

lot 50

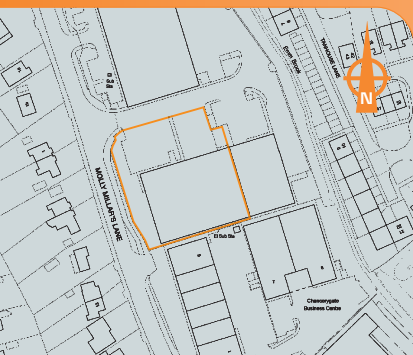
Unit 3, Molly Millar's Lane
Wokingham, Berkshire RG41 2AD

£106,600 per annum exclusive (Subject to note 2)

Freehold Modern Industrial Investment

- Let to Rainbow Removals Limited
- Situated on established Industrial Estate

- Approximately 1,585 sq m (17,056 sq ft)
- Nearby occupiers include Shurgard Self Storage, Intersurgical and Kaplan Publishing



Location

Miles: 38 miles west of Central London
8 miles south-east of Reading
9 miles north-east of Basingstoke
Roads: M4, A329, M3
Rail: Wokingham Rail Station
Air: London Heathrow

Situation

The property is located on a busy and established industrial estate some 300 metres south-west of Wokingham Train Station and approximately 1 mile west of Wokingham town centre. The property is situated at the junction of Molly Millar's Road and Barkham Road. Other occupiers nearby include Shurgard Self Storage, Intersurgical and Kaplan Publishing.

Description

The property comprises a modern industrial unit with two storey integral offices. The industrial accommodation benefits from an eaves height of approximately 7 m (23 ft) and two vehicle accessible loading doors. The property benefits from a significant forecourt providing car parking.

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	Industrial	1,585 sq m (17,056 sq ft)	RAINBOW REMOVALS LIMITED (1)	5 years from 01/03/2013 on a full repairing and insuring lease (3)	£106,600	
Totals		1,585 sq m (17,056 sq ft)			£106,600	

- (1) Rainbow Removals are a family run business that operate from 9 locations in Surrey and Berkshire. (www.rainbowremovals.co.uk)
- (2) The current rent reserved under the terms of the lease is £53,300 per annum exclusive. The lease provides for the rent to be increased to £106,600 per annum exclusive on 15th December 2013. The seller will pay the buyer the difference between the current rent reserved and £106,600 per annum exclusive from completion of the sale until 14th December 2013. Therefore the property will produce £106,600 per annum exclusive from completion of the sale.
- (3) The lease is outside the security of tenure provisions of the Landlord and Tenant Act 1954 and provides for a tenant option to determine the lease on 1st March 2016 and 1st March 2017 and is subject to a schedule of condition. If the tenant does not exercise their option to determine, a 3 month rent free period will follow in the next quarter.

For further details please contact:

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