions. For tailored advice on how the toll changes may impact your operations or property strategy, please get in touch with our expert team.

References:

TfL toll data reported by The Standard

BBC coverage on Frankie Stonebrook and Dartford toll increases:

£55,000 cost warning for haulage firm

Dartford Crossing tolls set to rise in September

Glenny LLP original thought leadership: The New Thames Barrier

Databook Q1 2025

Uncover the latest commercial property insights

Essex | East London | North London & Hertfordshire | South East London & Kent



Databook Q1 2025

glenny.co.uk

The Glenny Databook

Glenny LLP is the leading property consultancy and chartered surveying practice specialising in the region accessed by the North East and South East sections of the M25 motorway, which we service through a network of strategically located offices in Stratford, Basildon and Dartford covering east London and Essex, north London and Hertfordshire and south east London and Kent.

Our Databook, published bi-annually at Q1 and Q3, focuses on both the office and warehouse sectors, including the urban logistics and regional distribution markets, where we monitor activity across all size brackets from 1,000 sq ft upwards.

You can sign up to receive the Databook, news and updates by visiting www.glenny.co.uk/subscribe or by calling us on 020 3141 3500

About us

Glenny LLP is the only full-service property consultancy and chartered surveying practice specialising in the East London & Essex, North London & Herts and South East London & Kent commercial property markets

We deliver services regionally, and nationally, across all phases of the property lifecycle including:

- Commercial Agency
- Development Agency
- Investment Agency
- Research and feasibility
- Asset & Property Management
- Cost Consultancy & Project Management
- Building Surveying
- Architecture
- Residential Development Agency
- Valuation
- Lease Advisory

For more information call us on 020 3141 3500 or visit our website at www.glenny.co.uk



Intellectual Property is published for the benefit of our clients and selected contacts, with restricted distribution and access.

Providing deeper insight into our detailed market intelligence, Glenny iP presents our research findings, and opinion pieces on related topics.

We are always happy to discuss our findings, and your requirements, in more detail so please contact us to arrange a call or meeting.



Glenny LLP
Fifth Floor Unex Tower, 5 Station Street
Stratford
London
E15 1DA

020 3141 3500
www.glenny.co.uk

© Copyright Glenny LLP 2025
All Rights Reserved