

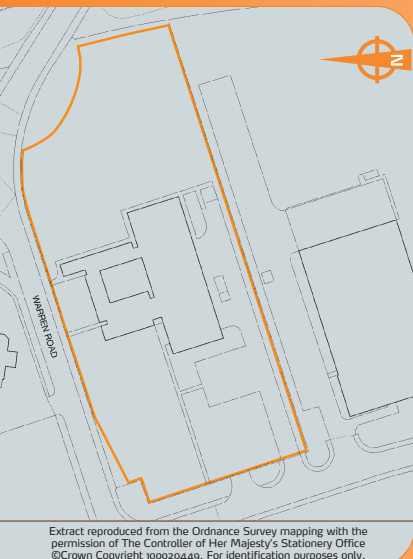
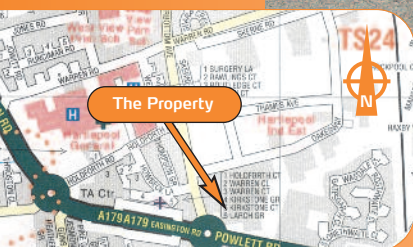
lot 46

Unit 34, Oakesway Industrial Estate Oakesway Hartlepool, County Durham TS24 0RB

Rent £13,100
per annum
exclusive

Freehold Ground Rent Investment

- Let to Hartlepool Borough Council
- Next Rent Review April 2018
- Lease expires April 2077 (approximately 61 years unexpired)
- Site Area approximately 2.41 acres



Location

Miles: 1.5 miles north-west of Hartlepool town centre
15 miles north of Middlesbrough
21 miles south of Sunderland
Roads: A19, A179, A689, A1(M)
Rail: Hartlepool Railway Station
Air: Durham Tees Valley International Airport

Situation

The property is situated in an established industrial area on the northern side of Oakesway, close to its junction with Warren Road. The property is predominantly accessed from Warren Road which links to the A1049 West View Road to the east and the A179 Easington Road to the west. This connects to the A19 approximately 6 miles to the west. Other nearby industrial occupiers include Expert Cables, Britton Group, Phoenix Steel, Coveris and TMD Friction. University Hospital of Hartlepool is located about 500 metres away.

Description

The property comprises two large intercommunicating buildings arranged on the ground floor only. The property benefits from parking for approximately 26 cars and a site area of about 0.97 hectares (2.41 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/(Reversion)
Ground	Industrial/Training Centre/Offices	1,093.43 sq m	(11,770 sq ft)	HARTLEPOOL BOROUGH COUNCIL	99 years from 03/04/1978 on a full repairing and insuring lease (1)	£13,100	03/04/2018 and 20 yearly thereafter (2) (02/04/2077)

Totals

1093.43 sq m (11,770 sq ft)

£13,100

- (1) The landlord insures the property and recovers the premium from the tenant. The property is sublet to Tees Esk & Wear Valleys NHS Foundation Trust.
(2) The rent is reviewed every 20 years to the current market value at the beginning of the rent review year - please see rent review clause in lease.

For further details please contact:

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Buyer's Legal Report Service

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Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

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