

# lots 53-55

Lot 53 £12,000 per annum exclusive  
Lot 54 £15,000 per annum exclusive  
Lot 55 £15,000 per annum exclusive

## Units 42, 44 & 47 The Vintners, Temple Farm Industrial Estate Southend-on-Sea, Essex SS2 5RZ

Freehold Industrial/Warehouse Investments

- To be offered as 3 separate lots
- Well Located Industrial/Warehouse Units on the established Temple Farm Industrial Estate

- Units 44 & 47 let to Waverley Brownall Limited with a guarantee from Team Precision Engineering Limited
- Located close to London Southend Airport
- VAT free investments

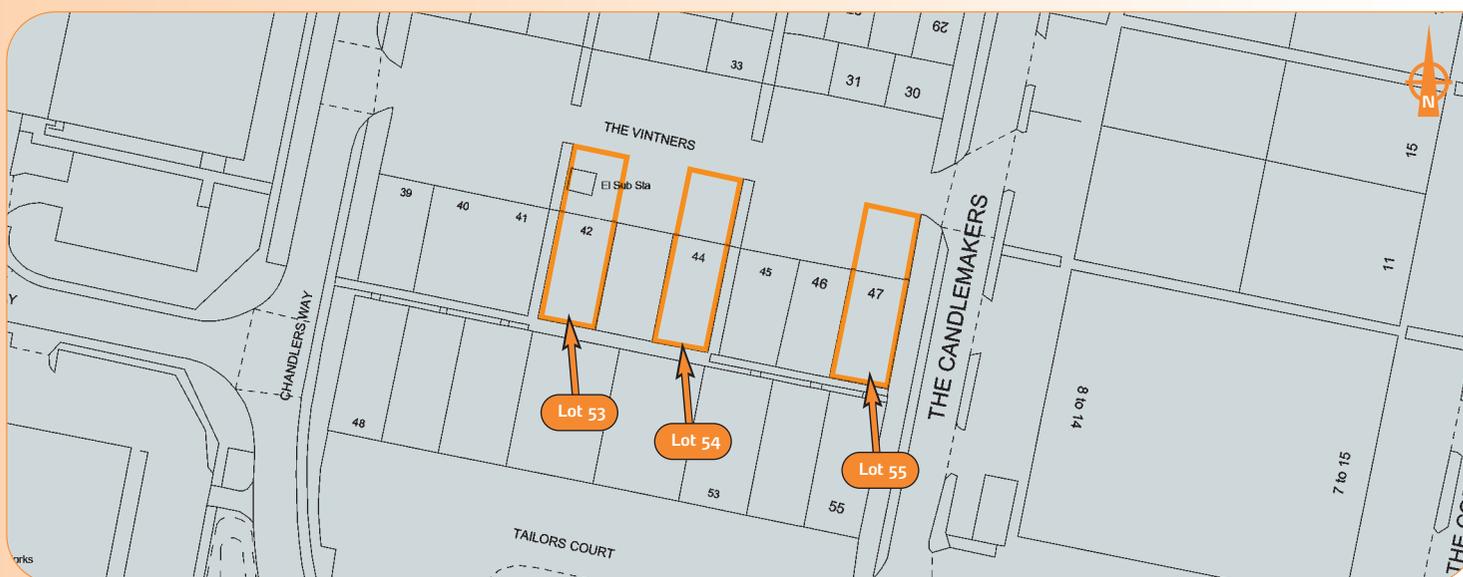


On behalf of Receivers **CBRE**



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### Location

Miles: 20 miles south-east of Chelmsford  
 36 miles east of Central London  
 Roads: A127, A130  
 Rail: Prittlewell Railway Station  
 Air: London Southend Airport

### Situation

The properties are situated 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 each 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.	Review/(Reversion)
53	42	Ground Mezzanine	Workshop Ancillary	173.10 sq m (1,863 sq ft) 12.70 sq m (137 sq ft)	<b>R. HAYWARD (t/a Torque of the South)</b>	3 years from 01/11/2014	£12,000	(31/10/2017)
54	44	Ground	Workshop/Office	202.30 sq m (2,178 sq ft)	<b>WAVERLEY BROWNALL LIMITED (1) with a Guarantee from TEAM PRECISION ENGINEERING LIMITED (2) (t/a Waverley Brownall)</b>	Approximately 5 years and 3 months from 21/03/2016	£15,000	21/03/2019 (17/06/2021)
55	47	Ground/ Mezzanine	Workshop/Ancillary	195.18 sq m (2,101 sq ft)	<b>WAVERLEY BROWNALL LIMITED (1) with a Guarantee from TEAM PRECISION ENGINEERING LIMITED (2) (t/a Waverley Brownall)</b>	Approximately 6 years and 1 month from 05/05/2015	£15,000	18/06/2016 (17/06/2021)

(1) Established in 1929, with headquarters in Essex, UK, Waverley Brownall is a leading global manufacturer and supplier of high-pressure compression fittings, valves, and bespoke instrumentation products. Waverley Brownall is a primary supplier of stainless steel pipe fittings, compression fittings and valves to the Britannia offshore platform, the Centrica Gas storage facility at Easington and the Conocophillips Humberstone Refinery (Source: www.waverleybrownall.co.uk 24/10/2016).  
 (2) For the year ending 31st March 2016, Team Precision Engineering Limited reported a net worth of £1,333,670 (Source: Experian Group 14/11/2016).

**For further details please contact:**  
**David Margolis**  
 Tel: +44 (0)20 7034 4862.  
 Email: david.margolis@acuitus.co.uk  
**George Watkins**  
 Tel: +44 (0)20 7034 4861.  
 Email: george.watkins@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

**Seller's Solicitors:**  
**Walker Morris LLP**  
 Kings Court, 12 King Street, Leeds, LS1 2HL  
 Tel: +44 (0)113 283 2500  
 Email: natasha.mirzabaigian@walkermorris.co.uk  
 Ref: Natasha Mirzabaigian