

Lot 34, 5 Highams Lodge, Blackhorse Lane, Waltham Forest, London, E17 6SH

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



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Property Information

East London Industrial/Warehouse Investment

- Modern Industrial Investment within a busy Business Park
- Comprises 116.59 sq. m. (1,255 sq. ft.) of Industrial accommodation with forecourt parking
- Excellent transport links
- Outstanding 1st January 2022 Rent Review
- Rolling landlord break option which could be of interest to Owner Occupiers
- Established Business Park close to the A10 and North Circular (A406)
- Densely populated mixed use area

Lot

34

Auction

22nd September 2022

Rent

Gross: £16,500 per Annum

Status

Available

Sector

Industrial/Warehouse

Auction Venue

Live Streamed Auction

Location

Miles

6 miles north-east of Central London, 4 miles north of Stratford

Roads

A406 North Circular, A12, M11

Rail

Blackhorse Road Overground and Victoria Lines

Air

London City, London Stanstead

Situation

Waltham Forest is a north-east London Borough approximately 4 miles from Central London. The area benefits from excellent transport links with the A406 North Circular and A12 intersecting the Borough providing access to Central London to the east and the M11 to the west providing access to the national motorway network. The area also benefits from Blackhorse Lane Overground and Victoria Underground lines. London City Airport is also approximately 10 miles to the south. The property is situated on the east side of Blackhorse Road, opposite it's junction with Priestley Way in a popular industrial location. Surrounding occupiers include an Esso Petrol Filling Station, Londis and Toolstation as well as a large number of local occupiers within the surrounding estate.

Tenure

Leasehold. The property is held under a head lease from Highams Lodge Management Limited for a term of 125 years from 31/05/2013 to 30/04/2138 at a fixed £1 per annum ground rent.

Description

Unit 5 comprises a ground floor industrial unit within a larger industrial building. In addition, the property benefits from forecourt parking at the front of the property and a roller shutter door entrance.

Highams Lodge is a development of some 16 light industrial units upon which Unit 5 only is being offered for sale.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review/ (Reversion)
Ground	Industrial	116.59	(1,255)	INDIVIDUAL (t/a Sphynx Vehicle Repairs)	3 years from 01/01/2021 until 31/12/2023 (1)	£16,500	01/01/2022 (2) (Landlord rolling break option on 3 months' notice)

(1) Please note the lease is contracted Outside of the Landlord Tenant Act 1954.

(2) The rent is to be reviewed against the Open Market Rent as of the review date. The rent review is outstanding as the review date was the 1 January 2022.

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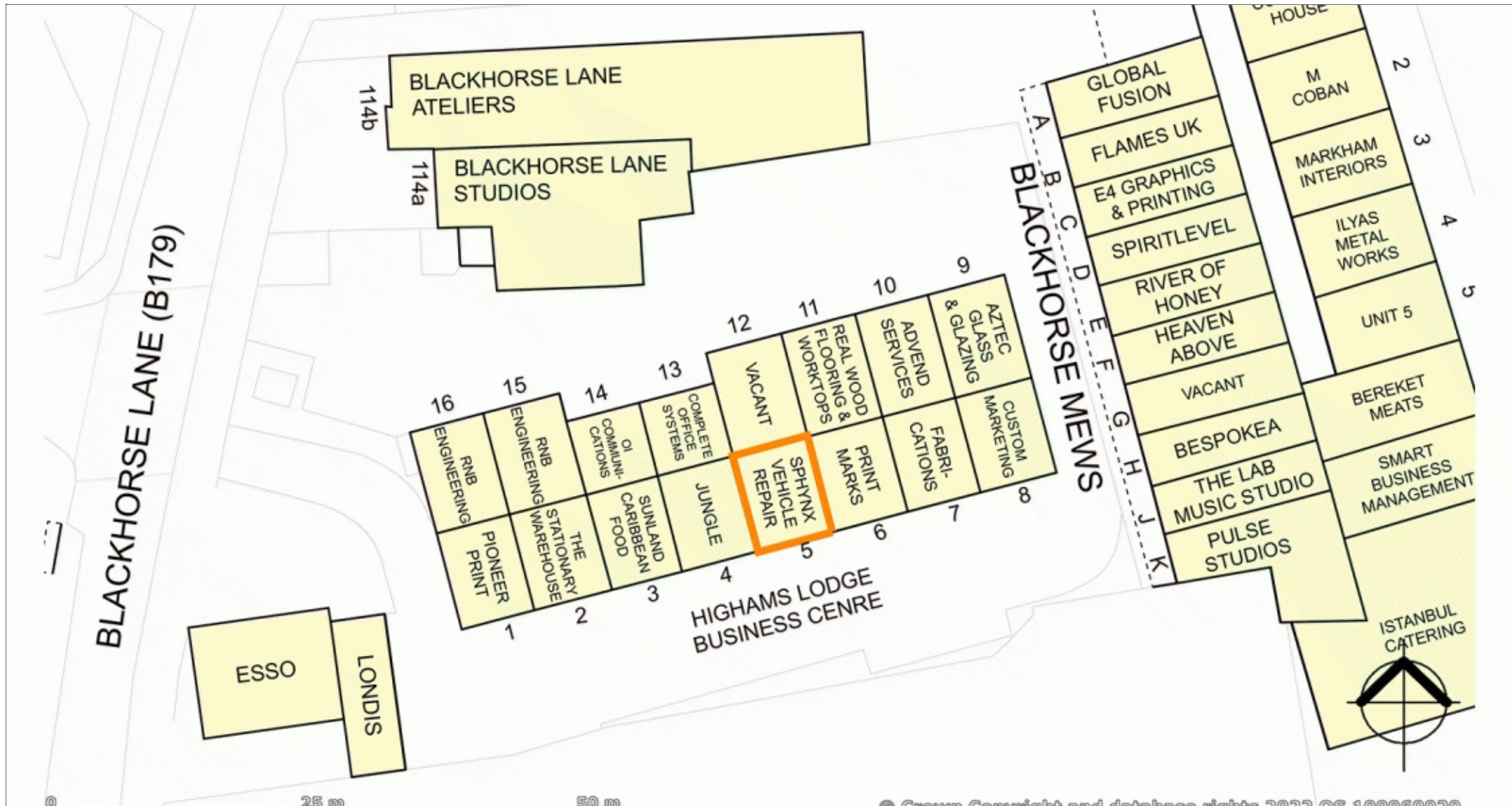
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September 2020