

lot 71

Rent
£190,031 per
annum

Imex Business Park, Flaxley Road Stechford, Birmingham B33 9AL

Freehold Industrial/Trade Counter
Investment

- 48 units totalling approximately 4,969.90 sq m (53,497 sq ft)
- Site Area approximately 1.34 hectares (3.31 acres)

- Opposite the Stechford Retail Park with occupiers including McDonald's, Matalan, JJB Sports and Home Bargains
- Future redevelopment potential (subject to consents)



On behalf of
Hansteen



Location

Miles: 3.5 miles east of Birmingham city centre
1.5 miles south of Junction 5 of M5 Motorway
Roads: A4040, M6 (Junctions 5 & 6)
Rail: Stetchford Railway Station
Air: Birmingham International Airport

Situation

The site is prominently situated on the north side of Flaxley Road (A4040) at the junction of Flaxley Parkway directly opposite the important Stetchford Retail Park with residential properties to the west and east of the site.

Description

The Imex Business Park comprises some 48 industrial/trade counter and Warehouse units with a prominent frontage to Flaxley Road. The property has an approximate site area of 1.34 hectares (3.31 acres).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the auctioneers and provide identification on site. Please contact Will Moore Email: will.moore@acuitus.co.uk

Six Week Completion**lot 71**

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Location	Floor	Use	Floor Area Approx		Tenant	Term	Rent p.a.x	Reversion
Unit 01	Ground	Industrial	78.87 sq m	(849 sq ft)	INDIVIDUAL	4 years from 01/07/2012	£9,350	30/06/2016
Unit 02	Ground	Industrial	83.61 sq m	(900 sq ft)	INDIVIDUALS	4 years from 01/06/2012	£8,700	Holding Over
Unit 03	Ground	Industrial	83.61 sq m	(900 sq ft)	INDIVIDUAL	3 years from 17/02/2014	£7,800	16/02/2017
Unit 04	Ground	Industrial	83.61 sq m	(900 sq ft)	CROWN GROUP (UK) LIMITED	3 years from 19/12/2015 (1)	£7,050	18/12/2018
Unit 05	Ground	Industrial	83.61 sq m	(900 sq ft)	MIO SLEEP LIMITED	Approximately 3 years from 01/02/2016 (2)	£7,050	18/12/2018
Unit 06	Ground	Industrial	65.03 sq m	(700 sq ft)	INDIVIDUAL	3 years from 19/12/2015 (3)	£3,150	18/12/2018
Units 07, 08 & 09	Ground	Industrial	301.84 sq m	(3,249 sq ft)	ZEE HARDWARE LIMITED	3 years from 01/02/2016	£7,500 (4)	31/01/2019
Unit 11	Ground	Industrial	111.48 sq m	(1,200 sq ft)	ROTATING ELECTRICS LIMITED	3 years from 24/09/2015	£5,400	23/09/2018
Unit 12	Ground	Industrial	111.48 sq m	(1,200 sq ft)	VACANT			
Unit 12A	Ground	Industrial	111.48 sq m	(1,200 sq ft)	CENTRAL ENVIRONMENTAL SERVICES LIMITED	1 year from 01/05/2013	£3,900	Holding Over
Unit 14	Ground	Industrial	111.48 sq m	(1,200 sq ft)	ELEGANT CLUB FENDERS LIMITED	3 years from 22/09/2015 (5)	£4,020	21/09/2018
Unit 15	Ground	Industrial	102.19 sq m	(1,100 sq ft)	GLOBAL RETURNS LIMITED	1 year from 12/08/2013	£3,200	Holding Over
Unit 16	Ground	Industrial	102.19 sq m	(1,100 sq ft)	INDIVIDUAL	1 year from 01/05/2016 (8)	£4,600	30/04/2017
Unit 17	Ground	Industrial	111.48 sq m	(1,200 sq ft)	INDIVIDUAL	1 year from 01/03/2016	£5,000	28/02/2017
Unit 18	Ground	Industrial	111.48 sq m	(1,200 sq ft)	INDIVIDUAL	1 year from 01/06/2013	£2,800	Holding Over
Unit 19	Ground	Industrial	204.39 sq m	(2,200 sq ft)	VACANT			
Unit 20	Ground	Industrial	65.03 sq m	(700 sq ft)	INDIVIDUAL	1 year from 01/06/2016	£2,500	31/05/2017
Unit 21	Ground	Industrial	65.03 sq m	(700 sq ft)	INDIVIDUAL	1 year from 07/07/2015	£2,940	06/07/2016
Unit 22	Ground	Industrial	65.03 sq m	(700 sq ft)	INDIVIDUAL	3 years from 01/04/2016 (6)	£2,800	31/03/2019
Unit 23	Ground	Industrial	66.89 sq m	(720 sq ft)	INDIVIDUAL	1 year from 01/01/2016	£2,000	31/12/2016
Unit 24	Ground	Industrial	65.03 sq m	(700 sq ft)	INDIVIDUAL	1 year from 01/07/2012	£2,975	Holding Over
Unit 25	Ground	Industrial	65.03 sq m	(700 sq ft)	INDIVIDUAL	1 year from 01/07/2015	£3,250	30/06/2016
Unit 26	Ground	Industrial	65.03 sq m	(700 sq ft)	INDIVIDUAL	1 year from 04/01/2016	£2,800	03/01/2017
Unit 27	Ground	Industrial	65.03 sq m	(700 sq ft)	INDIVIDUAL	1 year from 01/01/2016	£4,377	31/12/2016
Unit 28	Ground	Industrial	66.89 sq m	(720 sq ft)	INDIVIDUAL	1 year from 01/11/2010	£3,420	Holding Over
Unit 29	Ground	Industrial	74.32 sq m	(800 sq ft)	INDIVIDUAL	1 year from 01/11/2015	£2,800	31/10/2016
Unit 30	Ground	Industrial	213.68 sq m	(2,300 sq ft)	ELITE EXPORT LIMITED	1 year from 01/10/2015	£8,400	30/09/2016
Unit 32	Ground	Industrial	232.26 sq m	(2,500 sq ft)	XZERES WIND CORP/XZERES WIND	Licence - 6 months from 16/10/2015	£15,600 (9)	-
Unit 34	Ground	Industrial	232.26 sq m	(2,500 sq ft)	INDIVIDUAL	Licence - 1 year from 01/05/2016	£4,000	30/04/2017
Unit 36	Ground	Industrial	232.26 sq m	(2,500 sq ft)	ELITE EXPORT LIMITED	Licence - 6 months from 11/01/2016	£8,400 (7)	10/07/2016
Unit 40	Ground	Industrial	232.26 sq m	(2,500 sq ft)	INDIVIDUAL	1 year from 01/02/2016	£7,500	31/01/2017
Units 38, 42, 44, 46	Ground	Industrial	929.03 sq m	(10,000 sq ft)	INDIVIDUAL	1 year from 01/09/2015	£21,000	31/08/2016
Unit A01 & 10	Ground	Office/Industrial	195.65 sq m	(2,106 sq ft)	CENTRAL ENVIRONMENTAL SERVICES LIMITED	1 year from 01/05/2013	£14,249	Holding Over
Unit A02 & A3F	Ground	Office	28.15 sq m	(303 sq ft)	VACANT			
Unit A04 & A05	Ground	Office	90.12 sq m	(970 sq ft)	INDIVIDUAL	1 year from 01/11/2015	£1,500	31/10/2016
Unit A3a	Ground	Office	4.09 sq m	(44 sq ft)	VACANT			
Unit A3b	Ground	Office/Storage	13.01 sq m	(140 sq ft)	VACANT			
Unit A3c	Ground	Office/Storage	19.23 sq m	(207 sq ft)	VACANT			
Unit A3d	Ground	Office/Storage	14.21 sq m	(153 sq ft)	VACANT			
Unit A3e	Ground	Office/Storage	12.63 sq m	(136 sq ft)	VACANT			
Totals			4,969.90 sq m	(53,497 sq ft)			£190,031	

- (1) The lease is subject to tenant options to determine on 19th December 2016 and 19th December 2017.
 (2) The lease is subject to tenant options to determine on 18th December 2016 and 18th December 2017.
 (3) The lease is subject to tenant options to determine on 19th December 2016 and 19th December 2017.
 (4) The lease provides for fixed rental increases to £8,000 p.a.x. in February 2017 and £8,500 in February 2018.
 (5) The lease provides for a rolling tenant option to determine on providing one month's prior written notice.
 (6) The lease is subject to tenant options to determine on 1st April 2017 and 1st April 2018.
 (7) The tenant is occupying the premises by way of a six month licence. The rent stated has been annualised.
 (8) The lease is subject to a tenant option to determine on 30th June 2016.
 (9) The rent stated has been annualised.

For further details please contact:

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Buyer's Legal Report Service

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 See: **www.acuitus.co.uk** for further details

**Seller's Solicitors:**

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