

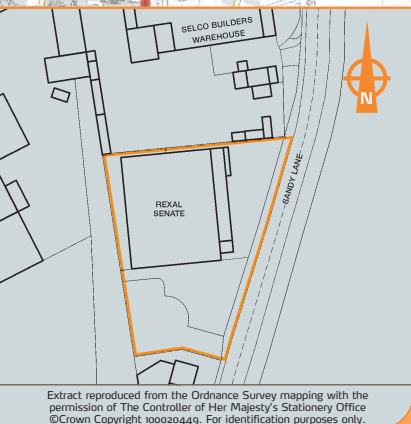
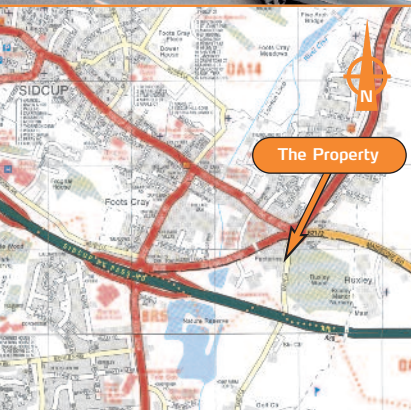
lot 4

Senate Electrical, Sandy Lane Sidcup, London Borough of Bexley DA14 5AJ

Rent
£82,000
per annum
exclusive

Freehold Industrial Investment

- Let to Rexel Senate Limited until February 2069 (no breaks)
- Rent Review in 2020 and 10 yearly thereafter
- Approximately 1,405.21 sq m (15,126 sq ft)
- Established industrial/trade counter location, adjacent to Selco Builders Warehouse
- Nearby occupiers include BP, Lexus, Toyota, Howdens Joinery, Booker Wholesale and Tesco



Location

Miles: 4 miles north of Orpington
5 miles east of Bromley
12 miles south-east of Central London
Roads: M25 (Junction 3), M20 (Junction 1), A20, A223
Rail: Sidcup Rail Station
Air: London Gatwick Airport, London City Airport

Situation

The property is prominently situated on the west side of Sandy Lane in a well located industrial/trade counter area close to the busy A20 (Sidcup By-Pass). Nearby occupiers include Selco, BP, Lexus, Toyota, Howdens Joinery, Booker Wholesale and Tesco.

Description

The property comprises a light industrial/trade counter unit with ground floor warehouse and office accommodation and further office accommodation on the lower ground and first floors. The property benefits from two vehicle accessible loading doors and on-site car parking for approximately 20 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Lower Ground	Office	95.32 sq m	(1,026 sq ft)	REXEL SENATE LIMITED (1)	99 years from 17/02/1970 until February 2069 on a full repairing and insuring lease	£82,000	17/02/2020 & 10 yearly
Ground	Warehouse	1,056.46 sq m	(11,372 sq ft)				
First	Office	253.43 sq m	(2,728 sq ft)				
Totals		1,405.21 sq m	(15,126 sq ft)			£82,000	

(1) The Rexel Group is a global leader in the distribution of electrical supplies and services, operating in 37 countries with 2,100 branches and employs over 28,000 people. (Source: www.wfsenate.co.uk 16/09/2014). For the year ending 31/12/2012, Rexel Senate Limited reported a turnover of £37,877,000, pre-tax losses of £4,653,000 and a total net worth of £384,212,000. (Source www.riskdisk.co.uk 16/09/2014)

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