

lot 73

Rent
£47,000 per
annum
exclusive

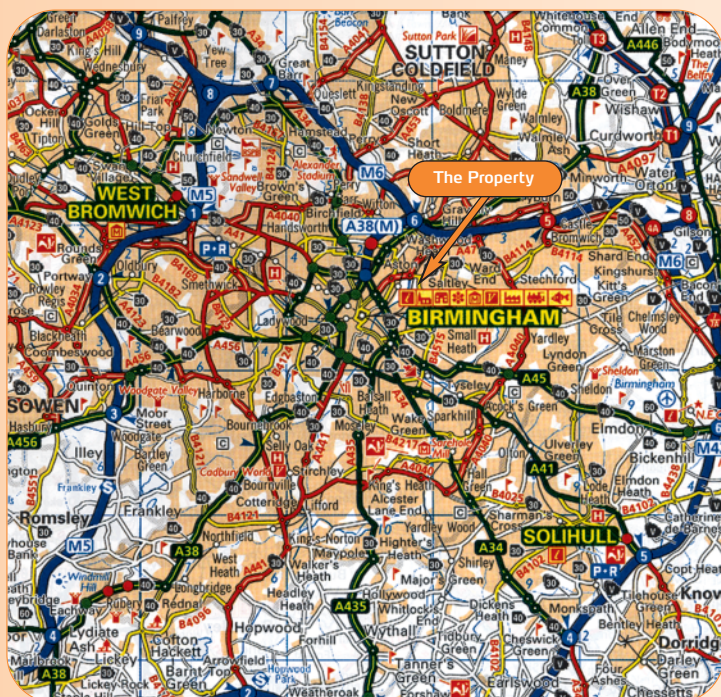
Unit 14, Boulton Business Park, Nechells Place Birmingham, B7 5AR

Freehold Industrial Investment

- Let to Pirtek (UK) Limited on a new 5 year lease
- Modern Industrial unit within established modern business park
- Newly refurbished as Pirtek's national training centre

- Approximately 2.5 miles north-east of Birmingham City Centre and 1.5 miles south of the M6
- Nearby occupiers on the estate include TNT, Booker Wholesale and Smurfit Kappa





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Location

Miles: 2.5 miles north-east of Birmingham City Centre

Roads: M6, A34, A38

Rail: Birmingham Moor Street Railway Station, Birmingham New Street Station

Air: Birmingham Airport

Situation

The property is situated on the Boulbee Business Park which is accessed off the north side of Nechells Place within an established industrial estate some 2.5 miles north-east of Birmingham City Centre and some 1.5 miles south of the M6. Nearby occupiers on the estate include TNT, Booker Wholesale and Smurfit Kappa.

Description

The property comprises a modern end of terrace industrial unit benefiting from an eaves height of approximately 5.9m/19ft and a single vehicle access loading door. The property further benefits from service yard car parking for approximately 7 cars and has been newly refurbished as a national training centre. In addition the entire roof surface accommodates solar energy panels (3).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant.	Term	Rent p.a.x.	Reversion
Ground	Office/Warehouse	327.70 sq m	(3,527 sq ft)	PIRTEK (UK) LIMITED (1)	5 years from 09/09/2016 on a full repairing and insuring lease (2)	£47,000	08/09/2021
Mezzanine	Office	181.90 sq m	(1,958 sq ft)				
Total		509.60 sq m	5,485 sq ft			£47,000	

(1) Pirtek (UK) Limited was incorporated in 1988 and is the number one provider of fluid transfer solutions and on-site repairs, specialising in hydraulic hoses, pipe fittings & couplings (Source: www.pirtek.co.uk). For the year ending 31st March 2015, Pirtek (UK) Limited reported a turnover of £17,281,653, pre-tax profits of £5,710,912 and a total net worth of £24,609,523. (Source: www.riskdisk.com 18/10/2016). The seller is holding an £11,750 rent deposit.

(2) The lease is outside the Security of Tenure provisions of the Landlord and Tenant Act 1954.

(3) As to the solar energy panels, there is a lease granted in favour of Symbio Energy Limited for a term of 25 years from 13th January 2015 at a peppercorn rent. The lease provides for the tenant to operate extensive roof top solar energy panels and supply electricity to the property. Under the terms of the lease in favour of Symbio Energy Ltd, the occupational tenant and the freeholder may benefit from discounted prices for electricity. See lease for details.

For further details please contact:

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