

lot 53

The Orbit Centre, Ashworth Road Swindon, Wiltshire SN5 7YG

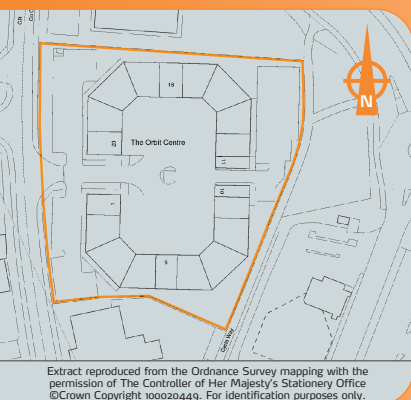
Rent
£28,200.64
(3)
per annum
exclusive

Freehold Geared Industrial Ground
Rent Investment

- Well occupied established industrial estate providing 28,434 sq ft accommodation
- Entirely let until September 2110 (no breaks) with 15% geared rent reviews quarterly
- Prominent roadside location less than 2 miles from the M4 (Junction 16)
- Located adjacent to Sainsbury's Superstore and opposite a Honda and Mini Showroom



On behalf of
Joint LPA Receivers



Location

Miles: 32 miles south-west of Oxford
34 miles north-east of Bath
44 miles north-west of Reading
Roads: B4006 (Great Western Way), A3102, M4 (Junction 16)
Rail: Swindon
Air: Bristol International Airport

Situation

The property is situated 2 miles west of Swindon town centre just off the Great Western Way dual carriageway on Ashburton Road and within close proximity to Junction 16 of the M4 Motorway. The estate is adjacent to a large Sainsbury's Superstore and petrol station and opposite a Honda and Mini Car Dealership.

Description

The Orbit Centre comprises a self-contained industrial estate around a busy courtyard which has been divided to provide 14 units. The units offer varied space over ground, first and mezzanine level accommodation. The property benefits from on-site parking for over 60 cars and has a total approximate site area of 0.189 acres (0.077 hectares).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Unit	Floor	Use	GIA Floor Areas (Approx)	Tenant	Term	Rent p.a.x. Reviews
1-20	Ground, First & Mezzanine	Warehouse/ Office/Retail	2,641.40 sq m (28,434 sq ft)	FISH BROTHERS PROPERTY INVESTMENT LLP (1) (2)	125 years from 29/09/1985 until 28/09/2110 on a full repairing and insuring lease	£28,200.64 Quarterly (3)
Totals			2,641.40 sq m (28,434 sq ft)			£28,200.64 (4)

- (1) For the year ending 31st March 2015, Fish Brothers Property Investment LLP reported a total net worth of £2,807,132 (Experian Group 18/01/2016)
- (2) The tenant has sublet units to various subtenants. Further details, including a floor area breakdown per unit, can be found within the legal pack.
- (3) The rent reviews are each quarter day (being 25th March, 24th June, 29th September and 25th December) and are geared to 15% of the net rent received (see the lease in the legal pack for full details).
- (4) The rent stated is the average of the annualised June 2015 quarter rent (£29,693.52) and the annualised September 2015 quarter rent (£26,707.76).

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Georgina Roberts
Tel: +44 (0)20 7034 4863.
Email: georgina.roberts@acuitus.co.uk
www.acuitus.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.acuitus.co.uk** for further details



Seller's Solicitors:

DLA Piper
Victoria Square House, Victoria Square,
Birmingham B2 4DL
Tel: +44 (0)121 262 5648.
Email: charlotte.duce@dlapiper.com
Ref: Charlotte Duce.