lot 9

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

E200,669

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)





On Instructions from





Location

Miles: Roads: Rail: Air:

16 miles south of Reading 26 miles west of Guildford 49 miles south west of London A33, M3 (Junction 6) Basingstoke Railway Station 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.

Tenancy	and	accomm	nodation
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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.

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 is applicable to this lot.

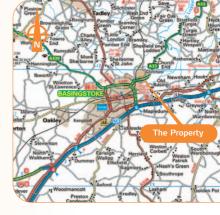
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Unit	Use	Floor Are	as (Approx)	Tenant	Term	Rent p.a.x.	Reviews
1	Motor Repairs & MOT	907.92 sq m	(9,773 sq ft)	BASINGSTOKE MOT & SERVICING CENTRE LIMITED (initially guaranteed by Abacus Valves International Limited) (1)	5 years and 6 months from o8/o7/2010	£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	Е40,607	
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) Basings	stoke MOT & Servicing Centre	Limited is the large	st independent ga	arage network in Basingstoke. The company first open	ed with a site at Essex Road, which has been	trading for over 20 y	ears.

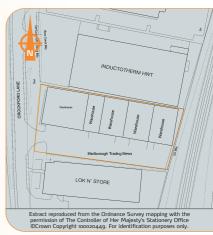
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