

lot 45

# Unit G1, Northway Trading Estate, Northway Tewkesbury, Gloucestershire GL20 8JH

Rent  
**£13,500**  
per annum  
exclusive

## Freehold Light Industrial Investment

- Entirely let to Lockwell Electrical Distributors Ltd
- Situated within the established Northway Trading Estate
- Tenant in occupation for at least 15 years
- Just off the A46 and within 1 kilometre of the M5 (Junction 9)
- Eight Week Completion



### Location

Miles: 2.4 miles east of Tewkesbury Town Centre  
10 miles north of Cheltenham  
13.6 miles north of Gloucester  
Roads: A46, A438, M5 (Junction 9)  
Rail: Ashchurch for Tewkesbury Rail  
Air: Birmingham Airport

### Situation

The property is situated on the eastern side of Northway Lane within the established Northway Trading Estate. Located just off the A46 and approximately 1 kilometre from the M5 Motorway (Junction 9). Northway Trading Estate houses a range of business sectors including engineering, manufacturing, garage services and gym facilities.

### Description

The property comprises a ground floor light industrial unit of approximately 201.60 sq m (2,170 sq ft).

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Trade Counter	201.60 sq m (2,170 sq ft)	<b>LOCKWELL ELECTRICAL DISTRIBUTORS LTD (1)</b>	6 years 3 months from 24/06/2013 until 23/09/2019 on a full repairing and insuring lease	£13,500	24/06/2016
<b>Totals</b>		<b>201.60 sq m (2,170 sq ft)</b>			<b>£13,500</b>	

(1) For the year ending 31st January 2012, Lockwell Electrical Distributors Ltd reported a turnover of £21,202,061, pre-tax profits of £434,166 and a total net worth of £2,985,238. (Source: www.riskdisk.com 10/06/2013)

### For further details please contact:

**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk  
**Jo Seth-Smith**  
Tel: +44 (0)20 7034 4854.  
Email: jo.seth-smith@acuitus.co.uk  
**www.acuitus.co.uk**

### Solicitors:

**Reed Smith**  
Broadgate Tower, 20 Primrose Street,  
London EC2A 2RS.  
Tel: +44 (0)20 3116 3000.  
Email: lcheckley@reedsmith.com  
Ref: Lucy Checkley.