

lot 42

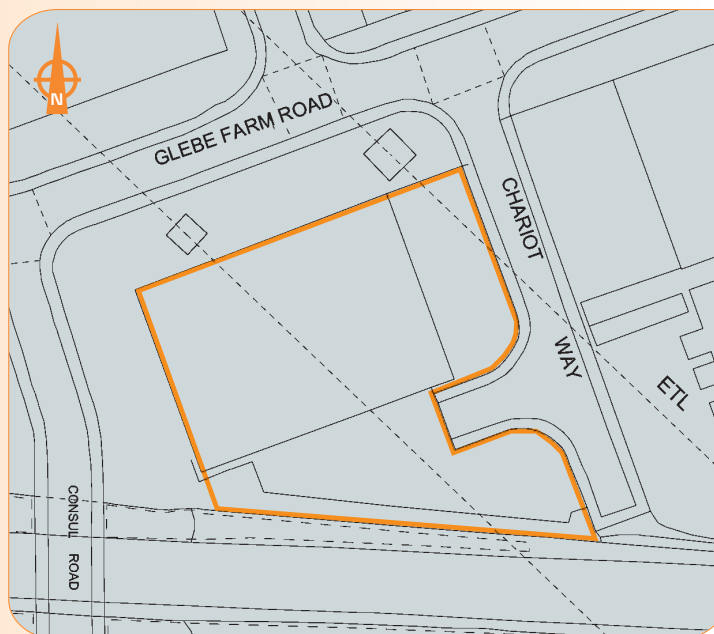
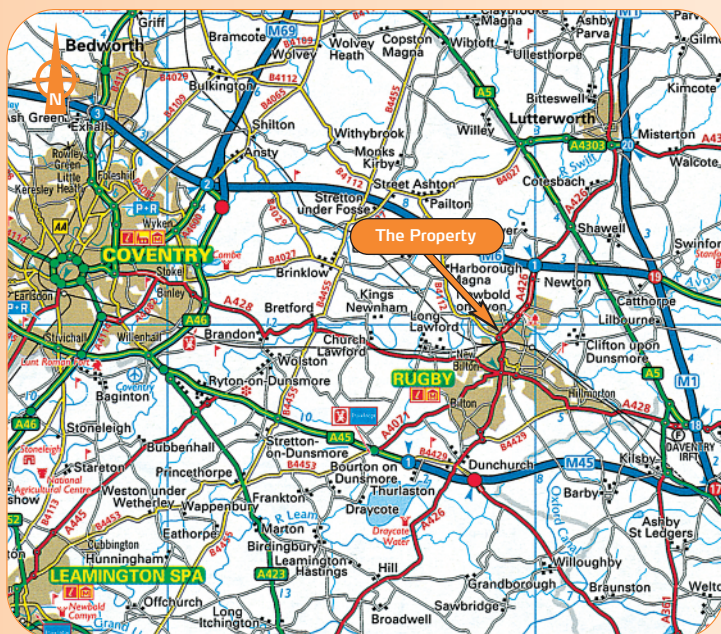
Rent
£110,125 per
annum
exclusive

Unit 2 Chariot Way Glebe Farm Industrial Estate, Rugby CV21 1DA

Freehold Industrial Investment

- Let to SPS Aerostructures Limited on a renewed 10 year lease until 2026 (subject to option)
- Established Industrial Estate
- Approximately 0.35 hectares (0.87 acres) with a site coverage of approximately 51%
- Approximately 2 miles south of the M6 (Junction 1) and 1.5 miles north of Rugby
- Close to The Junction One and Elliott's Field Retail Parks with occupiers including Laura Ashley Home, Tesco Superstore, Halfords





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Location

Miles: 33 miles east of Birmingham
19 miles south of Leicester
23 miles north-west of Northampton
Roads: A5, A426, M1, M6 (Junction 1)
Rail: Rugby Railway Station
Air: Birmingham Airport, Coventry Airport

Situation

Glebe Farm Industrial Estate is an established business park some 1.5 miles north of Rugby town centre and some 2 miles south of the M6 (Junction 1). The property is situated on the west side of Chariot Way at its junction with Glebe Farm Road. The Junction One and Elliott's Field Retail Parks are close by with occupiers including Laura Ashley Home, Tesco Superstore, Halfords and M&S.

Description

The property comprises a substantial industrial building which benefits from an eaves height of approximately 5m/16ft and a single vehicle access loading door. The property further benefits from first floor integrated offices at the front of the property, a site area of approximately 0.35 hectares (0.87 acres) with a site coverage of approximately 51% and car parking for approximately 43 cars.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term.	Rent p.a.x.	Review/(Reversion)
Ground	Office/Warehouse	1,787 sq m (19,240 sq ft)	SPS AEROSTRUCTURES LIMITED (1)	10 years from 11/03/2016 on a full repairing and insuring lease (2)	£110,125	11/03/2021 (10/03/2026)
First	Office/Ancillary	590.40 sq m (6,355 sq ft)				
Total		2,377.80 sq m (25,595 sq ft)			£110,125	

(1) SPS Aerostructures is an engineering business in the production of precision-machined fabrications and assemblies for civil and military aircraft and rotorcraft (Source: www.pccaero.com). For the year ending 31st March 2015, SPS Aerostructures Limited reported a turnover of £87,995,000, pre-tax profits of £15,527,000 and a total net worth of £61,862,000. (Source: www.riskdisk.com 14/09/2016).

(2) The lease provides for a tenant option to determine the lease on 10/03/2021 subject to an 18 month rent penalty.

For further details please contact:

John Mehtab
Tel: +44(0)20 7034 4855
Email: john.mehtab@acuitus.co.uk

Alec Linfield
Tel: +44 (0)20 034 4860
Email: alec.linfield@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:

Gordon Dadds LLP
6 Agar Street, London, WC2N 4HN
Tel: +44 (0)20 7759 1645
Email: kiranyadav@gordondadds.com
Ref: Kiran Yadav