

# Lot 7

£89,040 per annum  
exclusive

## Phoenix Business Park, Brindley Road, **Hinckley, Leicestershire LE10 3BY**

Freehold Industrial Investment





## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
1	Ground	Industrial	67.82 sq m	(730 sq ft)	LAPPING SERVICES LIMITED with Personal Guarantee	2 years and 6 months from 04/02/2015	£4,000	(03/08/2017) (1)
2	Ground	Industrial	67.82 sq m	(730 sq ft)	PRESTIGE POS PLASTICS LIMITED with Personal Guarantee	3 years from 05/01/2015	£4,000	(04/01/2018)
3	Ground	Industrial	68.75 sq m	(740 sq ft)	GM BELT SUPPLIES with Personal Guarantee	6 years from 15/03/2014	£4,200	(24/03/2020)
4 & 5	Ground	Industrial	135.64 sq m	(1,460 sq ft)	ROBERT WRIGHT (LEICESTER) LIMITED t/a Wright Automotive with Personal Guarantee	6 years from 25/03/2014	£9,240	(24/03/2020)
6	Ground	Industrial	67.82 sq m	(730 sq ft)	ROBERT WRIGHT (LEICESTER) LIMITED t/a Wright Automotive with Personal Guarantee	Approximately 4 years and 6 months from 03/10/2015	£4,200	(24/03/2020)
7	Ground	Industrial	67.82 sq m	(730 sq ft)	J. HOLDBACK	3 years from 25/12/2014	£4,000	(24/12/2017)
8	Ground	Industrial	67.82 sq m	(730 sq ft)	S. OAKES t/a Selectaweld Power Systems	6 years from 25/03/2014 (2)	£4,200	(24/03/2020)
9	Ground	Industrial	67.82 sq m	(730 sq ft)	G T MOTORSPORT LIMITED with Personal Guarantee	6 years from 25/03/2014 (3)	£4,200	(24/03/2020)
10	Ground	Industrial	67.82 sq m	(730 sq ft)	R. GOLBY	Approximately 4 years and 1 month from 01/03/2016 (4)	£4,200	30/04/2019 (30/04/2020)
11	Ground	Industrial	67.82 sq m	(730 sq ft)	ABSOLUTE METROLOGY LIMITED with Personal Guarantee	3 years from 31/03/2012	£4,200	Holding Over
12	Ground	Industrial	135.64 sq m	(1,460 sq ft)	PRESTIGE POS PLASTICS LIMITED with Personal Guarantee	6 years from 25/03/2014	£8,400	(24/03/2020)
13	Ground	Industrial	135.64 sq m	(1,460 sq ft)	DOLPHIN MOTORS LIMITED with a Personal Guarantee	6 years from 25/03/2014	£8,800	(24/03/2020)
14	Ground	Industrial	67.82 sq m	(730 sq ft)	T. KOWALCZYK	3 years and 3 months from 17/03/2017	£4,500	(16/06/2020)
15	Ground	Industrial	67.82 sq m	(730 sq ft)	THE CREATIVE ACRYLIC GROUP LIMITED with Personal Guarantee	3 years and 2 months from 27/04/2017	£4,500	(26/06/2020)
16	Ground	Industrial	67.82 sq m	(730 sq ft)	WONKY VEGETABLES LIMITED with Personal Guarantee	3 years and 3 months from 09/01/2017 (5)	£4,200	(08/03/2020)
17	Ground	Industrial	67.82 sq m	(730 sq ft)	N & M GOWER t/a R-Tech Performance	3 years from 01/08/2012	£4,200	Holding Over (6)
18	Ground	Industrial	135.64 sq m	(1,460 sq ft)	AMG EXPRESS COURIERS LIMITED with Personal Guarantee (7)	3 years from 01/06/2015	£8,000	(31/05/2018)
<b>Totals</b>			<b>1,425.15 sq m</b>	<b>(15,340 sq ft)</b>			<b>£89,040</b>	

- (1) Solicitors are instructed in respect of a new 3 year reversionary lease, with a tenant break option after 18 months at a rent of £4,500 per annum.
- (2) The lease provides for a tenant option to determine on 24th March 2019.
- (3) The lease provides for a tenant option to determine on 24th March 2019.
- (4) The lease provides for a tenant option to determine on 30th April 2019.
- (5) The lease provides for a tenant option to determine on 9th July 2018.
- (6) The tenant will be vacating on or before 14th August 2017.
- (7) The tenant has requested to surrender the lease and grant a new 4 year lease at £8,000 per annum, with a rent review on 31st May 2018. The lease will be taken in the name of Classic Couriers Limited.

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### Key Details

- Industrial estate comprising 18 units
- Approximately 15,340 sq ft
- Site area of approximately 1.1 acres
- Asset Management Opportunities
- Established industrial location close to A5 and M69

### Location

**Miles:** 15 miles south-west of Leicester  
22 miles east of Birmingham  
**Roads:** A5, A47, M69 (Junction 1)  
**Rail:** Hinckley Railway Station  
**Air:** Birmingham Airport, East Midlands Airport

### Situation

Phoenix Business Park is located off the A47, Dodwells Road, within a mile of Dodwells Bridge Island where it joins the A5, off which leads the M69, about 3 miles to the south-east. Nearby occupiers include Tesco Hinckley Depot, DS Smith and Alliance Healthcare. Harrowbrook Industrial Estate is located nearby with occupiers including Travis Perkins, EL Logistics and Anglo-Amecian Leisure UK.

### Description

The property comprises an industrial estate comprising 18 units with a service yard and security fencing. The property has a site area of about 1.1 acres.

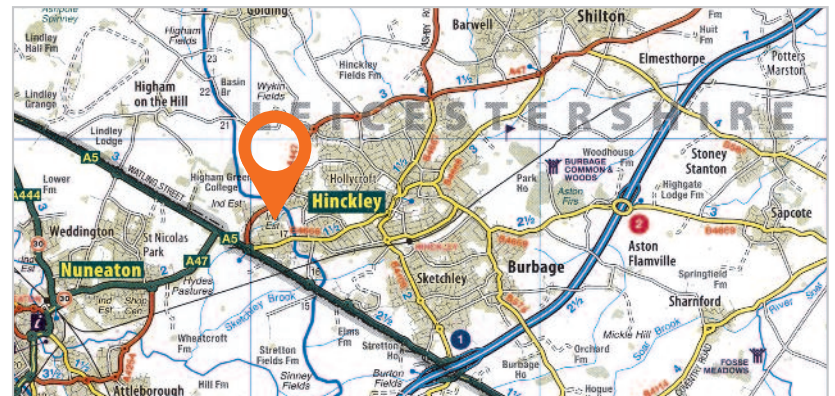
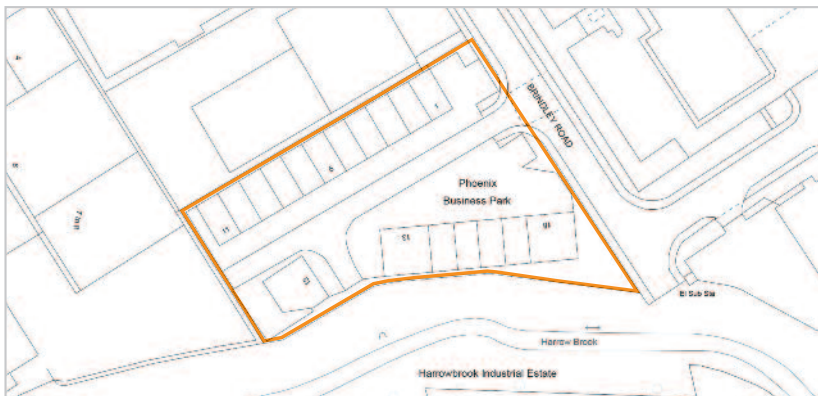
### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion



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