

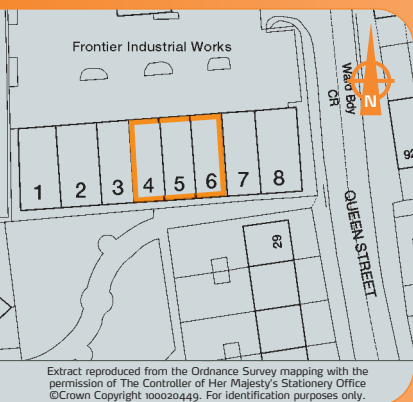
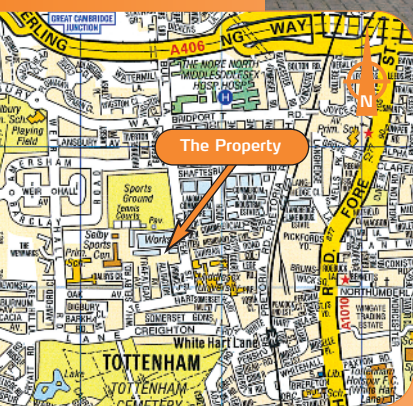
lot 2

Units 4, 5 & 6 Frontier Works Industrial Estate, Queen Street
Tottenham, London N17 8JA

Rent
£14,464
per annum
exclusive

Virtual Freehold Ground Rent
Investment

- Entirely let to London Borough of Haringey until 2108
- Approximately 93 years unexpired
- Sought after North London location
- Accessed via the A406 North Circular and White Heart Lane
- VAT free investment



Location

Miles: 6 miles east of Finchley
6 miles north-west of Stratford
7 miles north of Central London
Roads: A10, A406 (North Circular Road)
Rail: White Hart Lane Station (Direct to London Liverpool Street)
Air: London City, London Luton, London Stansted

Situation

The property, which forms part of the Frontier Works Industrial Estate, is situated to the west of Queen Street. The property can be accessed from both the A406 North Circular Road via Bull Lane which leads into Queen Street and White Hart Lane to the south.

Description

The property comprises three adjacent and self-contained industrial units which form part of the Frontier Works Industrial Estate.

Tenure

Virtual Freehold. Held from Queen Street Management Ltd for a term of 999 years from 25/12/1982 at a peppercorn rent. Three shares in the management company will be transferred to the buyer on completion (please refer to Special Conditions of Sale).

VAT

VAT is not applicable to this Lot.

Six Week Completion

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
4	Industrial	63.96 sq m (688 sq ft)	LONDON BOROUGH OF HARINGEY (1)	125 years from 08/06/1983 until 07/06/2108 on a full repairing and insuring lease	£14,464 (2)	07/06/2018 and five yearly (3)
5	Industrial	63.96 sq m (688 sq ft)				
6	Industrial	63.96 sq m (688 sq ft)				
Totals		191.88 sq m (2,064 sq ft)			£14,464	

- (1) The units have been sublet.
- (2) The entire Frontier Works Industrial Estate (Units 1-20) is held under the 999 year headlease. The buyer therefore receives 3/20th's (£14,464 p.a.x) of the income from the estate.
- (3) The rent reviews are based on 75% of estimated rental value of the entire Frontier Works Industrial Estate (Units 1-20).

For further details please contact:

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Buyer's Legal Report Service

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Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



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