

Unit 2, Martin Close, Blenheim Industrial Estate Nottingham, Nottinghamshire NG6 8UW

lot 72

Well Located Industrial Investment

- Let to SGS United Kingdom Limited on a new 10 year lease (subject to option)
- Prominent corner position in a well established industrial estate
- Close to city centre and M1 Motorway (Junction 26)
- Approximate site area of 0.29 hectares (0.72 acres)

Rent
£47,500
per annum
exclusive



Location

Miles: 5 miles north-west of Nottingham
16 miles north-east of Derby
32 miles south-east of Sheffield
Roads: A6002, A610, M1 (Junction 26)
Rail: Bulwell Rail
Air: East Midlands Airport

Situation

The property is situated in the well established 60 acre Blenheim Industrial Estate in Nottingham's principal industrial estate, located just 2 miles from the M1 Motorway (junction 26) and 5 miles north-west of the city centre. The property occupies a prominent corner position on Martin Close at its junction with Bennerley Road.

Description

The property comprises a substantial detached industrial unit with self-contained office accommodation and three loading doors. The property benefits from a large service yard with an approximate total site area of 0.29 hectares (0.72 acres).

Tenure

Long Leasehold. Held from Nottingham City Council for a term of 125 years from 25th March 1984 at a peppercorn rent.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Industrial	861.5 sq m (9,273 sq ft)	SGS UNITED KINGDOM LIMITED (1)	10 years from 23/10/2015 until 22/10/2025 on a full repairing and insuring lease (2)	£47,500	23/10/2020 (3)
Ground	Office/Ancillary	979.0 sq m (1,265 sq ft)				
Totals		1,840.5 sq m (10,538 sq ft)			£47,500	

- (1) For the year ending 31st December 2014, SGS United Kingdom Limited reported a turnover of £130,377,000, pre-tax profits of £14,696,000 and a total net worth of £33,738,000. (Source: www.riskdisk.com 16/02/2016)
 (2) The lease is subject to a schedule of condition.
 (3) The lease provides an to option determine on 23rd October 2020.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acutus.co.uk

Georgina Roberts
Tel: +44 (0)20 7034 4863.
Email: georgina.roberts@acutus.co.uk
www.acutus.co.uk

Buyer's Legal Report Service

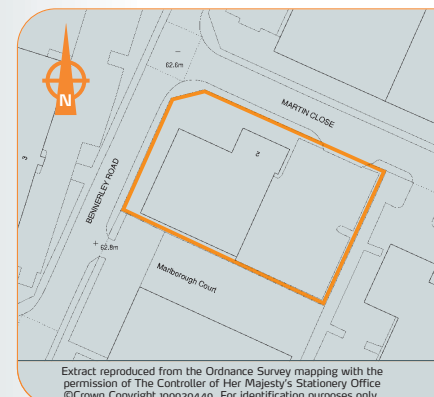
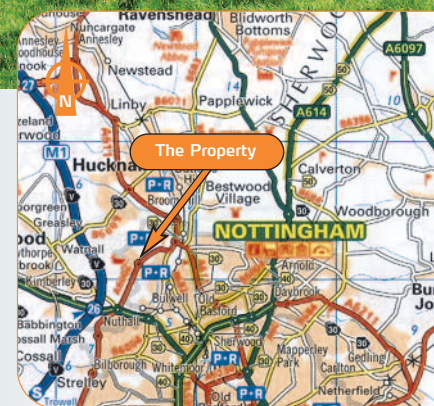
Dentons UKMEA LLP 
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acutus.co.uk
for further details

Associate Auctioneers:

Mitchell Dodd Chartered Surveyors
4 Clarendon Street,
Nottingham NG1 5HQ.
Tel: +44 (0)115 950 3535.
Email: pdodd@mitchelldodd.co.uk
Ref: Phillip Dodd.

Seller's Solicitors:

HLW Keeble Hawson LLP
Protection House, 16-17 East Parade,
Leeds LS1 2BR.
Tel: +44 (0)113 399 3404.
Email: dougmckillop@hlwkeeblehawson.co.uk
Ref: Doug Mckillop.



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