

Unit 1, Belvedere Business Park, Crabtree Manor Way South, off Bronze Age Way, Belvedere, Kent DA17 6AH

lot 3

Freehold Industrial Investment

- Entirely let to Solutions Group (UK) Plc
- Approximately 272.16 sq m (2,930 sq ft)
- Located in an established Industrial area with excellent access to the M25 (Junction 1A)
- 100% occupancy on the Belvedere Business Park
- Six Week Completion Available

Rent
£26,225
per annum
exclusive



On behalf of
Royal London
Asset Management

rlam
royal london asset management

Location

Miles: 5 miles north-west of Dartford, 7 miles east of Greenwich, 16 miles east of Central London
Roads: A206, A2016, M25 (Junction 1A)
Rail: Belvedere Rail Station, direct to London Bridge and London Cannon Street (approx 35 minutes) and Erith Rail Station
Air: London City Airport

Situation

The property is prominently situated in the established Belvedere and Erith industrial areas and forms part of the Belvedere Business Park. The property benefits from excellent communication routes via the A206, which links the Blackwall Tunnel with the M25 (Junction 1A) and the national motorway network.

Description

The property, an end of terrace industrial unit within the gated 11 unit Belvedere Business Park, comprises predominantly warehouse space, with stairs leading to a small office above. The warehouse benefits from an eaves height of 7.4m and a loading door, while the office benefits from perimeter trunking, suspended ceilings, category II lighting and central heating. To the front of the property is a reserved parking area.

Tenure

Freehold.

VAT

VAT is applicable to this lot.



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground & First	Warehouse/ Office	272.16 sq m (2,930 sq ft)	SOLUTIONS GROUP (UK) PLC (1)	6 years from 27/02/2009	£26,225	27/02/2015
Totals		272.16 sq m (2,930 sq ft)			£26,225	

(1) For the year ending 31st May 2011 Solutions Group (UK) PLC reported a turnover of £13,804,371, a pre-tax profit of £196,837 and a total net worth of £1,560,529. (Source www.riskdisk.com 31/07/2012). Solutions Group was established in 1991 and are trade wholesalers for professional installers in the TV & Satellite, Multimedia, Sound & Lighting and security industries. They currently have 18 branches across the country and stocks in excess of £3m. (Source www.solutions-plc.com 21/08/2012)

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