

lot 17

Rent
£95,000
per annum
exclusive

Units 5-6 Buckingway Business Park, Anderson Road Swavesey, Near Cambridge, Cambridgeshire CB24 4AE

Freehold Industrial Investment

- Let to Saint Gobain Building Distribution Limited (t/a Grahams) for 15 years until 2023
- Substantial modern industrial unit with office areas totalling 12,280 sq ft (1,140.85 sq m)
- Situated on busy modern estate developed in 2008
- Close to M11 and A14
- Six Week Completion Available



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£95,000
per annum
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Location

Miles: 34 miles south-east of Peterborough
28 miles north-east of Bedford
60 miles north of London
Roads: M11, A14, A1(M)
Rail: Cambridge Rail, Huntingdon Rail
Air: Stansted Airport

Situation

The property is strategically situated adjacent to the A14 trunk road which connects the M11 and A1(M) as well as Huntingdon and Cambridge.

The property is prominently situated on this modern and attractive business park which was developed in 2008. Other occupiers on the estate include Aixtron, Crucial Cuisine and Data Conversions Systems.

Description

The property comprises 2 modern industrial units adjoining with integral office accommodation. The units benefit from an eaves height of approximately 6.5 metres (21 ft) and 21 car parking spaces. The property also benefits from 2 vehicle access loading doors.

Tenure

Virtual Freehold. Held for a term of 999 years from completion of the site at a peppercorn rent. The buyer will benefit from a share in the management company that manages Buckingway Business Park.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

Unit 1 is being offered separately as **Lot 47**

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Units 5 & 6	Industrial	1,140.85 sq m (12,280 sq ft)	SAINT GOBAIN BUILDING DISTRIBUTION LIMITED (t/a Grahams) (1)	15 years from 22/07/2008 until 2023 on a full repairing and insuring lease	£95,000	22/07/2013 and 5 yearly
Totals		1,140.85 sq m (12,280 sq ft)			£95,000	

(1) For the year ending 31st December 2009, Saint-Gobain Building Distribution Limited reported a turnover of £290,057,000, pre-tax profits of £41,575,000 and a total net worth of £133,432,000 (Source: www.riskdisk.com 24/03/2011)

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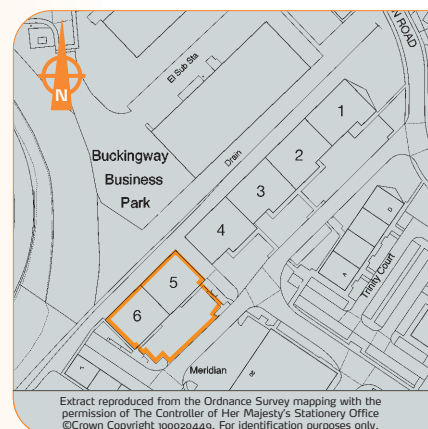
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