

lot 25

Rent
£115,197
per annum
exclusive
(gross)
£100,798
p.a.x. (net)

Units 1-10 Metro Triangle, Mount Street Industrial Estate Birmingham B7 5QT

Multi-let Industrial Investment

- Comprises 10 industrial units in 2 terraces
- 3 new lettings achieved with the opportunity for further active management
- Nearby occupiers include Smurfit Kappa SSK Ltd, Apex Plastics and Academy Signs

- Approximately 2,559.45 sq m (27,550 sq ft)
- On-site car parking and a large loading area
- Excellent access to Birmingham City Centre and Junction 6 of the M6



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Location

Miles: 3 miles north-east of Birmingham City Centre
 40 miles south-west of Worcester
 20 miles south-east of Coventry
Roads: B4137, A47, M6 Motorway (Junction 6)
Rail: Birmingham International Railway Station
Air: Birmingham International Airport

Situation

The property is located approximately 3 miles north-east of Birmingham City Centre and close to Junction 6 of the M6 Motorway (Spaghetti Junction). The estate is situated on Mount Street off the B4137 Cuckoo Road, which in turn links to the A34 Lichfield Road.

Description

The property comprises 10 self-contained industrial/workshop units within two terraces. Each unit benefits from an approximate eaves height of 6.5 metres, on-site parking and up and over loading doors. The property has a total approximate site area of 0.62 hectares (1.53 acres).

Tenure

Long Leasehold. Held for a term of 125 years from 25th December 1990 until 24th December 2115 at a rent of £12,500 or 12.5% of net rent received, whichever is the higher.

VAT

VAT is applicable to this lot.

Six Week Completion (subject to landlord's consent to assign)

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Unit 1	Industrial	116.12 sq m (1,250 sq ft)	AIR PRODUCTS PLC (1) (2)	25 years from 01/08/1991	£11,000	01/08/2011 (31/07/2016)
Unit 2	Industrial	116.12 sq m (1,250 sq ft)	OZONE COURIERS LIMITED	5 years from 26/04/2010	£7,000 (3)	(25/04/2015)
Unit 3	Industrial	116.12 sq m (1,250 sq ft)	VACANT POSSESSION			
Unit 4	Industrial	218.32 sq m (2,350 sq ft)	DELTEC INTERNATIONAL COURIER LIMITED (4)	10 years from 08/11/2004	£14,100	(07/11/2014) (5)
Unit 5	Industrial	116.12 sq m (1,250 sq ft)	FARESHARE (6)	5 years from 24/06/2014 (7)	£8,020	(23/06/2019)
Unit 6	Industrial	375.32 sq m (4,040 sq ft)	ACADEMY SIGNS LIMITED	10 years from 01/03/2008	£20,200	28/02/2013 (28/02/2018)
Unit 7	Industrial	375.32 sq m (4,040 sq ft)	FARESHARE (6)	5 years from 24/06/2014 (7)	£18,517 (8)	(23/06/2019)
Unit 8	Industrial	375.32 sq m (4,040 sq ft)	THE JERICHO FOUNDATION	6 years from 21/06/2014 (9)	£18,180	(20/06/2020)
Unit 9	Industrial	375.32 sq m (4,040 sq ft)	THE JERICHO FOUNDATION	3 years from 25/01/2012	£18,180	(24/01/2015)
Unit 10	Industrial	375.32 sq m (4,040 sq ft)	VACANT POSSESSION			
Totals		2,559.45 sq m (27,550 sq ft) (10)			£115,197 (gross)	

(1) For the year ending 30/09/2013, Air Products PLC reported a turnover of £316,131,000, pre-tax profits of £57,693,000 and a total net worth of £410,621,000. (Source: www.riskdisk.com 12/11/2014)

(2) The tenant has sublet the property to UK Bottled Gas Limited.

(3) The landlord is holding a rent deposit for Unit 2 of £2,056.25.

(4) For the year ending 31/03/2013, Deltec International Courier Limited reported a turnover of £21,834,499, pre-tax profits of £2,927,164 and a total net worth of £4,121,133. (Source: www.riskdisk.com 12/11/2014)

(5) The tenant is currently holding over and a new lease is being negotiated.

(6) For the year ending 31/03/2013, Fareshare reported a pre-tax profit of £224,610 and a total net worth of £580,119. (Source: www.riskdisk.com 12/11/2014)

(7) Tenant option to determine on 24 June 2017 following 6 months' prior written notice.

(8) The landlord is holding a rent deposit for Unit 7 of £6,060.

(9) Tenant option to determine on 20th June 2016 and 20th June 2018 following 6 months' prior written notice.

(10) The floor areas are stated in the leases.

For further details please contact:

Jo Seth-Smith
 Tel: +44 (0)20 7034 4854.
 Email: jo.seth-smith@acuitus.co.uk
Peter Cunliffe
 Tel: +44 (0)20 7034 4852.
 Email: peter.cunliffe@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

BrookStreet des Roche LLP
 25 Milton Park, Abingdon, Oxfordshire OX14 4SH.
 Tel: +44 (0)1235 836700.
 Email: justin.winterbottom@bsdr.com
 Ref: Justin Winterbottom.