

lot 42

Rent
£162,000 per
annum
exclusive

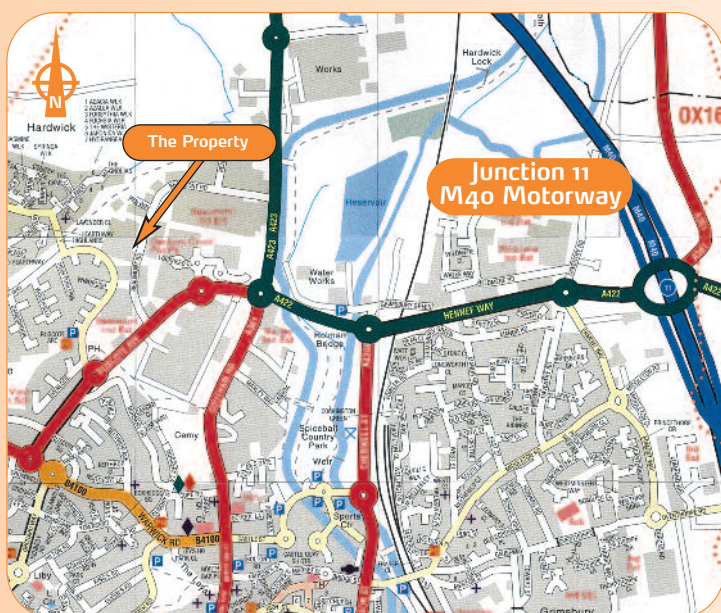
Thomas House, Beaumont Road Industrial Estate, Banbury OX16 1RJ

Freehold Industrial Investment

- Let to AAC Cyroma Limited Guaranteed by Versarien Plc
- Prominent location on Established Industrial Estate

- Approximate site area of 0.43 hectares (1.06 acres) with a site coverage of approximately 59%
- Nearby occupiers on the estate include Terex Corporation, Dematic and Mondelez International





lot 42

Rent
£162,000
per annum
exclusive

Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office
©Crown Copyright 100020449. For identification purposes only.



Location

Miles: 22 miles north of Oxford
50 miles south-east of Birmingham
65 miles north-west of London
Roads: M40, A422, A423
Rail: Banbury Railway Station
Air: Birmingham Airport, London Luton Airport

Situation

The Beaumont Road Industrial Estate is an established business park situated some 1 mile north of Banbury Town Centre. The property is situated in a prominent position on the east side of Beaumont Road close to its junction with Ruscote Avenue and adjacent to Vauxhall dealership. Nearby occupiers on the estate include Terex Corporation, Dematic, Mondelez International and Fortress Technology. Tesco Extra, McDonald's and the Banbury Cross Retail Park are also close by.

Description

The property comprises a substantial industrial building benefiting from an eaves height of approximately 5 metres and three full height loading doors. The property also benefits from 2 storey integrated offices and an approximate site area of 0.43 hectares (1.06 acres) with a site coverage of approximately 59%, as well as a rear yard and forecourt car parking for approximately 28 cars.

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.	Review
Ground	Industrial	2,324.35 sq m	25,019 sq ft	AAC CYROMA LIMITED (GUARANTEED BY VERSARIEN PLC) (1)	10 years from 31/01/2013 until 30/01/2023 on a full repairing & insuring lease (2)	£162,000	31/01/2018
Ground	Office	208.42 sq m	2,243 sq ft				
Mezzanine	Store	41.38 sq m	445 sq ft				
First	Office	221.89 sq m	2,388 sq ft				
Totals		2,796.04 sq m	30,095 sq ft			£162,000	

(1) AAC Cyroma Limited was incorporated in 2002 and supplies vacuum formed and injection moulded products to the automotive, construction, utilities and retail industry (Source: www.aacyroma.co.uk). AAC Cyroma Limited was acquired by Versarien Plc in October 2016, a company listed on the London Stock Exchange (Source: www.versarien.com). For the year ending 31st December 2015, AAC Cyroma Limited reported a net worth of £882,808 (Source: www.riskdisk.com 18/10/2016). For the year ending 31st March 2015, Versarien Plc reported a turnover of £4,982,000, pre-tax profits of negative -£866,000 and a total net worth of £5,847,000. (Source: www.riskdisk.com 18/10/2016).

(2) The lease is subject to a schedule of condition.

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 7034 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



Associate Auctioneer

Adalta Real
The Byre,
Home Farm Drive, Upton Estate
Banbury, Oxfordshire OX15 6HU
Tel: +44 (0)295 670 123
Email: james.hill@adaltareal.com
Ref: James Hill



Seller's Solicitors:

Gateley Plc
One Eleven, Edmund Street
Birmingham B3 2HJ
Tel: +44 (0)121 234 0018
Email: jonathan.dugdale@gateleyplc.com
Ref: Jonathan Dugdale