

Units 11 & 12, 19-25 Second Avenue, Bluebridge Industrial Estate Halstead, Essex CO9 2SU

lot 67

Freehold Industrial Investment

- Let to Brooks Transport Services Limited until December 2021 (subject to option)
- Nearby occupiers include Travis Perkins, Bolt Building Supplies, Strand Systems and Eurospares
- Located on established industrial estate

Rent
£30,561
per annum
exclusive



Location

Miles: 13 miles west of Colchester
22 miles north of Chelmsford
7 miles north-east of Braintree
Roads: M11 (Junction 11), A131, A12, A120
Rail: Braintree Railway Station
Air: Stansted Airport

Situation

The property is situated on the northern side of Second Avenue which forms part of the established Bluebridge Industrial Estate to the east of Halstead town centre. Nearby occupiers include Travis Perkins, Bolt Building Supplies, Strand Systems and Eurospares.

Description

The property comprises two industrial units benefiting from an eaves height of approximately 3 metres (10 ft) and two vehicle access loading doors. The property benefits from ancillary offices and a yard area for turning and parking.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

Unit 2 Second Avenue is being offered separately as lot 65.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
11/12	Ground/ First	Industrial/ Ancillary	945.28 sq m (10,175 sq ft)	BROOKS TRANSPORT SERVICES LIMITED (1)	10 years from 22/12/2011 on a full repairing and insuring lease (2)	£30,561	22/12/2016 (21/12/2021)
Totals			945.28 sq m (10,175 sq ft)			£30,561	

- (1) Brooks Transport Services Limited provides a range of transport and international logistics services including warehousing, distribution and road haulage throughout the UK and overseas. (Source: www.brooks-transport.co.uk 01/04/15)
(2) The lease provides for a tenant option to determine the lease on 22/12/2016.

For further details please contact:

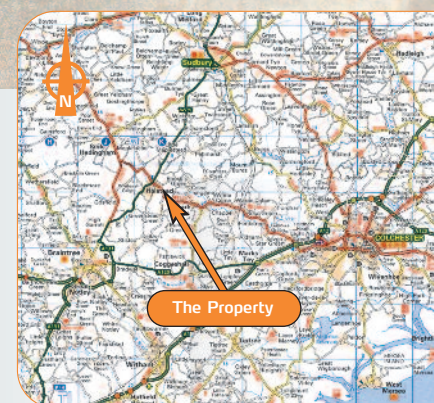
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acutus.co.uk
Henry Wilkinson
Tel: +44 (0)20 7034 4861.
Email: henry.wilkinson@acutus.co.uk
www.acutus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)20 7320 3968.
Email: greg.rigby@dentons.com
See: www.acutus.co.uk for further details

Seller's Solicitors:

Nabarro LLP
1 South Quay, Victoria Quays, Sheffield S2 5SY.
Tel: +44 (0)114 279 4129.
Email: j.smith@nabarro.com
Ref: Jonathan Smith.



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