

lot 24

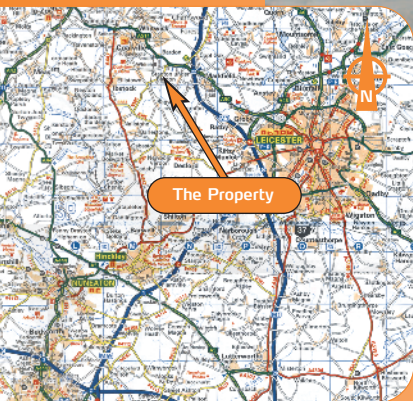
Unit B2, Link 7, Interlink Park, Bardon Business Park
Leicester, Leicestershire LE67 1PG

Rent
£63,343
per annum
exclusive

Freehold Industrial/Warehouse
Investment

- Let to Monro Limited
- Located on the busy Bardon Business Park, within the distribution 'Golden Triangle'

- Self-contained industrial/warehouse unit comprising 1,207 sq m (12,995 sq ft) GIA
- Nearby occupiers include Babcock, Antalis, Brantano, Bunzl Healthcare and David Wilson



Location

Miles: 11 miles north-west of Leicester
25 miles south of Nottingham
36 miles north-east of Birmingham
Roads: A511, A50, M1
Rail: Leicester Railway Station
Air: East Midlands Airport, Birmingham Airport

Situation

The property is located within Interlink Park, a strategically located premier development situated on Bardon Business Park, within the distribution 'Golden Triangle' bounded by the M1, M6 and M42 motorways. Located off Junction 22 of the M1, the property enjoys good access to the commercial centres of Leicester, Nottingham and Derby. Nearby occupiers include Babcock, Antalis, Brantano, Bunzl Healthcare and David Wilson.

Description

The property comprises industrial accommodation on the ground floor, with integral first floor office accommodation. The property benefits from a vehicle accessible loading door, an eaves height of approx. 7 m (23 ft), and car parking at the front of the property.

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.	Reversion
Ground	Industrial	1,207 sq m (12,995 sq ft)	MONRO LIMITED (1)	5 1/2 years from 23/05/2014 (2) on a full repairing and insuring lease (3)	£63,343	24/09/2019
First	Office/Ancillary					
Totals		1,207 sq m (12,995 sq ft)			£63,343	

- (1) For the year ending 30/09/2013, Monro Limited reported a turnover of £16,493,055, pre-tax profits of £716,851 and a total net worth of £3,525,931. (Source: riskdisk.com 11/09/2014)
- (2) The lease provides for a tenant's option to determine the lease in 23rd September 2017.
- (3) The lease is outside of the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

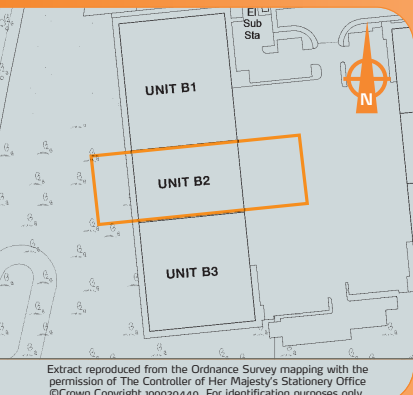
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