

Unit 2, Second Avenue, Bluebridge Industrial Estate Halstead, Essex CO9 2SU

lot 65

Freehold Industrial Investment

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

Rent
£17,875
per annum
exclusive



Location

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

Situation

The property is situated on 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 a single storey industrial unit benefiting from an eaves height of approximately 3 metres (10 ft) and a single vehicle access loading door. The property benefits from ancillary offices, car parking and a yard area.

Tenure
Freehold.

VAT
VAT is applicable to this lot.

Six Week Completion

Note
Units 11 & 12, 19-25 Second Avenue is being offered separately as Lot 67.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Industrial	507.89 sq m (5,467 sq ft)	BROOKS TRANSPORT SERVICES LIMITED (1)	10 years from 25/12/2011 on a full repairing and insuring lease (2)	£17,875	25/12/2016 (24/12/2021)
Totals		507.89 sq m (5,467 sq ft)			£17,875	

(1) Brooks Transport Services Limited provides a large range of transport and logistics services including warehousing, distribution and road haulage throughout the UK and overseas. (Source: www.brooks-transport.co.uk 01/04/2015)
(2) The lease provides for a tenant option to determine on 25th December 2016.

For further details please contact:

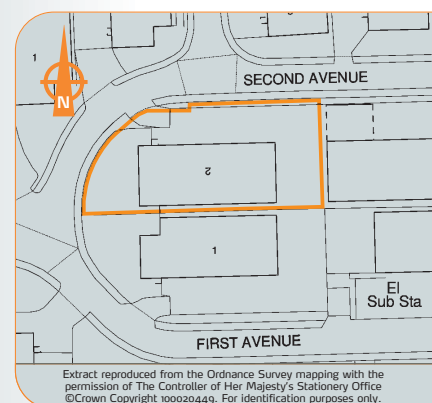
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Henry Wilkinson
Tel: +44 (0)20 7034 4861.
Email: henry.wilkinson@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)20 7320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.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.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.