

Lot 47

£47,500 per annum
exclusive

Old Oak Industrial Estate, Old Oak Close, Stotfold Road, Arlesey,
Nr Letchworth, Bedfordshire SG15 6XD

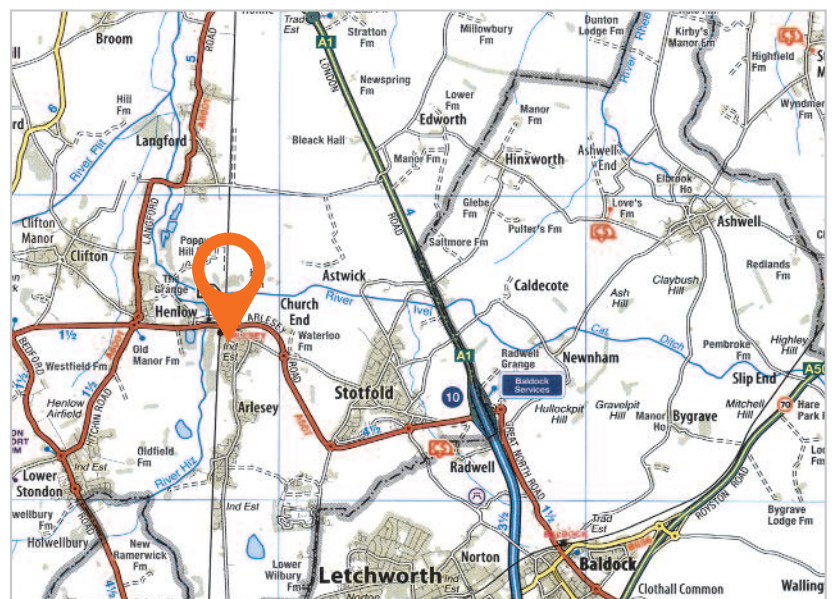
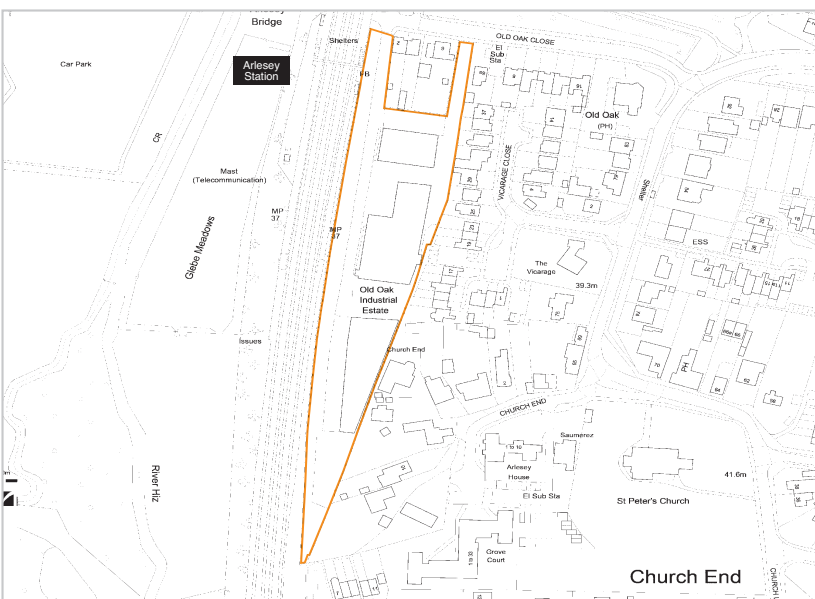
Freehold Industrial Estate Investment



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
A	Ground	Industrial	267.00 sq m (2,874 sq ft)	HEATHERSIDE SHEET MATERIAL LIMITED (WITH PERSONAL GUARANTEE) (1)	2 years from 12/05/2017	£15,000	(11/05/2019) (2)
B	Ground Mezzanine	Industrial	273.10 sq m (2,940sq ft)	COLE AND MILLER AUTOMOTIVES LIMITED (3)	10 years from 20/01/2017	£14,000	20/01/2022 (19/01/2027)
C	Ground	Industrial	276.20 sq m (2,973 sq ft)	COLE AND MILLER AUTOMOTIVES LIMITED (3)	10 years from 20/01/2017	£18,000	20/01/2022 (19/01/2027) (2)
Units 4A, 4B, 4C, D and Units 1-3	Ground	Industrial	2,362.20 sq m (25,427 sq ft)	VARIOUS	Held on 5 separate 999 year leases	£500 (4)	
Totals			3,178.50 sq m (34,214 sq ft)			£47,500	

- (1) Heatherside Sheet Material Limited were incorporated in 2003 and are one of the leading stainless steel fabricators in the Bedfordshire area with over 30 years of experience (Source: www.heathersidesheetmetal.co.uk). The seller is holding an £8,500 rent deposit.
 (2) The lease is outside of the security provisions of the Landlord and Tenant Act 1954.
 (3) Cole and Miller Automotives Limited were incorporated in 2007 and provide automobile servicing, repairs and MOT testing. The seller is holding rent deposits to the sum of £10,618.66.
 (4) As to units 4A, 4B, 4C, D and Units 1-3, the total ground rents reserved under the terms of the lease is £500 per annum.



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Acuitus
John Mehtab
 +44 (0)20 7034 4855
 john.mehtab@acuitus.co.uk

Acuitus
Alec Linfield
 +44 (0)20 7034 4860
 alec.linfield@acuitus.co.uk

Associate Auctioneer: Brown & Lee
Colin Mitchell
 +44 (0)1438 316655
 colin.mitchell@brownandlee.com



Seller's Solicitors: Greenberg Traurig, LLP
Danielle Martin
 +44 (0)20 3349 8719
 martinda@gtlaw.com

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Key Details

- Industrial Estate comprising eight units
- Regular and level site of approximately 1.04 hectares (2.58 acres) with a low site coverage of approximately 58%
- M25 Approx 25 miles to the south
- Adjacent to Arlesley Railway Station (37 minutes to London King's Cross)
- Longer term residential redevelopment potential (subject to consents)

On behalf of



Location

Miles: 15 miles north-east of Luton
 26 miles east of Milton Keynes
 40 miles north of London

Roads: A1(M), A6, A507, M1, M25

Rail: Arlesley Railway Station

Air: Luton Airport, Stansted Airport

Situation

Arlesley is situated some 5 miles north of Hitchin and benefits from excellent transport links to the A1(M) some 3 miles to the east. Old Oak Industrial Estate is situated off Old Oak Close, immediately adjacent to Arlesley Railway Station (37 minutes to London King's Cross) to the north.

Description

The property comprises a broadly regular shaped and level site of approximately 1.04 hectares (2.58 acres) upon which is a low density industrial estate comprising eight units. The site may benefit from longer term residential redevelopment potential (subject to consents).

Tenure

Freehold.

VAT

VAT is applicable to this lot.