

lot 23

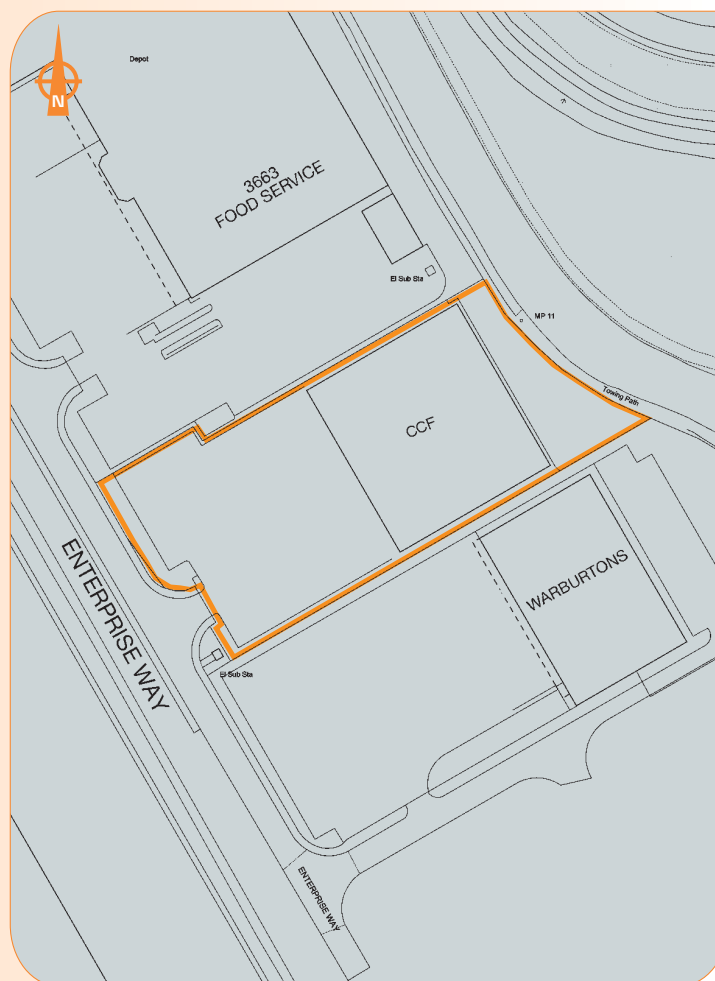
Rent
£138,250
per annum
exclusive

CCF Unit, Enterprise Way, Access 26 Business Park, Langley Mill, Nr Eastwood Derbyshire NG16 4HY

Detached High Quality Trade
Counter/Warehouse Investment

- Situated in established business location
- Entirely let to CCF Ltd until 2019
- Nearby occupiers include Warburtons, LIDL, KFC and 3663
- Approximate site area of 0.78 hectares (1.91 acres)
- Benefits from a large yard area and on-site car parking
- Six Week Completion Available





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Location

Miles: 10.1 miles north-west of Nottingham
11 miles north-east of Derby
Roads: A608, A610, M1 (Junction 26)
Rail: Langley Mill Rail Station
Air: East Midlands Airport

Situation

The property is situated within the popular Access 26 Business Park, adjacent to the A610 which provides direct access to the M1 motorway (Junction 26). The property is within walking distance of the town centre and offers nearby occupiers such as Warburtons, LIDL, KFC and 3663.

Description

The property comprises a warehouse with reception and office accommodation on ground floor and a mezzanine storage area. The property benefits from a large yard with on-site car parking and a site area of approximately 0.78 hectares (1.91 acres) with low density coverage.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Reception/Office	118.64 sq m	(1,277 sq ft)	CCF LTD (1)	15 years from 17/09/2004 until 16/09/2019 on a full repairing and insuring lease	£138,250	17/09/2014 (2) (3)
Ground	Trade Counter/Showroom	48.69 sq m	(524 sq ft)				
Ground	Ancillary/Staff Kitchenette	35.02 sq m	(377 sq ft)				
Mezzanine	Storage	202.35 sq m	(2,178 sq ft)				
Ground	Warehouse	2,343.90 sq m	(25,230 sq ft)				
Totals		2,748.60 sq m	(29,586 sq ft)			£138,250 (4)	

- (1) For the year ending 13th December 2010, CCF Limited reported a turnover of £213,793,000, pre-tax profits of £8,016,000 and a total net worth of £71,453,000. (Source: www.riskdisk.com 18/01/2012)
- (2) The rent review is upwards only to open market value.
- (3) There is an assumption in the lease for review purposes that the premises comprise 1.5 acres of land and that the GIA of the building on the premises is 27,000 sq ft.
- (4) The rent is based on £128,350 pax for the industrial unit plus an additional £10,000 pax to reflect the large yard area. Please see basis of rent review in Clause 5.12 of the lease.

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