

lot 24

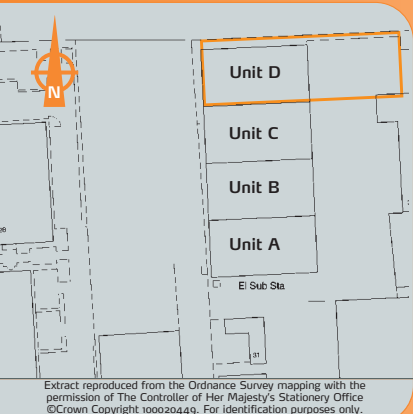
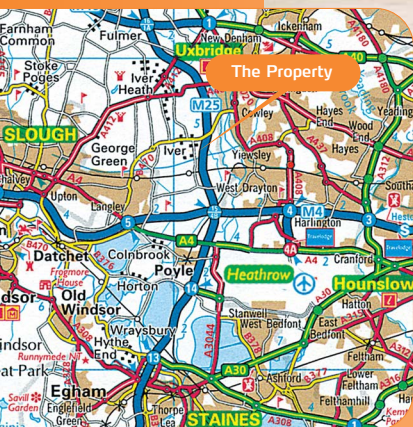
Unit D, The Ridgeway, Ridgeway Trading Estate, Iver, Near Heathrow Buckinghamshire SLO 9HX

Rent
£95,000
per annum
exclusive

Freehold Industrial Investment

- Let to BN Group Limited until 2027 from March 2012
- Established industrial estate
- Strong communication links via M25, M4, M40 and London Heathrow Airport

- The property is held in a Single Purpose Vehicle (SPV) which could be available under separate negotiation
- Six Week Completion Available



Location

Miles: 16 miles west of London
4 miles east of Slough
4 miles south-west of Uxbridge
Roads: M25, M4, M40, A4
Rail: Iver Rail, West Drayton Rail
Air: London Heathrow Airport (4 miles)

Situation

The property is situated on the established Ridgeway Trading Estate, less than a mile south of Iver, which has strong communications via the M25, M4, M40 and Heathrow Airport. Nearby occupiers include TNT, Nationwide Access, Flexpac and Cummins.

Description

The property comprises an end of terrace modern industrial unit with warehouse and integral office accommodation. The unit benefits from an eaves height of 7.50 metres and 26 car parking spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion Period Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Warehouse, Office and Ancillary	964.80 sq m (10,385 sq ft)	BN GROUP LIMITED (1) (2)	15 years from 03/2012 until 2027 on a full repairing and insuring lease	£95,000	2017 and 2022
First	Office and Ancillary	80.82 sq m (870 sq ft)				
Totals		1,045.62 sq m (11,255 sq ft)				

- (1) Britten Norman was formed more than 50 years ago as a specialist in aircraft modifications. Today the company is a thriving international aerospace company with a broad range of aviation interests centred around its manufacturing operation. The company has seven sites in the UK as well as operations in the USA and Australia. (Source: www.britten-norman.com 05/03/2012)
For the year ending 31st March 2010, BN Group Limited reported a turnover of £20,675,000, pre-tax profit of £276,000 and total net worth of £6,038,000. (Source: www.riskdisk.com 05/03/2012)
- (2) The lease will be subject to a 6 month rent deposit.

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