

# lot 51

## Block A, Units 1-9 Faraday Road, London Road Industrial Estate Newbury, Berkshire RG14 2AD

Rent  
**£119,372.75**  
per annum  
exclusive  
(gross)  
**£99,372.75**  
p.a.x. (net)

### Multi-let Industrial Investment

- Comprises 9 industrial units
- Tenants include Hutchinson UK Ltd, Enterprise Rent-A-Car UK Ltd and Eyre & Elliston Ltd
- Approximately 1,505.54 sq m (16,206 sq ft) with an approximate site area of 0.40 hectares (1.00 acres)
- Nearby occupiers include Kwik-Fit, Lidl, Topps Tiles and a number of car dealerships including Audi, Vauxhall, Skoda and Seat





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**Location**

Miles: 58 miles west of Central London  
17 miles south-west of Reading  
26 miles south-east of Oxford

Roads: A339, A4, M4 (Junction 13)

Rail: Newbury Railway Station (50 mins direct to London Paddington),  
Newbury Racecourse Railway Station

Air: London Heathrow Airport

**Situation**

The property is situated on the established London Road Industrial Estate approximately 550 metres north-east of Newbury Town Centre with excellent transport links via the A339 and A34 providing access to the M4. Nearby occupiers include Kwik-Fit, Lidl, Topps Tiles, Pets at Home and a number of car dealerships including Audi, Vauxhall, Skoda and Seat.

**Description**

The property comprises two back-to-back industrial terraces accommodating 9 industrial units. Each unit benefits from a vehicle accessible loading door, an eaves height of approximately 3.5m (11ft) and forecourt car parking. The property has a site area of approximately 0.40 hectares (1.00 acre).

**Tenure**

Long Leasehold – Held from Newbury District Council for a term of 125 years commencing 1st July 1982 at a current rent reserved of £20,000 per annum exclusive which is reviewed on 1st July 2017 and every 5 years to 20% of Open Market Rental Valuation.

**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Tenancy and accommodation**

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
A1	Industrial	172.98 sq m (1,862 sq ft)	<b>SUBARU 4 YOU LTD</b>	6 years from 01/07/2012 (1) (g)	£14,000	(30/05/2018)
A2	Industrial	171.12 sq m (1,842 sq ft)	<b>SUBARU 4 YOU LTD</b>	6 years from 01/07/2012 (g)	£14,000	(30/05/2018)
A3	Industrial	174.00 sq m (1,873 sq ft)	<b>ONE STOP SERVICE CENTRES LTD</b>	From 22/08/2011 until 31/12/2027 (2) (g) (11)	£14,000	22/08/2016, 2021 & 2026
A4	Industrial	164.90 sq m (1,775 sq ft)	<b>EYRE &amp; ELLISTON LTD (3)</b>	10 years from 19/04/2014 until 2024 (12)	£14,000	19/04/2019
A5	Industrial	173.35 sq m (1,866 sq ft)	<b>PET REBELLION LIMITED</b>	5 years from 01/07/2012 (g) (10) (11)	£9,000	(30/06/2017)
A6	Industrial	174.19 sq m (1,875 sq ft)	<b>NEWBURY MOTORS LIMITED</b>	15 years from 01/07/2009 until 2024 (4) (g)	£14,000	01/07/2019
A7 and A9	Industrial	173.54 sq m (1,868 sq ft)	<b>ENTERPRISE RENT-A-CAR UK LTD (5)</b>	10 years from 25/11/2008 (6) (g)	£26,372.75	(24/11/2018)
A8	Industrial	127.27 sq m (1,370 sq ft)	<b>GEO NETWORKS LIMITED (formerly Hutchinsoin Network Services UK Limited) (7)</b>	20 years from 07/12/2007 until 06/12/2027 (8) (g)	£14,000	07/12/2017 & 07/12/2022
<b>Totals</b>		<b>1,505.54 sq m (16,206 sq ft)</b>			<b>£119,372.75</b>	

- (1) As to unit A1, the tenant has served notice to exercise their option to determine the lease on 1st July 2015.
- (2) As to unit A3, the lease provides for mutual options to determine on 24th December 2018, 2021 and 2024.
- (3) As to unit A4, for the year ending 30th September 2013, Eyre & Elliston Ltd reported a turnover of £59,203,794, pre-tax profits of £1,769,815 and a total net worth of £17,514,982. (Source www.riskdisk.com 13/04/2015). The lease provides for a tenant option to determine the lease on 19th April 2019. If the option is not exercised the tenant will benefit from a 2 month rent free period.
- (4) As to Unit A6, the lease provides for a mutual option to determine on 25th November 2018.
- (5) As to Unit A7, for the year ending 31st July 2013, Enterprise Rent-A-Car UK Limited reported a turnover of £457,177,000, pre-tax profits of £17,984,000 and a total net worth of £158,415,000. (Source www.riskdisk.com 13/04/2015).
- (6) As to Unit A7 and A9, the lease provides for a tenant option to determine at any time upon six months' notice after 24th November 2011.
- (7) As to Unit A8, for the year ending 31st December 2013, Hutchinsoin UK Ltd reported a turnover of £1,661,000, pre-tax profits of £601,000 and a total net worth of £230,000. (Source www.riskdisk.com 13/04/2015).
- (8) As to Unit A8, the lease provides for a Landlord's option to determine for redevelopment only on 7th December 2017 on giving 18 months' notice.
- (9) As to Units A1, A2, A3, A5, A6, A7, A8 and A9, the leases are outside of the Security of Tenure Provisions of the Landlord and Tenant Act 1954.
- (10) As to Unit A5, the tenant has served a notice to determine the lease on 1st July 2015.
- (11) The lease is subject to a schedule of condition.
- (12) As to Unit A4, the lease provides for an option to determine the lease on 19th April 2019.

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