

Units 37 & 38, Uddens Trading Estate Wimborne, Dorset BH21 7NL

Freehold Industrial/Office Ground Rent Investment

- Let to Trustees of Denton SIPP (on two leases)
- Leases expire in September 2109 and March 2111 (over 93 years unexpired)
- Imminent and important rent review on Unit 38 in April 2017 (Unit 37 rent review in September 2015 recently completed at rent equating to £8 p.s.f.)

- Recent increase in rent on Unit 37 to £15,156.80 per annum in September 2015 (equating to £8 p.s.f.)
- Notice served on Unit 38 proposing new rent of £13,500 per annum exclusive
- 5 yearly rent reviews on both units - rents reviewed to 20% of rack rental value of each premises

lot 5

Rent
£23,956.80
per annum
exclusive



Unit 38



Unit 37

Location

Miles: 9 miles north-west of Bournemouth
30 miles south-west of Southampton
Roads: A31, A3049, A350
Air: Bournemouth Airport

Situation

The property is situated on the strategically located Uddens Trading Estate, which sits a short distance from the A31, a major trunk road connecting with the M27. Uddens Trading Estate adjoins Ferndown Industrial Estate, providing the largest industrial area within the East Dorset locality. Other occupiers on the estate include DPD and Bayquest.

Description

The property comprises two buildings each arranged on the ground and first floors.

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 & First (Unit 37)	Offices/Workshop	880.07 sq m (9,493 sq ft)	TRUSTEES OF DENTON SIPP - P.HELME (t/a Farrow & Ball)	125 years from 14/09/1984 until 13/09/2109	£15,156.80	14/09/2020 and 5 yearly thereafter (i)
Ground & First (Unit 38)	Offices/Warehouse	679.18 sq m (7,311 sq ft)	TRUSTEES OF DENTON SIPP - M.F.E. EPHSON (t/a Farrow & Ball)	125 years from 31/03/1986 until 30/03/2111	£8,800	01/04/2017 and 5 yearly thereafter (i)
Totals		1,559.23 sq m (16,784 sq ft)			£23,956.80	

(i) The rent is reviewed to 20% of the rack rented value of the premises - please see lease.

For further details please contact:

David Margolis
Tel: +44 (0)20 7034 4862.
Email: david.margolis@acuitus.co.uk
George Watkins
Tel: +44 (0)20 7034 4861.
Email: george.watkins@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:

Macrory Ward
27 Station Road, New Barnet, Herts, EN5 1PH.
Tel: +44 (0)20 8440 3258.
Email: martina@macroryward.co.uk
Ref: Martina Ward.

