

12a Purdeys Way, Purdeys Industrial Estate Rochford, Nr. Southend-on-Sea, Essex SS4 1ND

lot 9

Freehold Industrial Investment

- Modern Unit of approximately 1,082.80 sq m (11,655 sq ft)
- Established Purdeys Industrial Estate
- Other nearby occupiers include The Fun Factory, B/E Aerospace, Rollacity, Xercise 4 Less and Albion Engineering and Manufacturing Plc
- Approximately one kilometre from London Southend Airport

Rent
£55,000 per
annum
exclusive



On behalf of
Receivers **CBRE**

Location

Miles: 3 miles north of Southend-on-Sea
15 miles south-east of Chelmsford
36 miles east of Central London
Roads: A127, A130
Air: 1/2 mile north-east of London Southend Airport

Situation

The property is located on the eastern side of Purdeys Way, at its junction with Rochehall Way, on the established Purdeys Industrial Estate, approximately one kilometre north-east of London Southend Airport. The property is located in a prominent location close to the entrance of the estate, off Sutton Road. London Southend Airport has undergone expansion with an extension to the passenger terminal opened to the public in March 2014. Passenger numbers are set to increase to two million per year by 2020. Other occupiers on the estate include The Fun Factory, B/E Aerospace, Rollacity, Xercise 4 Less, Albion Engineering and Manufacturing Plc, Mark One Hire and St John Ambulance.

Description

The property comprises a warehouse property that is used as a trampoline park on the ground floor with ancillary/office accommodation at first floor.

Tenure
Freehold.

VAT
VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Warehouse/Ancillary	863.40 sq m	(9,294 sq ft)	BOUNCE VILLAGE LIMITED (i)	5 years from 27/07/2015 on a full repairing and insuring lease	£55,000	26/07/2020
First	Offices/Ancillary	219.40 sq m	(2,361 sq ft)				
Totals		1,082.80 sq m	(11,655 sq ft)			£55,000	

(i) Bounce Village Limited is Southend's only premier trampoline park, providing kids birthday parties, adult fitness and parent and toddler sessions. (Source: www.bouncevillage.co.uk 21/10/2016)

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Buyer's Legal Report Service

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