

# Lot 13, UPS Depot, Palmer Drive, Bessell Lane, Stapleford, Nottingham, Nottinghamshire NG9 7BW

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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## Property Information

### Freehold Substantial Industrial Investment

- Let to UPS Limited until 2030 (3)
- Approximate Site are 0.80 Hectares (1.97 Acres)
- Site Coverage 31%
- Warehouse approx. 2,586.93 sq m (27,846 sq ft)
- 1 mile east of M1 Motorway - Junction 25
- Established industrial estate location

#### Lot

13

#### Auction

27th March 2025

#### Rent

£145,000 per Annum Exclusive  
(3)

#### Sector

Industrial

#### Status

Available

On Behalf of a Major Fund

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

5 miles West of Nottingham City Centre, 15 miles North of Leicester, 30 miles South of Sheffield

#### Roads

A52, B6003, M1 (Junction 25)

#### Rail

Nottingham Railway Station

#### Air

Birmingham Airport

### Situation

Stapleford is a suburb 5 miles west of Nottingham city centre. The property is situated on an established industrial estate located just off the A52 (Brian Clough Way). The A52 leads directly onto the M1 motorway via junction 25 approximately 1 mile west of the property; affording excellent access to all transportation links.

Neighbouring occupiers on the estate includes a mix of local industrial businesses.

### Tenure

Freehold.

### Description

The property comprises a substantial industrial unit which benefits from an eaves height of approximately 3.8m (12 ft) and 3 vehicle access doors and a loading bay with 6 loading docks.

The property also benefits from a site area of 0.80 Hectares (1.97 Acres) with a site coverage of approximately 31%.

### VAT

VAT is not applicable to this lot.

### Octopus Bridging Loan for Buyers

To be confirmed

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Industrial	2,586.93	(27,846)	UPS LIMITED (cm: 01933173) (2)	20 years from 5th May 2010 (3)	£145,000 (3)	4th May 2030
<b>Total Approximate Floor Area</b>		<b>2,586.93</b>	<b>(27,846)</b>			<b>£145,000 (3)</b>	

(1) The floor areas stated above have been taken from the Valuation Office Agency (<https://www.gov.uk/find-business-rates>)

(2) For the year ending 31st December 2022 UPS Limited (cm 01933173) reported a Turnover of £1,185,214,000. Pre Tax Profits of £99,340,000. and Total Equity of £745,731,000.. (Source: Annual Report and Financial Statements for 31st December 2022 as published by Companies House).

(3) The property is let to UPS Limited (cm01933173) until 4th May 2030 by virtue of a lease from 5th May 2010 until 4th May 2020 and a lease from 5th May 2020 until 4th May 2025 and a Reversionary lease from 5th May 2025 until 4th May 2030. The rent reserved under the current lease is £96,000 per annum exclusive. The rent reserved under the reversionary lease is £145,000 per annum exclusive. The Seller will pay the Buyer the difference between the current rent reserved of £96,000 per annum exclusive and £145,000 per annum exclusive from completion of the sale until the commencement of the Reversionary lease on 5th March 2025. Therefore the property will produce £145,000 per annum exclusive from completion of the sale.

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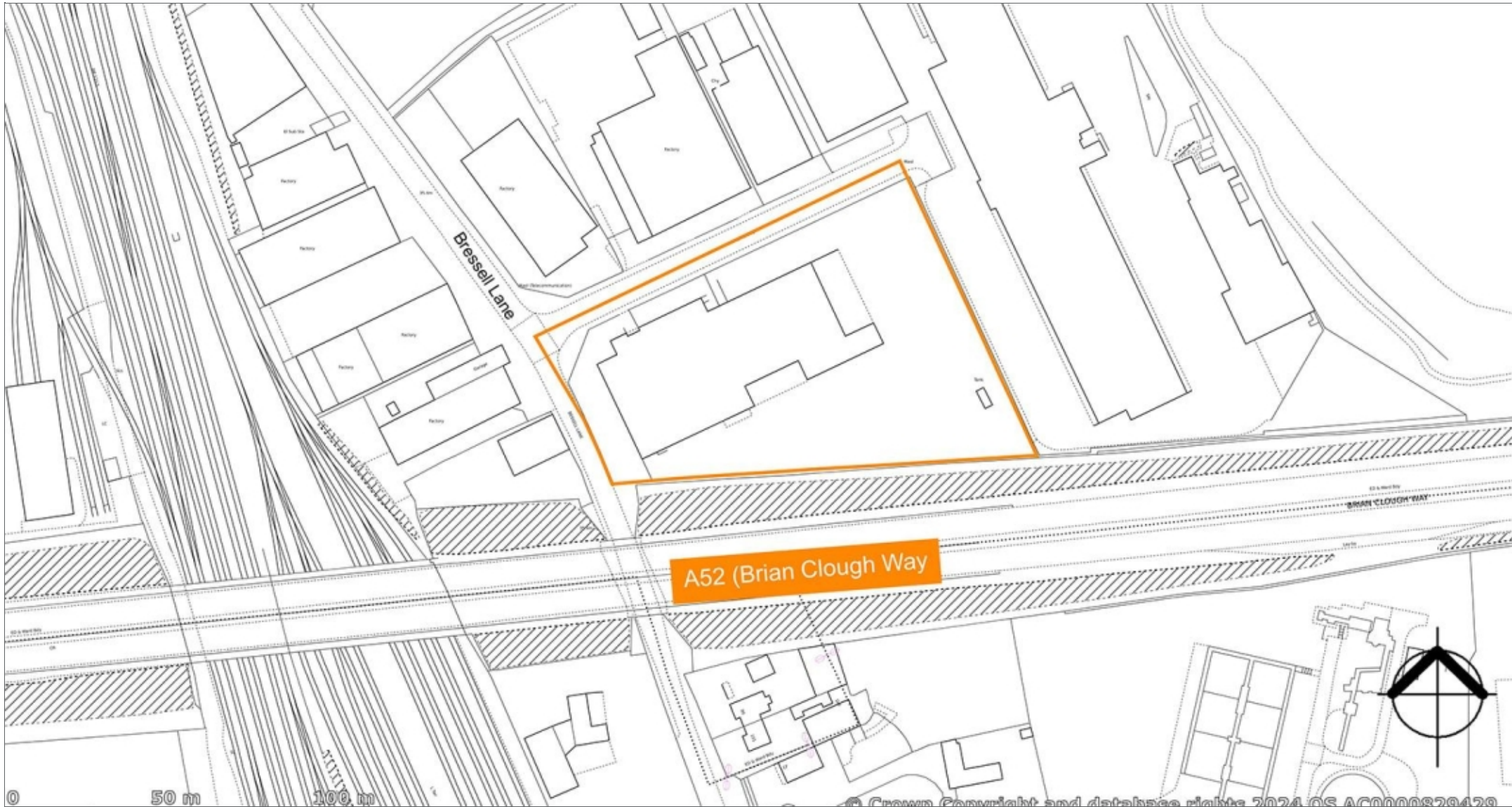
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## Contacts

### Acuitus

#### John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

#### Anjali Sawali

+44 (0)20 7034 4854

+44 (0)7854 316 621

[anjali.sawali@acuitus.co.uk](mailto:anjali.sawali@acuitus.co.uk)

### Seller's Solicitors

#### The Wilkes Partnership

41 Church Street

Birmingham

West Midlands

B3 2RT

#### Katherine Proctor

0121 710 5863

[kproctor@wilkes.co.uk](mailto:kproctor@wilkes.co.uk)

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2024