

lot 52

Rent
£79,000
per annum
exclusive

Unit 7, Pondwood Close, Moulton Park Industrial Estate Northampton, Northamptonshire NN3 6RT

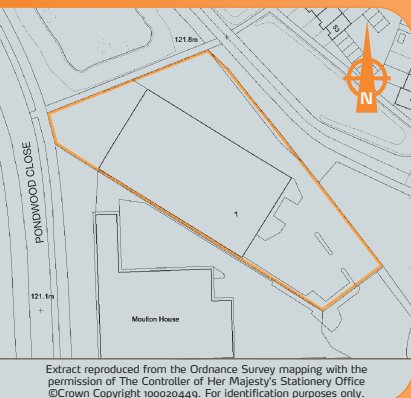
Freehold Industrial Warehouse Investment

- The business has occupied the property since 1998
- Approximately 1,866.41 sq m (20,090 sq ft) 0.43 hectares (1.07 acres)
- Benefits from large loading yard and parking for some 22 cars
- Situated on Established Industrial Estate with nearby occupiers including Nationwide Building Society and Tesco's Distribution Centre
- Six Week Completion



On behalf of

The co-operative estates



Location

Miles: 3 miles from Northampton Town Centre
21 miles north of Milton Keynes
50 miles south-west of Birmingham
65 miles north-west of London

Roads: A14, M1 (Junctions 15, 15A and 16) accessed via the A43, A45 and A508

Rail: Northampton Mainline Railway Station
Air: Birmingham International Airport

Situation

The property is situated in Moulton Park Industrial Estate, one of Northampton's principal employment areas, and is accessed via Pondwood Close immediately east of Redhouse Drive (A5076) which links the A508 with the A43.

Description

The property comprises a single storey industrial warehouse with internal offices to the front of the building at ground floor level and ancillary accommodation at mezzanine level. The warehouse benefits from an eaves height of 4.57 metres, five roller shutter doors and four up and over loading doors. Car parking is provided to the front of the property for approximately 22 cars. The tenant has undertaken considerable alterations in order to provide facilities for food preparation and storage that are integral to their business.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Warehouse/ Office	1,631.36 sq m (17,560 sq ft)	CLASSIC CUISINE OF NORTHAMPTON LIMITED (1)	Approximately 5 1/2 years from 18/09/2012 on a full repairing and insuring lease (2)	£79,000	24/03/2018
Mezzanine	Ancillary	235.04 sq m (2,530 sq ft)				
Totals		1,866.40 sq m (20,090 sq ft)			£79,000	

- (1) Classic Cuisine is a family owned business which opened in 1990 as specialist suppliers of high quality frozen gourmet meals for food service. They have grown from an initial staff of 4 to 80 employees as of 2008. They have won 12 major industry awards in the last decade, prepare over 6 million meals per year and offer over 70 products in the range. (Source: www.classiccuisine.co.uk)
- (2) There is a tenant only option to determine on 25th March 2016 on providing 6 months' prior written notice. If the break is exercised the tenant shall on the break date pay the Landlord a sum equivalent to 3 months rent.

For further details please contact:

Jo Seth-Smith
Tel: +44 (0)20 7034 4854.
Email: jo.seth-smith@acuitus.co.uk

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

The Co-operative Legal Department
3rd Floor, Holylake House, Hanover Street,
Manchester M60 0AS.
Tel: +44 (0)78 4107 6772.
Email: stephen.parry@co-operative.coop
Ref: Stephen Parry.