

lot 33

## ARRK Europe Limited Langrish, Petersfield, Hampshire GU32 1RL

Rent  
**£245,690**  
per annum  
exclusive

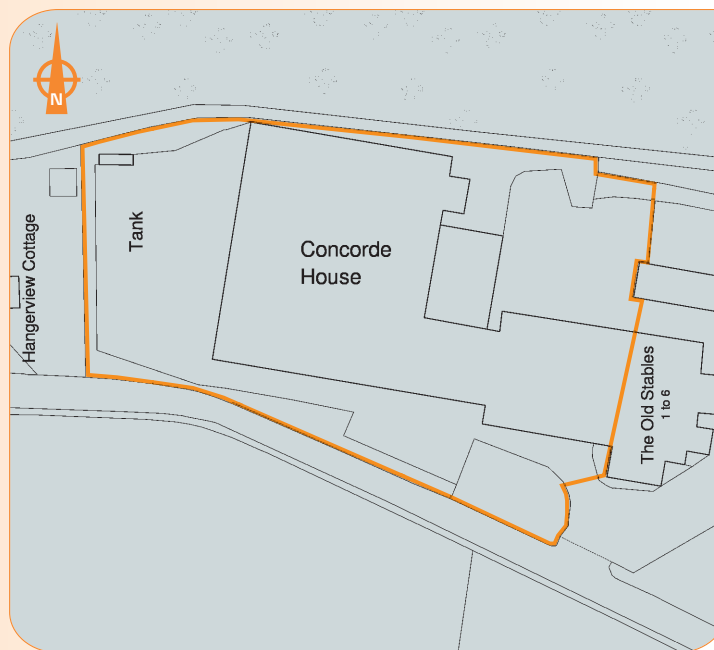
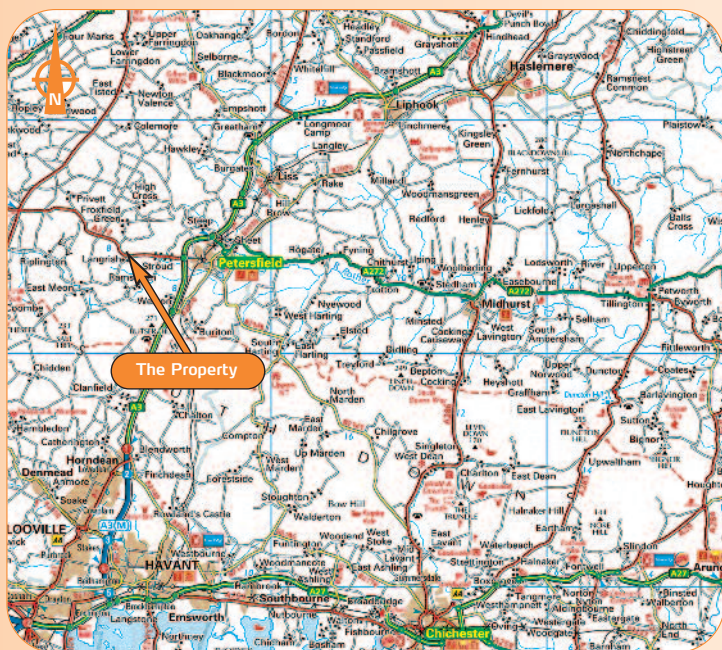
### Freehold Industrial Investment

- Let to ARRK Europe Limited and ARRK Product Development Group Limited (guaranteed by ARRK Corporation)
- Affluent Meon Valley and South Downs National Park Location
- Long term residential potential (subject to consents)

- Tenant in occupation (in different guises) for some 70 years
- Rent Review in 2018
- Approximate 3,578 sq m (38,512 sq ft) and 0.85 hectares (2.1 acres) 42% site coverage







lot 33

Rent  
£245,690  
per annum  
exclusive

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



Aerial taken October 2014

**Location**

Miles: 60 miles south-west of London  
20 miles north of Portsmouth  
30 miles south-east of Guildford  
Roads: A3, A272, A31  
Rail: Petersfield Railway Station  
Air: Southampton Airport

**Situation**

Petersfield is an affluent and popular London commuter town in the South Downs National Park, some 60 miles south-west of London. The property is adjacent to residential property to the north and an office building to the south. Langrish House Hotel is situated some 100 metres away.

**Description**

The property comprises a series of industrial buildings benefiting from an eaves height of 6.2m (20ft) and 7.45m (24ft) and high quality ancillary air conditioned office accommodation. The property further benefits from a site area of 0.85 hectares (2.1 acres), with a site coverage of 42% providing on-site car parking. The seller understands that the tenant has invested about £3.5m in the site in the last 3 years.

**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/ (Reversion)
Ground	Industrial	2,910.49 sq m	<b>ARRK EUROPE LIMITED and ARRK PRODUCT DEVELOPMENT GROUP LIMITED (Guaranteed by ARRK Corporation) (1)</b>	16 years from 29/11/2003 on a full repairing and insuring lease (2)	£245,689	29/11/2018 (28/11/2019)
Ground	Office/Ancillary	633.07 sq m				
First	Canteen	51.57 sq m				
	Substation		<b>SOUTHERN ELECTRIC PLC</b>	21 years from 28/01/1998	£1	28/01/2019
<b>Totals</b>		<b>3,595.13 sq m</b>			<b>£245,690</b>	

(1) ARRK's origins date back to 1948 in Japan. The ARRK Corporation in Japan remains the parent company to all other ARRK Companies. Today, the ARRK Corporation employs around 5000 people and they are suppliers to Bentley, Aston Martin, Range Rover and Vauxhall (www.rrkeurope.com). For the year ending 31st December 2014, Arkk Europe Limited reported a turnover of £60,030,000, pre-tax profits of £1,966,000 and a total net worth of £8,519,000. (Source: www.riskdisk.com 05/11/2015).

(2) The lease is subject to a schedule of condition.

**For further details please contact:**

**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acutus.co.uk

**Alec Linfield**  
Tel: +44 (0)20 7034 4860.  
Email: alec.linfield@acutus.co.uk

www.acutus.co.uk

**Buyer's Legal Report Service**

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acutus.co.uk](http://www.acutus.co.uk) for further details



**Seller's Solicitors:**

**Sherrards**  
7 Swallow Place, London W1B 2AG.  
Tel: +44 (0)20 7478 9011.  
Email: james.gordon@sherrards.com or map@sherrards.com  
Ref: James Gordon or Mark Peters.