

## Unit 4, Lark Valley Business Park, Lamdin Road Bury St Edmunds IP32 6NU

lot 35

### Freehold Modern Industrial Investment

- Let to Andrew Page Limited until 2021
- Busy industrial area 2 miles north of the town centre
- Approximately 4,865 sq ft (452 sq m)
- Nearby occupiers include Volvo, BSS, Sally Hair and Beauty, Travis Perkins, Nissan and Mercedes Benz
- Six Week Completion Available

Rent  
**£34,055**  
per annum  
exclusive



### Location

**Miles:** 30 miles east of Cambridge,  
28 miles north-west of Ipswich,  
42 miles south-west of Norwich

**Roads:** M11, A14, A134

**Rail:** Bury St Edmunds Rail

**Air:** London Stansted Airport

### Situation

Lark Valley Business Park is located in a busy established industrial area 2 miles north of the town centre. The property is well situated, close to the A14 which connects to the M11 and A1(M). The property is situated on a modern high quality industrial estate in an established trade location. Neighbouring occupiers including Volvo, BSS, Sally Hair and Beauty, Travis Perkins, Nissan and Mercedes Benz.

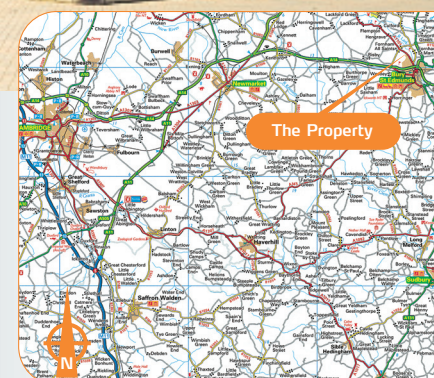
### Description

The property comprises a substantial modern industrial unit benefiting from a vehicle access loading door and an eaves height of approximately 7.4 metres (24 ft). The tenant is installing a mezzanine floor. The property also benefits from 10 car parking spaces.

**Tenure**  
Freehold.

**VAT**  
VAT is applicable to this lot.

**Six Week Completion**



### Tenancy and accommodation

| Floor         | Use        | Floor Areas (Approx)              | Tenant                         | Term                                | Rent p.a.x.    | Reviews    |
|---------------|------------|-----------------------------------|--------------------------------|-------------------------------------|----------------|------------|
| Ground        | Industrial | 452 sq m<br>(4,865 sq ft)         | <b>ANDREW PAGE LIMITED (1)</b> | 10 years from 15/04/2011 until 2021 | £34,055 (2)    | 15/04/2016 |
| <b>Totals</b> |            | <b>452 sq m<br/>(4,865 sq ft)</b> |                                |                                     | <b>£34,055</b> |            |

(1) For the year ending 31st May 2010, Andrew Page Limited reported a turnover of £11,501,000, pre-tax profits of £12,152,000 and a net worth of £36,161,000. (Source: www.riskdisk.com 13.04.2011)

(2) The lease provides for a rent concession from the commencement date of the lease for 18 months and a 3 month rent free period in year 4. The seller will pay the buyer the rent that would have been payable in the absence of the rent concession from completion of the sale until 14th October 2012. Therefore the property will produce an income of £34,055 per annum exclusive from the completion of the sale.

### For further details please contact:

**John Mehtab**  
Tel: +44 (0)20 7034 4855 Fax: +44 (0)20 7034 4869.  
Email: john.mehtab@acuitus.co.uk

**Martin Szamfeber**  
Tel: +44 (0)20 7034 4858 Fax: +44 (0)20 7034 4869.  
Email: martin.szamfeber@acuitus.co.uk  
**www.acuitus.co.uk**

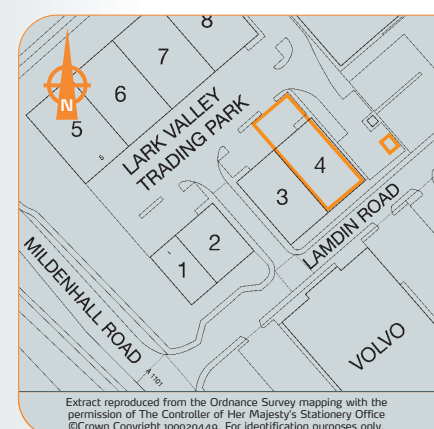
### Associate Auctioneers:

**Ian Scott International**  
20 Berkeley Street, London W1J 8EE.  
Tel: +44 (0)20 7493 9955 Fax: +44 (0)20 7409 3312.  
Email: philipbell@ianscott.com  
Ref: Philip Bell.



### Solicitors:

**Muscatt Walker Hayim**  
Speen House, Porter House, London W1U 6WIT.  
Tel: +44 (0)20 7486 5131 Fax: +44 (0)20 7935 8423.  
Email: bruce.hayim@mwh-law.co.uk  
Ref: Bruce Hayim.



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