

## lot 11

Rent  
**£125,506**  
per annum  
exclusive

### Units 1 & 2, Kestrel Road Trafford Park, Manchester M17 1SF

#### Prime Industrial Investment

- Located within Trafford Park, the North West's premier industrial location
- Tenants include Johnson Controls Limited and MIS Testing Limited
- Approximate site area of 0.623 hectares (1.54 acres)
- Substantial on-site car parking
- Six Week Completion



On behalf of  
**The co-operative** estates





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£125,506  
per annum  
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**Location**

**Miles:** 4.5 miles west of Manchester City Centre  
28 miles east of Liverpool  
45 miles south-west of Leeds  
**Roads:** B5214, A576, A5081, M60 (Junction 10), M602 (Junction 2)  
**Rail:** Eccles (Manchester) Rail  
**Air:** Manchester International Airport

**Situation**

The property is situated within Trafford Park, on the western side of Kestrel Road, at its junction with Guinness Road. Trafford Park is the North West's premier industrial location situated 4.5 miles west of Manchester City Centre and houses occupiers including Kellogg's, Adidas, Proctor & Gamble and L'Oreal. Other nearby occupiers include Eddie Stobart, MF Logistics and Maccess.

**Description**

The property comprises two modern industrial units, each benefiting from an eaves height of 6 metres, a roller shutter door and office accommodation over two floors. Each unit has a large loading area and car parking allocations. There are two electricity sub-stations on site.

**Tenure**

The property is held under two separate titles. Unit 1 is held virtual freehold for a term of 999 years from 25th March 1996 at a peppercorn rent. Unit 2 is held freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review (Reversion)
1	Ground	Industrial/Offices	1,196.89 sq m	(12,883 sq ft)	<b>JOHNSON CONTROLS LIMITED (1)</b>	5 years from 29/09/2011 (2)	£75,505	(28/09/2016)
	First	Offices	211.66 sq m	(2,278 sq ft)				
	Tenant's Mezzanine	Offices	198.00 sq m	(2,131 sq ft)				
2	Ground	Industrial/Offices	937.83 sq m	(10,095 sq ft)	<b>MIS TESTING LIMITED (3)</b>	10 years from 06/2013 (4)	£50,000 (5)	06/2018 (06/2023)
	First	Offices	100.08 sq m	(1,077 sq ft)				
Substation					<b>NORWEB PLC</b>	999 years from 07/07/1988	£1	06/07/2987
<b>Totals</b>			<b>2,644.46 sq m</b>	<b>(28,464 sq ft)</b>			<b>£125,506</b>	

- (1) Founded in 1885, Johnson Controls is a global diversified technology and industrial leader with over 170,000 employees serving customers in more than 1,300 locations worldwide. Having reported global sales of \$42 billion in fiscal year 2012, they are currently ranked no. 67 on U.S. Fortune 500 and no. 251 on Global Fortune 500. (Source: www.johnsoncontrols.co.uk 24/04/2013)
- (2) There is a tenant only option to determine on 28/09/2014, subject to six months prior written notice.
- (3) MIS Testing was established in 1983 and delivers a range of technical services to industry and commerce. MIS is a major force in the UK testing market providing services and facilities in mechanical testing, chemistry, coatings and other areas of material testing. (Source: www.mistesting.co.uk)
- (4) There is a tenant option to determine on the fifth anniversary of the term, subject to 6 months prior written notice and a penalty payment of £25,000.
- (5) The current rent is £25,000 p.a.x. rising to £50,000 p.a.x. in the third, fourth and fifth years. The seller has agreed to adjust the completion monies so that the property will effectively produce £50,000 from completion of the sale.

**For further details please contact:**

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