

Unit 2 Centech Park, Fringe Meadow Road, Moons Moat North Industrial Estate, Redditch, Worcestershire B98 9NR

Freehold Office Investment

Lot 57

£12,615 per annum exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Office/Ancillary	145.58 sq m	(1,567 sq ft)	CASH CONVERTERS (UK) LIMITED (1)	10 years from 30/04/2010	£12,615	29/04/2020
Total		145.58 sq m	(1,567 sq ft)			£12,615	

(1) Cash Converters are the world's largest retailer of second-hand goods with over 700 stores across 21 countries worldwide. In the UK alone, Cash Converters have more than 200 stores (www.cashconverters.co.uk).

Key Details

- Let to Cash Converters (UK) Limited
- Benefits from allocated parking for six cars
- Situated on well located and established business park
- Nearby occupiers include Capita, Aggora Group, SSE Audio Group and McDonald's

Location

Miles: 13 miles south of Birmingham
19 miles west of Royal Leamington Spa
20 miles north-east of Worcester

Roads: A435, A441, M42 (Junction 3)
M40 (Junction 16), M5

Rail: Redditch Railway Station

Air: Birmingham International Airport

Situation

Centech Park is situated on Fringe Meadow Road and comprises a campus-style development of single storey offices on Moons Moat North Industrial Estate, the town's principal business and industrial estate located 3 miles east of Redditch town centre. The estate benefits from excellent transport links being located off the A441, which provides access to the M42 Motorway to the north (approximately 5 minutes' drive). Nearby occupiers include Capita, Aggora Group, SSE Audio Group and McDonald's.

Description

Centech Park comprises 11 self-contained single storey offices totalling 27,697 sq ft. The Freehold of Units 1 and 3-11 have been individually sold to parties who are responsible for paying an estate service charge to Centech Park Management Company Limited (the management company). The proposed sale of Unit 2 includes the retained areas of the Freehold estate, and a controlling interest in the management company. This interest allows for the charging of management fees for running the estate's service charge.

Unit 2 comprises ground office accommodation benefiting from suspended ceilings, double glazing and central heating.

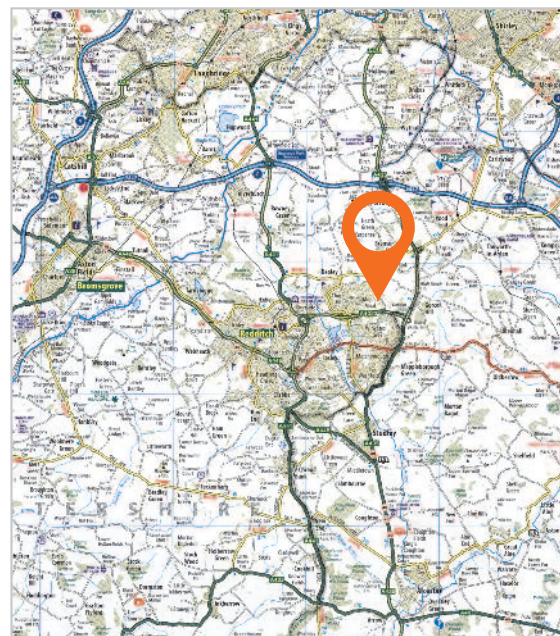
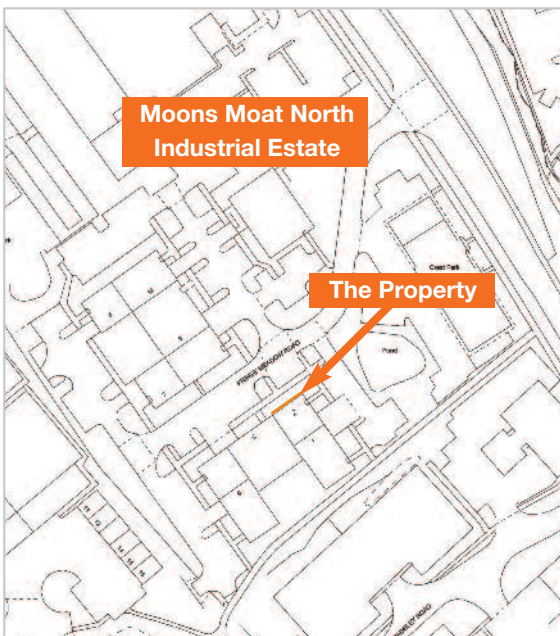
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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