

Units C2, C5/C6 & B3, Stafford Park 15, **Telford, Shropshire TF3 3BA**

Three Industrial/Warehouse Investments





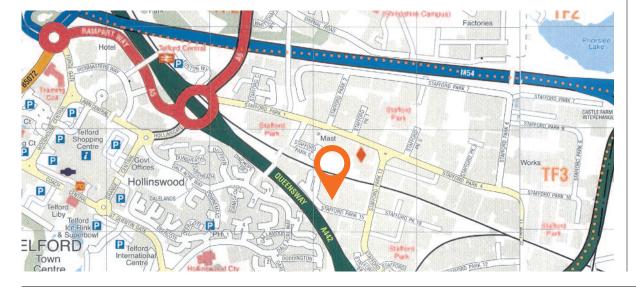


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Tenancy and accommodation

Lot	Unit	Floor	Use	Gross Interna (App		Tenant	Term	Rent p.a.x.	Review
34	B3	Ground	Warehouse/ Industrial	395.49 sq m	(4,257 sq ft)	RUSKIM SEAFOODS LIMITED (1)	5 years from 20/12/2017 on a full repairing and insuring lease (2) (lease renewal)	£22,200	20/12/2020
35	C2	Ground/ Mezzanine	Warehouse/ Industrial	144.00 sq m	(1,550 sq ft)	P H BOILER SPARES LIMITED (3) with a personal guarantee	6 years from 10/09/2014 on a full repairing and insuring lease	£8,525	-
36	C5 & C6	Ground	Warehouse/ Industrial	798.22 sq m	(8,592 sq ft)	LVS SMALL PLASTIC PARTS LIMITED (4)	5 years from 24/06/2017 on a full repairing and insuring lease (lease renewal)	£43,270	24/06/2020

- (1) Ruskim Seafoods Limited were established in 1982 and are a seafood supplier to the ethnic catering market, being one of the largest independent importers of raw and cooked king prawns and shrimps in the UK and Europe, with two other major storage depots in Newcastle and Rainham and four satellite depots in Livingston, Leeds, Warminster and Navan (Ireland). For the year ending 26th January 2016, Ruskim Seafoods Limited reported a turnover of £96,370,580, pre-tax profits of £736,241 and a total net worth of £7,607,323 (Sources: www.ruskim.co.uk and Experian Group 21/02/2018).
- (2) The lease is subject to a tenant option to determine on 20th December 2020 and is full repairing and insuring subject to a Schedule of Condition.
- (3) P H Boiler Spares Limited sell boiler spares, boilers and plumbing supplies. The lease is subject to a guarantor who will be released subject to satisfying a profits test. The lease was subject to a tenant option to determine in September 2017 but this break option was not exercised.
- (4) Founded in 1975, LVS Small Plastic Parts Limited are the UK's leading injection moulding company and plastic manufacturer with clients including Jaguar Land Rover, JCB and Bentley (Source: www.small-plastic-parts.co.uk 21/02/2018). The tenant also occupies Units F1/F4 on the estate and has been a tenant on the site for over 20 years.



Lots 34-36 Lot 34 - 522,200 p.a.x. Lot 35 - 58,525 p.a.x. Lot 36 - 643,270 p.a.x.

Key Details

- · To be offered as three separate lots
- Units B3 and C5/C6 let on new leases from 2017
- Located on the established Stafford Park 15 Industrial Estate
- Nearby occupiers include Jewson, AViramp, Lister Trade Counter, Kwik Fit Plus and Enterprise Rent a Car
- · One mile from M54 Motorway (Junction 4)

Locatio

Miles: 12 miles east of Shrewsbury 30 miles north-west of Birmingham Roads: A442, A464, M54 (Junction 4)

Rail: Telford Central Railway Station
Air: Birmingham Airport

Situation

The properties are situated on Stafford Park 15, an established industrial location accessed just off the A442 and A464 dual carriageways, which in turn lead to the M54 motorway. Telford town centre is located 1.5 miles to the west. Nearby occupiers include Jewson, AViramp, Lister Trade Counter, Kwik Fit Plus and Enterprise Rent a Car.

Description

Each property comprises a ground floor industrial unit with extensive warehouse and ancillary accommodation, each unit benefiting from car parking rights.

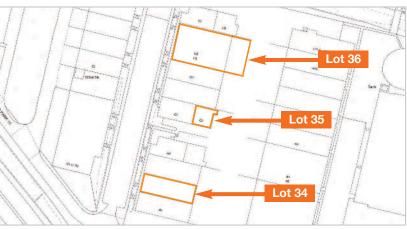
Tenure

Virtual Freehold - Each lot to be held for a term of 999 years from completion at a peppercorn rent.

VAT

VAT is applicable to these lots.

Six Week Completion





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