

lot 9

Rent
£200,669
per annum
exclusive

Units 1-5 Marlborough Trading Mews, Crockford Lane Basingstoke, Hampshire RG24 8NA

Freehold Modern Terrace of 5 Industrial
Units

- Tenants include Walkers Snack Services Ltd, Anglian Windows Ltd and Powerteam Electrical Services (UK) Limited
- Established industrial area at the entrance to Chineham Business Park and Hampshire International Business Park

- Approximate site area of 0.48 hectares (1.18 acres) with on-site car parking for approximately 60 cars
- Excellent access to the M3 (Junction 6)
- Six Week Completion Period Available



On Instructions from



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Location

Miles: 16 miles south of Reading
26 miles west of Guildford
49 miles south west of London
Roads: A33, M3 (Junction 6)
Rail: Basingstoke Railway Station
Air: London Heathrow International Airport

Situation

The property is situated in a prominent location on the eastern side of Crockford Lane at the entrance to Chineham Business Park and Hampshire International Business Park. Nearby occupiers include Lok'n Store, Inductotherm, Global Crossing and Parkview Business Centre.

Description

The property comprises five self-contained industrial units each of which benefit from a roller shutter door. The property also benefits from a large parking and service yard area to the front accommodating some 60 car parking spaces.

Tenure

Freehold & Virtual Freehold.
Both the freehold interest and the virtual freehold interest are to be offered as one lot. The leasehold interest is held for a term of 999 years from 25th December 1982.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
1	Motor Repairs & MOT	907.92 sq m (9,773 sq ft)	BASINGSTOKE MOT & SERVICING CENTRE LIMITED (initially guaranteed by Abacus Valves International Limited) (1)	5 years and 6 months from 08/07/2010	£49,365	16/03/2014
2	Storage, Distribution & Ancillary Offices	344.85 sq m (3,712 sq ft)	IMPACT DESIGN & PRINT LIMITED (2)	10 years from 16/03/2009 (3)	£27,800	16/03/2014
3	Storage, Distribution & Ancillary Offices	539.10 sq m (5,803 sq ft)	POWERTEAM ELECTRICAL SERVICES (UK) LIMITED (4)	10 years from 01/09/2008 (5)	£40,656	01/09/2013
4	Storage, Distribution & Ancillary Offices	538.92 sq m (5,801 sq ft)	WALKERS SNACK SERVICES LIMITED (6)	5 years from 05/09/2008	£40,607	
5	Storage, Distribution & Ancillary Offices	550.25 sq m (5,923 sq ft)	ANGLIAN WINDOWS LIMITED (7)	5 years from 08/02/2010 (8)	£42,241 (9)	
Totals		2,881.03 sq m (31,012 sq ft)			£200,669	

(1) Basingstoke MOT & Servicing Centre Limited is the largest independent garage network in Basingstoke. The company first opened with a site at Essex Road, which has been trading for over 20 years. (Source: www.basingstokemotandservicingcentre.co.uk) For the year ending 30th September 2009, Abacus Valves International Limited reported a turnover of £2,113,000, pre-tax profits of £50,000 and a net worth of £237,000. (Source: www.riskdisk.com 21/04/11) (2) Impact Design & Print Limited was established 13 years ago. (www.impact.gb.com) (3) The tenant has an option to determine on 16th March 2014, on providing 6 months' prior written notice. (4) For the year ending 31st March 2010, Powerteam Electrical Services (UK) Limited reported a turnover of £26,164,000, pre-tax profits of £1,176,000 and a net worth of £5,764,000. (Source: www.riskdisk.com 18/04/11) (5) The tenant has an option to determine on 1st March 2012 and 1st September 2015, on providing 6 months' prior written notice. Please note that if the initial break option is exercised, the tenant will be subject to a penalty of £6,775. (6) For the year ending 26th December 2009, Walkers Snack Services Limited reported a turnover of £30,770,000, pre-tax profits of £1,984,000 and a net worth of £5,512,000. (Source: www.riskdisk.com 18/04/11) (7) For the year ending 27th March 2010, Anglian Windows Limited reported a turnover of £207,255,000, pre-tax profits of £10,704,000 and a net worth of £63,633,000. (Source: www.riskdisk.com 18/04/11) (8) The tenant has an option to determine on 8th February 2013, on providing 6 months' prior written notice. (9) The tenant is currently paying a rent of £35,000. The rent is subject to a fixed increase on 9th February 2014 to £42,241 p.a.x. The seller has agreed to adjust the completion monies so that the property will effectively produce £42,241 p.a from completion of the sale.

For further details please contact:

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