

lot 70

7-12 Old Kiln Works, Ditchling Common Industrial Estate, Hassocks West Sussex BN6 8SG

Rent
£51,874
per annum
exclusive rising
to £56,507
per annum
exclusive
in 2012

Freehold Industrial Unit

- Tenants include Sussex Print Limited and Prop Studios Limited
- Established industrial area
- On-site car park for approximately 25 cars

- Nearby occupiers include Big Box Storage, RMV Motors, Expofreight Logistics Management and J Davies Building Limited
- Approximate site area of 0.28 hectares (0.7 acres)
- Six Week Completion Period Available



Location

Miles: 10 miles north of Brighton
16 miles south of Crawley
44 miles south of London

Roads: B2112, B2113, A273, A23

Rail: Burgess Hill Railway Station
(46 minutes to London Victoria)

Air: London Gatwick

Situation

The property is situated within Ditchling Common Industrial Estate approximately 1.5 miles east of Burgess Hill. Nearby occupiers include Big Box Storage, RMV Motors, Expofreight Logistics Management and J Davies Building Limited.

Description

The property comprises three self-contained light industrial units on ground floor with an additional three self-contained units on first floor. All units are accessed at ground floor level due to a split level site. The property also benefits from on-site car parking for approximately 25 cars and an approximate site area of 0.28 hectares (0.7 acres).

Tenure

Freehold.

VAT

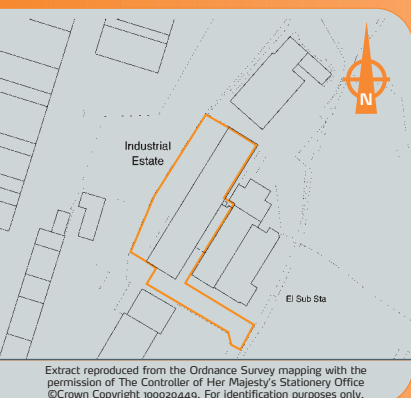
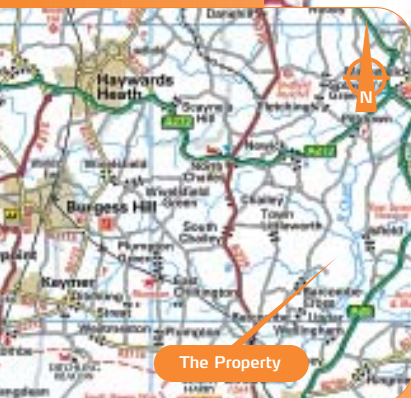
VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

On behalf of
Joint LPA
Receivers

Edward
Symmons



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
7	Ground	Industrial	464.88 sq m (5,004 sq ft)	PROP STUDIOS LIMITED (1)	5 years from 18/02/2011 until 17/02/2016 (2)	£13,298	18/02/2012 (3)
8	Ground	Industrial	240.25 sq m (2,586 sq ft)	VACANT POSSESSION			
9	Ground	Industrial	378.86 sq m (4,078 sq ft)	INDIVIDUALS (t/a J & P Print & Packaging Services) (4)	5 years from 03/06/2011 until 02/06/2016 (5)	£14,000	
10	Lower Ground	Industrial	470.46 sq m (5,064 sq ft)	VACANT POSSESSION			
11	Lower Ground	Industrial	271.27 sq m (2,920 sq ft)	SUSSEX PRINT LIMITED (6)	3 years from 27/11/2006 until 26/11/2009 (7)	£11,972	
12	Lower Ground	Industrial	340.39 sq m (3,664 sq ft)	INDIVIDUALS (t/a Rockett St George) (8)	5 years from 04/05/2011 until 03/05/2016 (9)	£12,604	
Totals			2,166 sq m (23,316 sq ft)			£51,874	

- (1) Launched in 1979, Prop Studios is a multi-award-winning company whose skills range from design, manufacture and installation of bespoke displays and shop-fit interiors, to event planning, management and prop hire. (Source: www.propstudios.co.uk 19/09/2011)
- (2) There is a tenant's only option to determine the lease on 18th August 2013 on giving no less than 6 months' notice.
- (3) There is a fixed rental increase to £17,931 p.a.x. on 18th February 2012.
- (4) Established for over 17 years, J & P Print & Packaging Services have been providing customers from all over the UK with top quality packaging services, developing a solid reputation in the process. (Source: www.ukpackagingservices.com 19/09/2011)
- (5) There is an annual mutual option to determine the lease on each anniversary of the term.
- (6) Sussex Print provides cost effective, high quality, fast turnaround, on-demand print to the South-East. (Source: www.sussexprint.com 19/09/2011)
- (7) A new lease is currently in negotiation.
- (8) Rockett St George offer unique homeware and accessories and stylish gifts. (Source: www.rockettstgeorge.co.uk 19/09/2011)
- (9) There is a tenant only option to break on 4th May 2013 on giving no less than 6 months' notice.

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