

lot 22

Rent
£141,935
per annum
exclusive
(subject to
Note 2)

Units 1-20 Sycamore Centre, Eastwood Trading Estate, Chesterton Way Rotherham, South Yorkshire S65 1ST

Freehold Industrial Investment

- Comprises 20 modern warehouse/industrial units on a secure gated estate
- Situated in a well established and prominent industrial location
- Benefits from excellent access to the M1 and M18
- Approximately 2,400.56 sq m (25,839 sq ft) and 0.85 hectares (2.10 acres)
- 6 Week Completion Period Available





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Location

Miles: 2 miles north-east of Rotherham,

11 miles north-east of Sheffield

Roads: A630, M1 (Junction 34), M18 (Junction 1)

Rail: Rotherham Central Railway Station

Air: Leeds Bradford International Airport

Situation

The property is situated in a prominent position at the front of the established Eastwood Trading Estate. The property benefits from excellent access to the regional and national road networks being located close to the M1 and M18 and situated off Fitzwilliam Road/Doncaster Road (A63), which provides access to Rotherham town centre, some 1.5 miles away.

Description

The property comprises a self-contained scheme of 20 well maintained, modern warehouse/industrial units on a secure and gated estate. The property is arranged as 3 blocks around well proportioned shared yards and benefits from dedicated parking, vehicle access loading doors and an eaves height of approximately 3.3 metres.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

VIEWING

There will be **one internal block viewing** for this property. Interested parties must register their details with the Auctioneers and provide identification. Please contact Gwen Thomas. Tel: +44 (0)20 7034 4857

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
1	Industrial	132.39 sq m	(1,425 sq ft)	S & S CABLING LTD	6 years from 01/06/2007 (1)	£11,880 (2)	(31/05/2013)
2 & 3	Industrial	264.77 sq m	(2,850 sq ft)	ROTHERHAM FIREPLACE CENTRE LTD	3 years from 09/07/2010	£12,825	(08/07/2013)
4	Industrial	132.39 sq m	(1,425 sq ft)	JST BARS & CLUBS LTD	3 years from 29/04/2009	£6,769	(28/04/2012)
5	Industrial	132.39 sq m	(1,425 sq ft)	NEIL REDFERN & PAUL REDFERN	6 years from 01/03/2007 (3)	£12,075 (2)	(28/02/2013)
6	Industrial	226.50 sq m	(2,438 sq ft)	VENTURA CHAPMAN MECHANICAL SERVICES LTD	3 years from 23/09/2010 (4)	£10,361 (5)	(22/09/2013)
7	Industrial	226.50 sq m	(2,438 sq ft)	PARK CARE MEALS LTD	3 years from 29/04/2009	£11,581	(28/04/2012)
8	Industrial	226.50 sq m	(2,438 sq ft)	VEHICLE & WORKSHOP SAFETY LTD	5 years from 16/12/2010 (6)	£10,971	(15/12/2015)
9	Industrial	88.26 sq m	(950 sq ft)	MARGARET GIBBONS & HEATHER NAPPER	5 years from 06/05/2011 (7)	£5,225	(05/05/2016)
10	Industrial	88.26 sq m	(950 sq ft)	ARC FABRICATION SERVICES LTD	3 years from 08/08/2011 (8)	£4,160	(07/08/2014)
11	Industrial	88.26 sq m	(950 sq ft)	AHSON AFSAR	5 years from 03/01/2012 (9)	£4,750	(02/01/2017)
12	Industrial	88.26 sq m	(950 sq ft)	RAY STEVENSON	1 year from 01/10/2011 (10)	£4,750	(30/09/2012)
13	Industrial	88.26 sq m	(950 sq ft)	HIGH SPEC INTERIORS LTD	4 years from 09/12/2011	£4,750	(08/12/2015)
14	Industrial	88.26 sq m	(950 sq ft)	THE DESIGN HUB PRINT & MEDIA LTD	10 years from 30/09/2011 (11)	£4,732	30/09/2016 (29/09/2021)
15	Industrial	88.26 sq m	(950 sq ft)	MEDINA DAIRY LTD	5 years from 24/06/2010	£5,426	(23/06/2015)
16	Industrial	88.26 sq m	(950 sq ft)	TIM BROOMHEAD	3 years from 07/04/2011 (12)	£4,750	(06/04/2014)
17	Industrial	88.26 sq m	(950 sq ft)	MWAY COMMUNICATIONS LTD	6 years from 29/06/2009 (13)	£8,975 (2)	(28/06/2015)
18	Industrial	88.26 sq m	(950 sq ft)	PAUL BUTCHER	3 years from 06/10/2010	£4,275 (14)	(05/10/2013)
19	Industrial	88.26 sq m	(950 sq ft)	RYCAN SERVICES LTD	3 years from 23/02/2011	£4,987	(22/02/2014)
20	Industrial	88.26 sq m	(950 sq ft)	CAR CENTRAL LTD	3 years from 07/03/2011 (15)	£4,750	(06/03/2014)
	Telecoms Site	Not Measured	Not Measured	VODAFONE LTD	10 years from 29/09/2000	£3,943	Holding over
Totals		2,400.56 sq m (25,839 sq ft)				£141,935	

(1) Tenant rolling option to determine at any time on 3 months' notice.

(2) This rent is a gross figure including an allowance for dilapidations, repairs, service charge, insurance and flexibility (ie tenant's option to break).

(3) Tenant only option to determine at any time after 1st September 2008 on 3 months' notice.

(4) Tenant only option to determine on 23rd September 2012 on 3 months' notice. The tenant will pay a break penalty of £2,438 if it is exercised.

(5) The rent is subject to a fixed increase on 23rd September 2012 to £10,971 p.a.

(6) Tenant only option to determine (personal to the original tenant) on 16th December 2013 on 6 months' notice.

(7) Tenant only option to determine (personal to the original tenant) on 6th May 2014 on 3 months' notice.

(8) Tenant only option to determine (personal to the original tenant) on 8th February 2013 on 3 months' notice.

(9) Tenant option to determine (personal to the original tenant) on 3rd July 2013 on 3 months' notice. Landlord also benefits from a rolling option to determine on one month's notice at any time if the tenant breaches the user provisions in the lease.

(10) The service charge is capped at £730 p.a. plus VAT.

(11) Tenant only option to determine (personal to the original tenant) on 30th September 2014 or 30th September 2016 or 30th September 2018 subject to 3 months' prior notice. The tenant gets one month rent free if the break is not exercised.

(12) Tenant only option to determine (personal to the original tenant) on 7th October 2012 on providing 3 months' notice.

(13) Tenant only option to determine at any time after 29th June 2010 on 3 months' notice. The rent is subject to a fixed increase on 29th June 2012 to £10,324 (incl.)

(14) The rent is subject to a fixed increase to £4,512 p.a. on 6th October 2012.

(15) Tenant only option to determine on 7th September 2012 on providing 3 months' notice.

For further details please contact:

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