

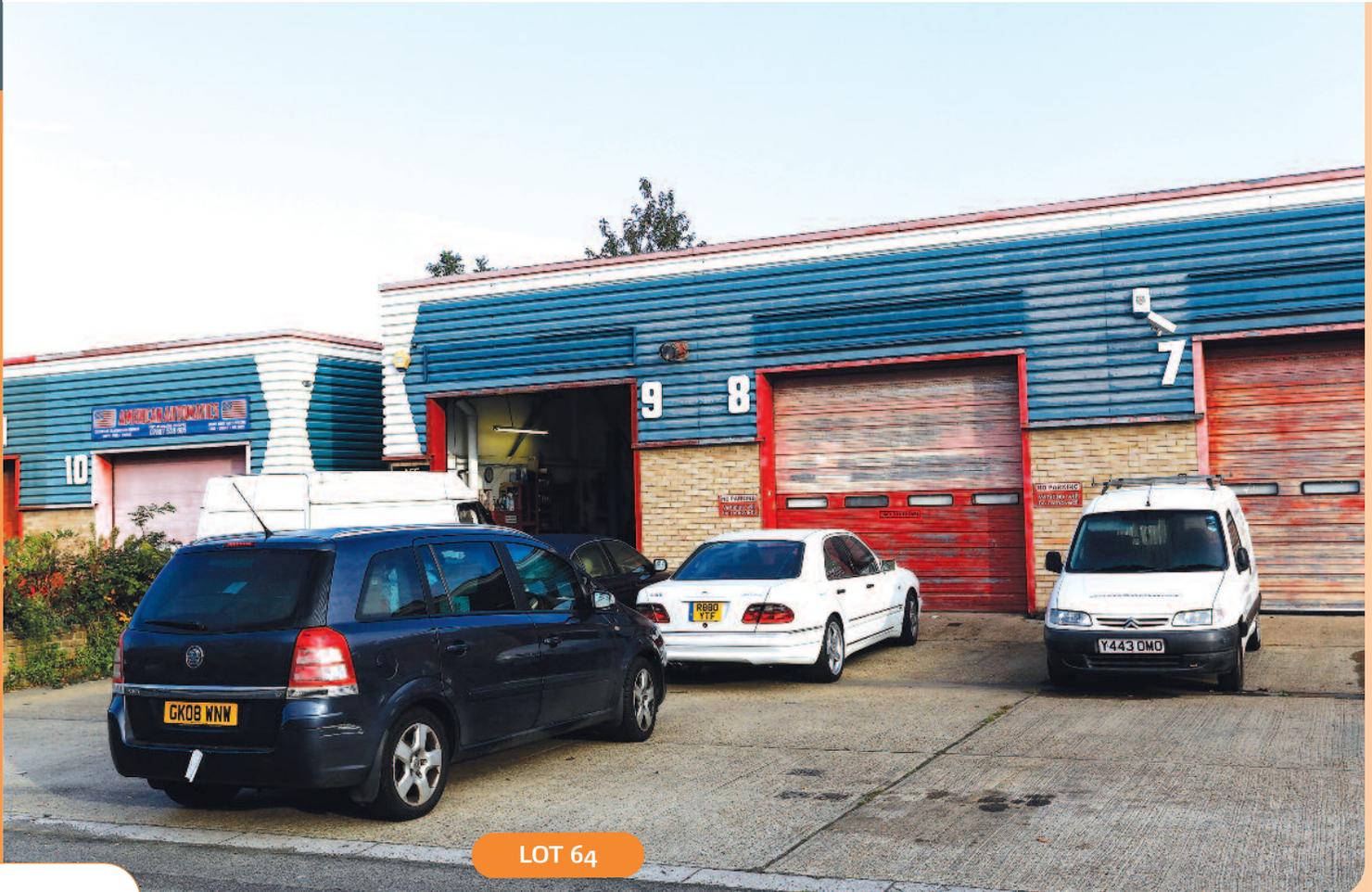
lots 64-66

Units 9, 16 & 28 Farriers Way, Temple Farm Industrial Estate Southend-on-Sea, Essex SS2 5RY

Lot 64 - £4,000
per annum
exclusive
Lot 65 - £5,000
per annum
exclusive
Lot 66 - £7,500
per annum
exclusive

Freehold Industrial/Warehouse
Investments

- To be offered as 3 separate lots
- Asset management opportunities
- Well located industrial/warehouse units
on an established industrial estate



LOT 64

On behalf of
Receivers **CBRE**



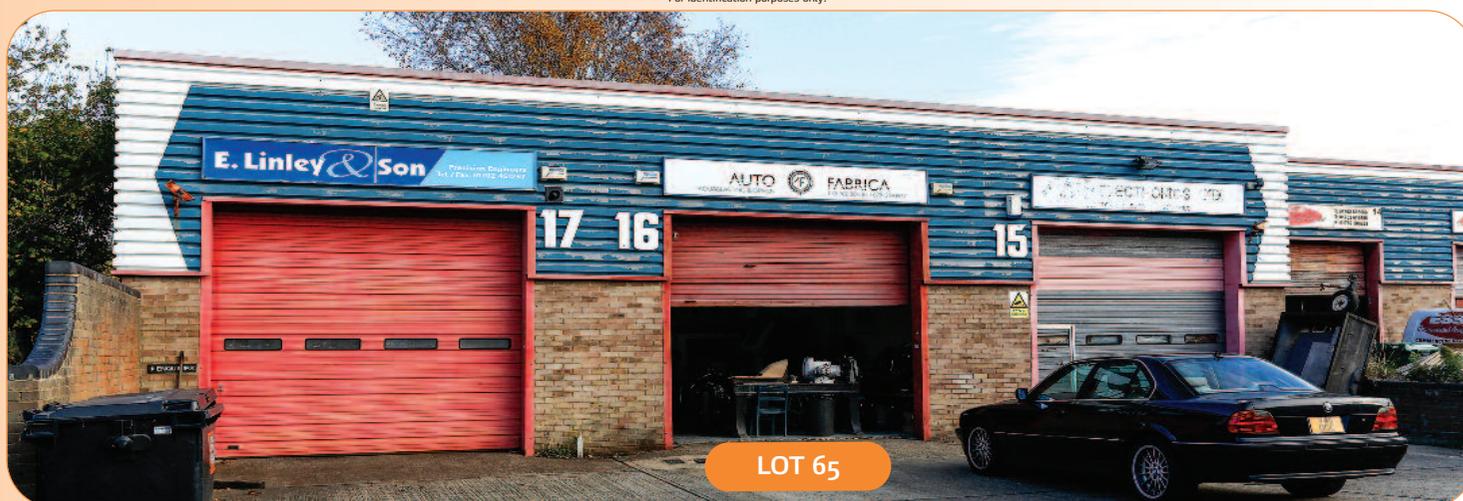
LOT 66

lots 64-66

Lot 64 - £4,000 per annum exclusive
 Lot 65 - £5,000 per annum exclusive
 Lot 66 - £7,500 per annum exclusive



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Location

Miles: 20 miles south-east of Chelmsford
 36 miles east of Central London

Roads: A127, A130

Rail: Prittwell Railway Station

Air: London Southend Airport

Situation

The properties are situated on Farriers Way, off Chandlers Way and close to Journeymans Way on the established Temple Farm Industrial Estate, located less than one kilometre from London Southend Airport. 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. Nearby occupiers on Temple Farm Industrial Estate include Eurocell, Howdens Joinery, Temple Furniture, DRS Heating and Plumbing Merchants, Rainbow Design Essex and a number of independent occupiers.

Description

The properties comprise industrial/warehouse units with roller shutter doors and service yards at the front.

Tenure

Freehold - All these lots are held Freehold.

VAT

VAT is not applicable to these lots.

Note

These properties are 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 these sales without personal liability.

Six Week Completion

Tenancy and accommodation

| Lot | Unit | Floor | Use | Floor Areas (Approx). | | Tenant | Term | Rent p.a.x. |
|-----|------|---------------------|----------------------------------|--------------------------|----------------------------|-----------------------------|-------------------------------------------|-------------|
| 64 | 9 | Ground Mezzanine | Warehouse/Office Ancillary | 56.40 sq m 22.70 sq m | (607 sq ft) (241 sq ft) | M. BOND | 3 years from 21/10/2011 (Holding Over) | £4,000 |
| 65 | 16 | Ground | Workshop/Ancillary | 48.70 sq m | (524 sq ft) | AUTOFABRICA LIMITED | 1 year from 09/07/2012 (Holding Over) | £5,000 |
| 66 | 28 | Ground Mezzanine | Warehouse/Ancillary Ancillary | 73.37 sq m 53.44 sq m | (790 sq ft) (608 sq ft) | WINE DE VINE LIMITED | 3 years from 16/12/2015 (i) | £7,500 |

(i) The lease is subject to a tenant option to determine on 16th December 2017 subject to 6 months' prior written notice.

For further details please contact:

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

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