

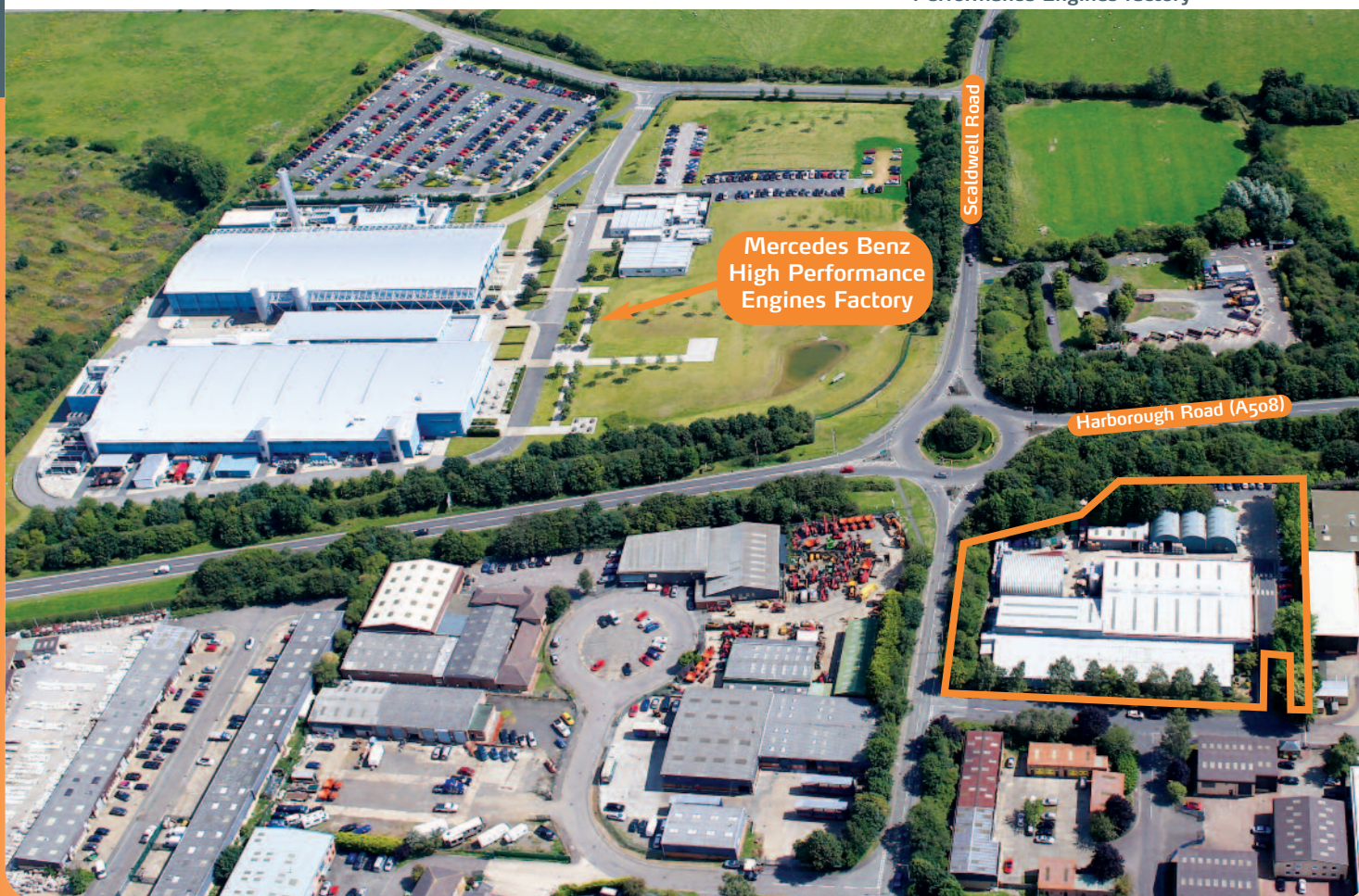
lot 34

## CPL Aromas Limited, Quarry Road Brixworth, nr Northampton, Northamptonshire NN6 9UB

Rent  
**£137,500**  
per annum  
exclusive

### Freehold Industrial Investment

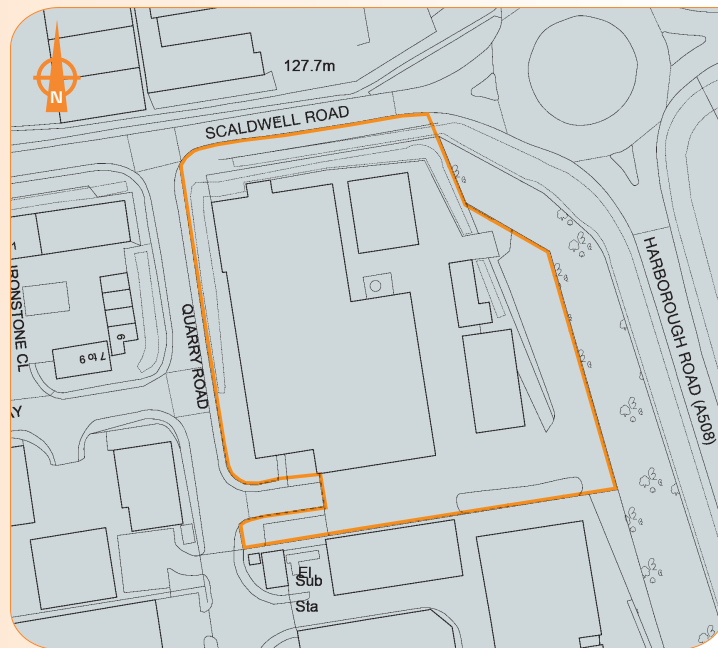
- Let to CPL Aromas Limited, in occupation since 1990
- Strategically located on established industrial estate
- Approximately 3,005.38 sq m (32,350 sq ft) with a site area of 0.72 hectares (1.78 acres)
- Low site coverage of approximately 42%
- Located close to the Mercedes-Benz High Performance Engines factory



Photograph Taken August 2014







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#### Location

Miles: 7 miles north of Northampton  
25 miles north of Milton Keynes  
30 miles east of Leamington Spa  
Roads: A508, A14, M1  
Rail: Northampton Railway Station  
Air: Birmingham International Airport, East Midlands Airport

#### Situation

The property is strategically located on an established industrial estate off the A508, an arterial route between Northampton to the south and the East Midlands to the north. The property is situated to the east of Quarry Road adjacent to the busy Scaldwell Road and Harborough Road (A508) roundabout. Mercedes-Benz High Performance Engines, whose principal activities are the design and manufacture of Formula 1 racing engines, are located close by.

#### Description

The property comprises a site of approximately 0.72 hectares (1.78 acres) upon which is built a substantial factory building and additional ancillary industrial buildings. The principal building benefits from an eaves height of 5 metres (16 ft) and the property benefits from a low site coverage of approximately 42%.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion

#### Tenancy and accommodation

Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Industrial/ Office/Ancillary	3,005.38 sq m (32,350 sq ft)	<b>CPL AROMAS LIMITED (1)</b>	25 years from 22/12/1993 on a full repairing and insuring lease	£137,500	22/12/2013 (2) (21/12/2018)
<b>Totals</b>	<b>3,005.38 sq m (32,350 sq ft)</b>			<b>£137,500</b>	

(1) CPL Aromas is a major international fragrance house, operating from seventeen key locations worldwide and serves over 100 countries (Source: www.cplaromas.com). For the year ending 31/03/2014 CPL Aromas Limited reported a turnover of £68,420,000, pre-tax profits of £7,987,000 and a total net worth of £41,232,000. (Source: www.riskdisk.com 16/12/2014).

(2) The 22nd December 2013 rent review is outstanding.

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#### Buyer's Legal Report Service

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