

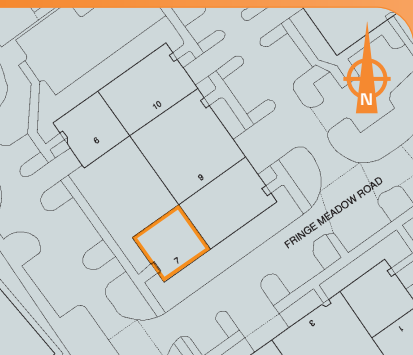
lot 75

Unit 7, Centech Park, Fringe Meadow Road Moons Moat North Industrial Estate, Redditch, Worcestershire B98 9NR

Rent
£19,400
per annum
exclusive

Freehold Office Investment

- Let to UK – NSI Co. Limited t/a Nippon Seiki on a new lease until 2024 (no breaks)
- Tenant also occupying Unit 9
- Self-contained office accommodation totalling approximately 215.72 sq m (2,322 sq ft)
- Benefits from allocated parking for 11 cars
- Situated on well located and established business park
- Nearby occupiers include Capita, Aggora Group, SSE Audio Group and McDonald's



Location

Miles: 13 miles south of Birmingham
19 miles west of Royal Leamington Spa
20 miles north-east of Worcester
Roads: A435, A441, M42 (Junction 3), M40 (Junction 16), M5
Rail: Redditch Railway Station
Air: Birmingham International Airport

Situation

Centech Park is situated on Fringe Meadow Road and comprises a campus-style development of single storey offices on Moons Moat North Industrial Estate, the town's principal business and industrial estate located 3 miles east of Redditch town centre.

The estate benefits from excellent transport links being located off the A441, which provides access to the M42 Motorway to the north (approximately 5 mins drive). Nearby occupiers include Capita, Aggora Group, SSE Audio Group and McDonald's.

Description

The property comprises self-contained ground floor office accommodation benefitting from suspended ceilings, double glazing, central heating, entrance lobby and kitchenette.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Office	215.72 sq m (2,322 sq ft)	UK – NSI CO. LIMITED (t/a Nippon Seiki) (1)	From 05/05/2015 to 23/07/2024 on a full repairing and insuring lease	£19,400 (2)	24/07/2019
Totals		215.72 sq m (2,322 sq ft)			£19,400	

- (1) UK-NSI is the European manufacturing centre of Nippon Seiki, a Japanese company which specialises in the supply of high-technology instruments and displays to the automotive and motorcycle markets. Established in Redditch, Worcestershire in 1988, UK-NSI produces close to 1 million instruments per year. (Source: www.uk-nsi.co.uk). For the year ending 31/03/2014, UK-NSI Co. Limited reported a turnover of £62,449,473, pre-tax profits of £2,967,814 and a total net worth of £12,588,170. (Source: www.riskdisk.com 14/09/2015)
- (2) The tenant is currently benefitting from a rent free period due to expire on 3rd November 2016. The seller has agreed to adjust the completion monies so that the property will produce £19,400 p.a.x from completion of the sale.

For further details please contact:

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Buyer's Legal Report Service

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Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

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