

Lot 8

£87,808 per annum
exclusive

Raleigh Industrial Estate, Camp Lane, Handsworth, **Birmingham, West Midlands B21 8JF**

Freehold Industrial Estate Investment



Tenancy and accommodation

Unit	Floor	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
1, 2 & 10	Ground	429.11 sq m	(4,619 sq ft)	PROFESSIONAL GAINS MEALS LIMITED	2 years from 01/06/2017	£25,910 (1)	31/05/2019
3	Ground	93.92 sq m	(1,011 sq ft)	ALLCORE LIMITED	2 years from 18/12/2015	£6,066 (1)	17/12/2017 (2)
4	Ground	93.83 sq m	(1,010 sq ft)	M&JOR INTERNATIONAL LIMITED	2 years from 08/12/2015	£6,066 (1)	09/12/2017 (2)
5	Ground	70.6 sq m	(760 sq ft)	ALL SECURED GARAGE & INDUSTRIAL DOORS LIMITED	5 years from 07/04/2015	£5,500 (3)	06/04/2020
6	Ground	70.69 sq m	(761 sq ft)	S&A INSTALLATIONS LIMITED	3 years from 02/08/2016	£5,000 (1)	01/08/2019
7	Ground	70.42 sq m	(758 sq ft)	JACKSONS WORKWEAR RENTAL LIMITED	3 years from 01/07/2016	£5,000 (1)	30/06/2019
8	Ground	70.42 sq m	(758 sq ft)	INDIVIDUAL t/a Ushas	3 years from 26/04/2016	£4,250 (3)	25/04/2019
9	Ground	76.92 sq m	(828 sq ft)	SMITH SERVICES LIMITED	3 years from 26/08/2016	£4,950 (1)	25/08/2019
11	Ground	93.92 sq m	(1,011 sq ft)	ELZA WHOLESALE LIMITED	3 years from 08/08/2016	£6,066 (1)	17/08/2019
12	Ground	94.11 sq m	(1,013 sq ft)	INDIVIDUAL	3 years from 27/07/2017	£7,500 (3)	26/07/2020
13	Ground	234 sq m	(2,521 sq ft)	SCIENCE OF 8 LIMITED	3 years from 12/10/2016	£11,500 (3) (4)	11/10/2019
Electricity Sub-station	-	-	-	MIDLANDS ELECTRICITY BOARD	99 years from 19/05/1987	Peppercorn	18/05/2086
Total		1,397.94 sq m	(15,050 sq ft)			£87,808	

- (1) The rent is inclusive of service charge and insurance rent.
- (2) As to Units 3 and 4, the tenants are in discussions with the Seller with regard to new leases.
- (3) The rent is inclusive of service charge.
- (4) The lease provides a fixed rental uplift to £12,500 on 12/10/2018.

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Key Details

- Fully let industrial estate comprising 13 units
- Approximately 1,398 sq m (15,050 sq ft)
- Site area of approximately 0.951 acres (0.384 hectares)
- Established industrial location within 1 mile of the M5 Motorway (Junction 1)

Location

Miles: 3.8 miles north-west of Birmingham City Centre
Roads: A41, M5 (Junction 1), A38 (M)
Rail: The Hawthorns Rail
Air: Birmingham International Airport

Situation

Raleigh Industrial Estate is located within an established industrial district, 4 miles to the north of Birmingham City Centre on Camp Lane, close to its junction with Park Lane. The M5 motorway (Junction 1) is within 1 mile to the west. Raleigh Industrial Estate is situated 300 metres north of Birmingham Road (A41), which connects the M5 in the west to Birmingham city's outer ring road to the east. West Bromwich Albion Football Club is located in the vicinity, along with other occupiers on Birmingham Road including Halfords, Hughes Electrical and The Range.

Description

The property comprises an industrial estate of 13 units, each benefitting from a forecourt area and parking. The units have recently been refurbished to provide fluorescent strip lighting, intermittent translucent roof lights and eaves heights ranging from 12 to 14 metres. Units 1-10 and 12 have roller shutter doors. Units 11 and 13 have concertina doors. There are 37 marked car parking spaces. The property has a site area of approximately 0.951 acres (0.384 hectares).

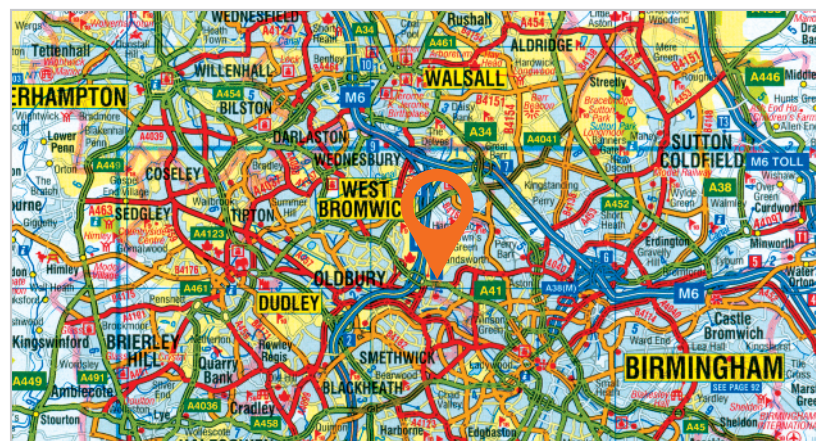
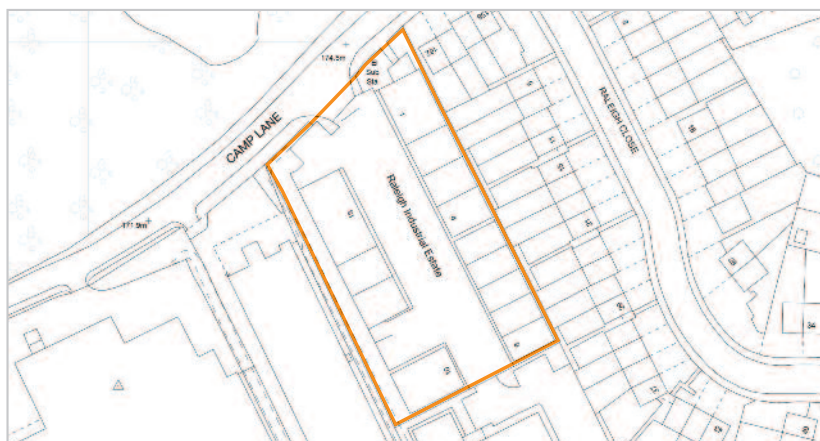
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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