

lot 5

Units 1 & 2 Fourth Avenue Westinghouse Road, Trafford Park, Manchester, M17 1DB

Rent
£125,859 per
annum
exclusive

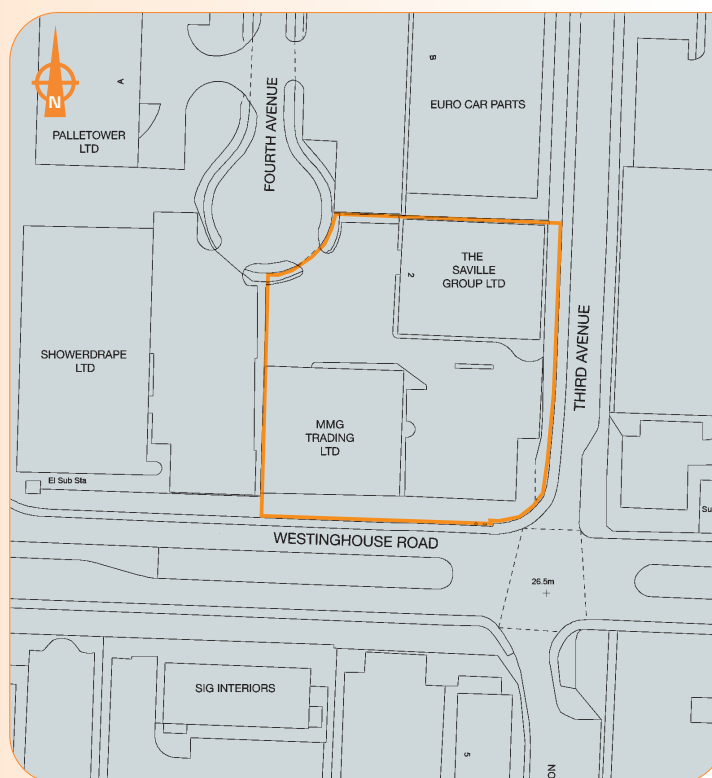
Freehold Industrial Investment

- Two Industrial Units let to The Saville Group Limited and MMG Trading Limited
- Located in one of the largest and most successful business parks in Europe
- Within close proximity of A57(M), M602 (Junction 2) and M60 (Junction 9)
- Nearby occupiers include Euro Car Parts, Adidas, SIG Interiors and Palletower Ltd



On behalf of  ROYAL LONDON





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Location

Miles: 3.8 miles south-west of Manchester City Centre
 Roads: A5081, A56, A57(M), M602 (Junction 2), M60 (Junction 9)
 Rail: Trafford Park and Manchester United Football Ground Stadium
 Rail/Metro Link
 Air: Manchester Airport

Situation

Trafford Park is situated just 3.8 miles south-west of Manchester city centre and is one of the largest and most successful business parks in Europe housing over 1,330 businesses. The location benefits from excellent transport links with the A57(M), M602 (Junction 2) and M60 (Junction 9) within close proximity as well as The Metrolink providing fast access to the city centre. The property is located on Fourth Avenue which is accessible from Village Way, the main arterial route between the A56 and the M60 (Junction 9). Nearby occupiers include Euro Car Parts, Adidas, L'Oreal, SIG Interiors and Pallettower Ltd.

Description

The property comprises two detached industrial units with a shared entrance and rear car park. The units are of steel portal frame construction and benefit from roller shutter doors and an eaves height of approximately 5.2 metres. The site benefits from on-site parking for around 40 cars and total approximate area of 1.176 acres (0.475 hectares).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit No.	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
1	Ground	Warehouse	814.20 sq m	MMG TRADING LIMITED (1)	10 years from 23/05/2013 (2)	£56,680	23/05/2018 (22/05/2023)
	Ground	Office/Ancillary	240.06 sq m				
2	Ground	Warehouse	597.83 sq m	THE SAVILLE GROUP LIMITED (3)	10 years from 02/05/2008	£69,179	(01/05/2018)
	Ground	Office/Ancillary	516.07 sq m				
Total			2168.16 sq m (23,338 sq ft)			£125,859	

- (1) MMG Trading Limited are a supplier of military, tactical and outdoor clothing and accessories (Source: mmgtrading.co.uk 24/05/2016). For the year ending 31st July 2015, MMG Trading Limited reported a total net worth of £966,262 (Source: Experian Group 24/05/2016).
- (2) The lease provides an option to determine on 23rd May 2018.
- (3) For the year ending 31st December 2014, The Saville Group Limited reported a turnover of £34,707,289, pre-tax profits of £667,434 and a total net worth of £2,645,334. (Source: Experian Group 24/05/2016). The Saville Group Limited is one of the UK's most experienced and innovative providers of AV products, integrated AV/IS systems, unified communications technology and conference and live events production services (Source: www.saville-av.com 26/05/2016).
- (4) For the year ending 31st December 2014, SEA Holdings Limited reported a turnover of £41,360,107, pre-tax profits of £892,609 and a total net worth of £3,397,267 (Source: Experian Group 26/05/2016).

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