

## lot 8

Rent  
£178,233.60  
per annum  
exclusive  
(subject to  
notes 1 and 8)

# Jensen Court, Astmoor Industrial Estate, Astmoor Road Runcorn, Warrington WA7 1SQ

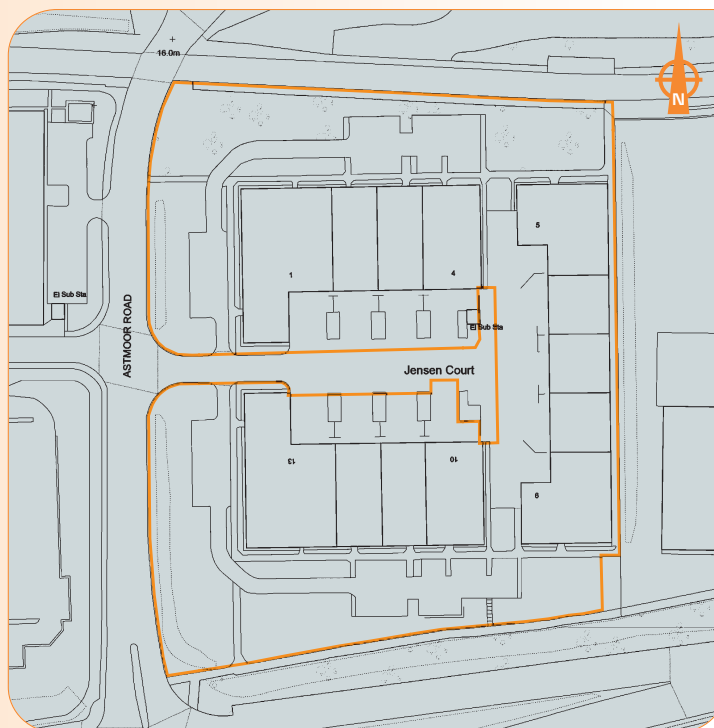
### Freehold Multi-let Industrial Investment

- Tenants include AV Control Systems Ltd, Hire Station Ltd and IAC Plc
- Located within the established Astmoor Industrial Estate
- Adjacent occupiers include NHS and Kerry Foods

- Approximate site area of 2.022 hectares (4.997 acres)
- Large onsite car park
- Six Week Completion







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## Location

Miles: 10 miles west of Warrington  
15.5 miles south-east of Liverpool  
28 miles north-west of Manchester

Roads: A533, A588, A557, M56 (Junction 12), M62, M6

Rail: Runcorn Railway Station

Air: Liverpool John Lennon Airport (5 miles), Manchester Airport (19 miles),  
Blackpool International Airport (32 miles)

## Situation

The property is situated off Astmoor Road within the established Astmoor Industrial Estate which lies north-east of Runcorn town centre adjacent to the A533 Bridgewater Expressway and only three miles from junction 12 of the M56 Motorway. The property is close to the site of the Second Mersey Crossing, which is due to open in 2017 with nearby occupiers including Kerry Foods and NHS.

## Tenancy and accommodation

## Description

The property comprises 14 industrial units over three terraces, each unit providing an electrically operated loading door. The estate benefits from an approximate site area of 2.022 hectares (4.997 acres) providing a large on site car park.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
1	Industrial	903.02 sq m (9,720 sq ft)	<b>BAS LTD (1)</b>	5 years from 09/09/2013	£38,800 (1)	01/09/2018 (1)
2	Industrial	357.58 sq m (3,849 sq ft)	<b>AV CONTROL SYSTEMS LTD</b>	5 years from 07/03/2012	£16,000 (2)	06/03/2017
3	Industrial	395.02 sq m (4,252 sq ft)	<b>DJ OILS LTD</b>	5 years from 05/08/2011	£14,750 (3)	04/08/2016
4	Industrial	459.87 sq m (4,950 sq ft)	<b>IAC GROUP LTD</b>	3 months from 06/01/2014 (4)	£24,000	31/03/2014 (4)
5	Industrial	559.28 sq m (6,020 sq ft)	<b>3CT EXHIBITION SERVICES LTD</b>	10 years from 30/06/2013 (5)	£22,275	29/06/2023
6	Industrial	280.10 sq m (3,015 sq ft)	<b>DIANE MARY STEARNE SIPP</b>	999 years from 14/10/2010 (6)	Peppercorn	13/10/3009
7	Industrial	276.39 sq m (2,975 sq ft)	<b>DAVID WILLIAMS STEARNE SIPP</b>	999 years from 02/11/2007	Peppercorn	01/11/3006
8	Industrial	275.36 sq m (2,964 sq ft)	<b>PYROTECT LTD</b>	999 years from 15/10/2007	Peppercorn	14/10/3006
9	Industrial	557.05 sq m (5,996 sq ft)	<b>HIRE STATION LTD</b>	10 years from 01/02/2011 (7)	£23,084.60	31/01/2021
10	Industrial	459.87 sq m (4,950 sq ft)	<b>RENTAL GUARANTEE (8)</b>		£24,000 (8)	
11	Industrial	356.75 sq m (3,840 sq ft)	<b>INDIVIDUAL</b>	999 years from 08/08/2008	Peppercorn	07/08/3007
12	Industrial	355.91 sq m (3,831 sq ft)	<b>NOVAH LTD</b>	5 years from 05/07/2013	£15,324	04/07/2018
14	Industrial	899.12 sq m (9,678 sq ft)	<b>NBC SERVICE LTD</b>	999 years from 13/11/2009	Peppercorn	12/11/3008
<b>Totals</b>		<b>6,135.32 sq m (66,040 sq ft)</b>			<b>£178,233.60</b>	

(1) BAS Limited are currently in administration. The vendor will adjust the completion monies to provide a 12 month rent, rates and service charge guarantee in the event the unit has not been re-let prior to completion. See note (4) for further information.

(2) The lease for Unit 2 provides a fixed uplift to £17,000 p.a.x. from 7th March 2015.

(3) The lease for Unit 3 provides a fixed uplift to £15,500 p.a.x. from 5th August 2015.

(4) HOTs have been agreed to relocate IAC Group Ltd from Units 4 and 10 (which they occupied until February 2014) to Unit 1 on a new 12 month tenancy at £44,000 per annum (inclusive of service charge). In the interim, IAC Group Ltd are holding over on Unit 4.

(5) The lease for Unit 5 provides a fixed uplift to £24,000 p.a.x. on 24th July 2014 and to £25,000 p.a.x. on 24th July 2017. The lease also provides an option to determine on the fifth anniversary of the term.

(6) Units 6, 7, 8, 11 and 14 have been sold off on 999 year leases, details of which are available from the auctioneer.

(7) The lease for Unit 9 provides an option to determine on the fifth anniversary of the term on payment of £12,000 to the landlord.

(8) Unit 10 is currently vacant. The vendor will adjust the completion monies to provide a 12 month rent, rates and service charge guarantee in the event the unit has not been let prior to completion.

## For further details please contact:

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