

lot 55

Rent  
£60,000 per  
annum  
exclusive

## Thames Water Highworth Depot, Unit 1 Blackworth Industrial Estate Highworth, Swindon, Wiltshire SN6 7NA

### Freehold Office/Warehouse Investment

- Let to Thames Water Utilities Limited
- Purpose built building
- Tenant in occupation since 1993
- Established industrial estate
- 8,664 sq ft on an approximate site area of 1.11 acres



### Location

Miles: 8 miles north of Swindon  
26 miles south-west of Oxford  
34 miles south-east of Gloucester  
Roads: A361, A419, M4 (Junction 15)  
Air: Bristol Airport

### Situation

The property lies on the northern side of the strategically located Blackworth Industrial Estate, which sits adjacent to the A361, approximately one mile north of Highworth town centre. Other occupiers on the estate include Simpsons Subaru, ThyssenKrupp and Office Furniture 4U.

### Description

The property comprises a detached office/warehouse building arranged on the ground and first floors. The property benefits from on-site parking and an approximate site area of 1.11 acres.

### Tenure

Freehold.

### VAT

VAT is applicable to this property.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Offices/Storage	362.31 sq m	(3,900 sq ft)	<b>THAMES WATER UTILITIES LIMITED (1)</b>	5 years from 24/02/2016 (2) on a full repairing and insuring lease (3)	£60,000	24/02/2019
First	Offices	442.55 sq m	(4,764 sq ft)				
<b>Totals</b>		<b>804.86 sq m</b>	<b>(8,664 sq ft) (4)</b>			<b>£60,000</b>	

(1) For the year ending 31st March 2015, Thames Water Utilities Limited reported a turnover of £2,026,800,000, pre-tax profits of £335,800,000 and a total net worth of £1,438,600,000. (Source: Experian Group 05/04/2016)

(2) The lease is subject to a rolling tenant option to determine at any time after 24th August 2018, subject to 6 months' prior written notice.

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

(4) The property has a total gross internal floor area of approximately 931.04 sq m (10,022 sq ft).

NB: The lease is contracted outside the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

### For further details please contact:

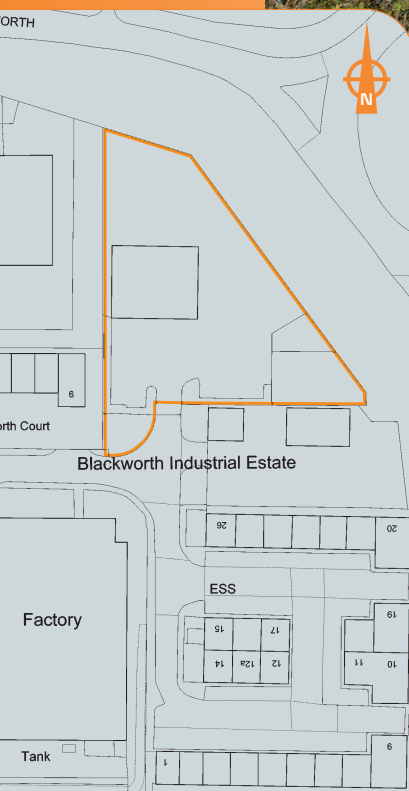
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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: **www.acuitus.co.uk** for further details

### Seller's Solicitors:

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