lot 51

Rent £119,372.75 per annum exclusive (gross) £99,372.75

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

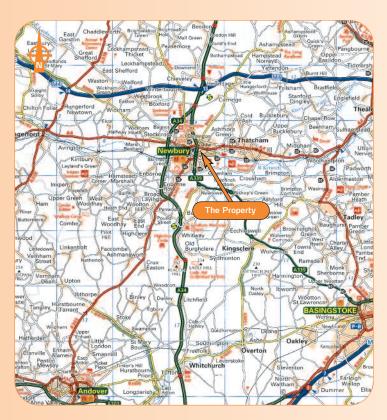
Multi-let Industrial Investment

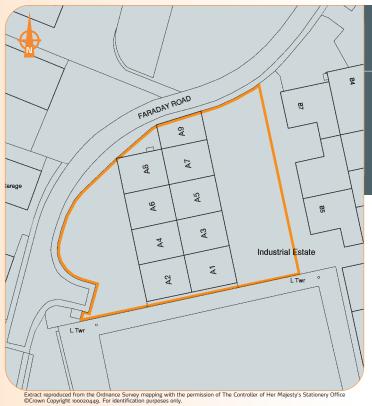
- Comprises 9 industrial units
- Tenants include Hutchinson UK Ltd, Enterprise Rent-A-Car UK Ltd and Eyre & Elliston Ltd
- Approximately 1,505.54 sq m (16,206 sq ft) with an approximate site area of 0.40 hectares (1.00 acres)
- Nearby occupiers include Kwik-Fit, Lidl, Topps Tiles and a number of car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





lot 51





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

London Heathrow Airport Air:

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.

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

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 is applicable to this lot.

Six Week Completion

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

- (1) As to unit A1, the tenant has served notice to exercise their option to determine the lease on 1st July 2015.
- (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.
 (a) As to Unit A6, the lease provides for a mutual option to determine on 25th November 2018.
- (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, Hutchinson 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 Unit 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

- (n) 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.

John Mehtab Tel: +44 (o)20 7034 4855. Email: john.mehtab@acuitus.co.uk

Alec Linfield Tel: +44 (o)20 7034 4860. Email: alec.linfield@acuitus.co.uk www.acuitus.co.uk

Dentons UKMEA LLP DENTONS Tel: +44 (o)2o7 32o 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Wragge Lawrence Graham LLP wragge Lawrence Granam LLP 4 More London Riverside, London SE1 2AU. Tel: +444 (o)2o 7759 6918. Email: catherine.gunz@wragge-law.com Ref: Catherine Gunz.