

lot 39

Units 1, 2, 3 & 5, Meltex House Kepler, Lichfield Road Industrial Estate, Tamworth, Staffordshire B79 7XE

Rent
£155,325
per annum
exclusive

Freehold Office Investment

- Approximately 1,306.58 sq m (14,064 sq ft) of modern office space
- On-site car parking for approximately 48 cars
- Located in established commercial area
- Tenant also in occupation of adjacent property
- Nearby occupiers include Ansell Healthcare, Dulux, AAC Plastics and Nationwide Crash Repair Centre
- Six Week Completion



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£155,325
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The Property



Location

Miles: 17 miles north-east of Birmingham
29 miles west of Leicester
36 miles south-west of Nottingham
Roads: A51, A513, M6, M42
Rail: Tamworth Rail
Air: Birmingham Airport

Situation

The property is situated in a corner position on the northern side of Mariner at its junction with Kepler within Lichfield Road Industrial Estate and approximately 1.5 miles west of the town centre within close proximity of the M42 and M6 motorways. Nearby occupiers include Ansell Healthcare, Dulux, AAC Plastics and Nationwide Crash Repair Centre.

Description

The property comprises four office units arranged over ground and first floors. The property benefits from on-site parking to the front and rear providing spaces for approximately 48 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
1	Ground	Office	181.63 sq m	(1,955 sq ft)	MITIE TECHNICAL FACILITIES MANAGEMENT LIMITED (1)	5 years from 02/08/2012	£19,000	01/08/2017
	First	Office	197.42 sq m	(2,125 sq ft)				
2	Ground	Office	82.52 sq m	(888 sq ft)	MITIE SHARED SERVICES LIMITED (1)	5 years from 02/08/2012	£37,875	01/08/2017
	First	Office	83.55 sq m	(899 sq ft)				
3	Ground	Office	165.05 sq m	(1,777 sq ft)	MITIE TECHNICAL FACILITIES MANAGEMENT LIMITED (1)	5 years from 02/08/2012	£45,500	01/08/2017
	First	Office	164.71 sq m	(1,773 sq ft)				
5	Ground	Office	216.17 sq m	(2,327 sq ft)	MITIE BUILT ENVIRONMENT LIMITED (1)	5 years from 02/08/2012	£52,950	01/08/2017
	First	Office	215.53 sq m	(2,320 sq ft)				
Totals			1,306.58 sq m	(14,064 sq ft)			£155,325	

(1) All the tenants are subsidiary companies of Mitie Group plc. MITIE (Management Incentive Through Investment Equity) specialise in strategic outsourcing and energy services. They have revenues in excess of £2bn and were one of only two FTSE 250 companies to have grown earnings per share for over 25 consecutive years. (Source: www.mitie.com 16/04/2013)

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