

Units 9 & 10, iO Trade Centre, Deacon Way, off Oxford Road (A329), Reading, Berkshire RG30 6AZ

lot 19

2 Self-Contained Freehold Light Industrial Investments

- Let on 2 individual leases
- Totalling approximately 560.85 sq m (6,037 sq ft)
- Prominent frontage to Oxford Road (A329) some 2 miles west of Reading town centre

- Strategically located close to Reading Retail Park & Stadium Industrial Estate
- Other occupiers in the centre include Motor Parts Direct, Toolstation, Cybertronics and Reed Harris
- Local occupiers include Waitrose, Plumb Center, HSS, Focus and Halfords

Rent **£59,875** per annum exclusive (Subject to Note 2)



Location

Miles: 11 miles west of Bracknell
26 miles south-east of Oxford
41 miles west of Central London

Roads: A329, M4 (Junction 11/12) M25
Rail: Reading Main Line Railway Station
Air: Heathrow Airport

Situation

The property, part of the established iO Trade Centre, is prominently situated on the south side of Deacon Way accessed via the A329 Oxford Road which provides direct access to Reading town centre some 2 miles east. Local occupiers in the area include Waitrose, Plumb Center, HSS, Focus and Halfords.

Description

The property comprises 2 self-contained light industrial units each of which benefit from a 6.8 metre eaves height, roller shutter door and 4 designated parking spaces. The estate benefits from a secure gated entrance and excellent signage.

Tenure
Freehold.

VAT
VAT is applicable to this lot.

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews (Reversions)
9	Motor Trade & MOT Centre	247.86 sq m (2,668 sq ft)	INDIVIDUAL (t/a G M H Cars)	10 years from 10/03/2010 on a full repairing and insuring lease (1)	£24,500 (2)	10/03/2015
10	Storage & Distribution	312.99 sq m (3) (3,369 sq ft) (3)	THAMES SIDE SENSORS LIMITED (4)	10 years from 02/11/2006 on a full repairing and insuring lease	£35,375	(01/11/2016)
Totals		560.85 sq m (6,037 sq ft)			£59,875 (2)	

(1) Under the terms of the lease for Unit 9 there is a tenant option to determine on the 10th March 2015 following 6 months' written notice. (2) The tenant is currently paying an initial rent of £12,250 which will increase to £24,500 from 10th September 2011. The seller has agreed to top-up the rent from completion of the sale until 9th September 2011 so that the property will effectively produce £24,500 p.a.x. from completion of the sale. The total rent from completion will therefore be £59,875 p.a.x.
(3) The tenant has made an application to the landlord to extend their space by adding a mezzanine area. (4) For the year ending 31st December 2009, Thames Side Sensors Limited reported a net worth of £916,000. (Source: www.riskdisk.com 09/03/2011)

For further details please contact:

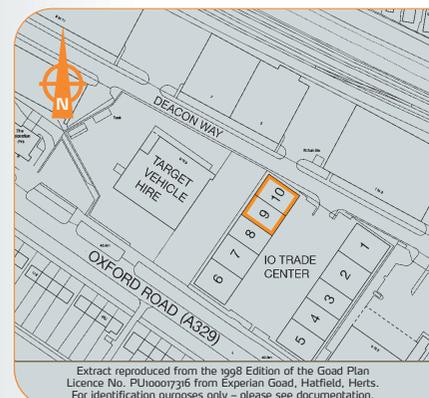
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