

lot 60

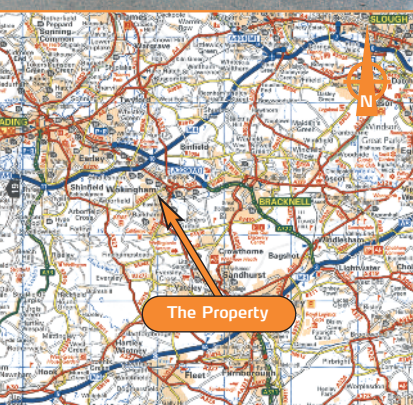
**Primaflow, Unit 2 Friarsgate, Molly Millar's Lane
Wokingham, Berkshire RG41 2RT**

Rent
£83,000
per annum
exclusive

Modern Freehold Industrial Investment

- Let to Instox Limited (t/a Primaflow) with guarantee
- Approximately 792.99 sq m (8,536 sq ft)
- Situated on established industrial estate

- Nearby occupiers include Rainbow Removals, Shurgard Self Storage, Intersurgical, Lidl, PTS and Kaplan Publishing



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

Description
The property comprises a modern industrial unit with office accommodation on the first floor. The industrial accommodation benefits from an eaves height of approximately 7 metres (23 ft), one vehicle accessible loading door and a forecourt providing car parking for approximately 16 cars.

Situation
The property is located on an established industrial estate some 300 metres south-west of Wokingham Rail Station and approximately one mile south-west of Wokingham town centre. The property is situated close to the junction of Molly Millar's Lane and Barkham Road, with other nearby occupiers including Rainbow Removals, Shurgard Self Storage, Intersurgical, Lidl, PTS and Kaplan Publishing.

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	Warehouse	688.57 sq m (7,412 sq ft)	INSTOX LIMITED (t/a Primaflow) guaranteed by Brassware Sales Ltd (1)	15 years from 01/10/2003 on a full repairing and insuring lease	£83,000	30/09/2018
First	Office	104.42 sq m (1,124 sq ft)				
Totals		792.99 sq m (8,536 sq ft)			£83,000	

(1) Instox Limited (t/a Primaflow) are a business involved in brassfoundry, tube fittings, taps and mixers, accessories and a huge range of related installation materials for plumbing and heating systems. Primaflow trade from 7 other locations in the UK and are part of Mueller Industries. Brassware Sales Ltd is a wholly owned subsidiary of Mueller Industries Inc. Mueller Industries is a global leader in the manufacturing of copper tube and fittings and is publicly traded on the New York Stock Exchange (MLI). (Source: www.muellerindustries.com 15/09/2014).

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