

Lot 12

£173,896 per annum exclusive

Forest Enterprise Centre, Sutton-in-Ashfield, Nottinghamshire NG17 5LA Freehold Industrial Investment



Tenancy and accommodation

Unit	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
2, 9 and 11	898.50 sq m (9,671 sq ft)	PLASTIC PROFILING SPECIALISTS (1)	10 years from 01/11/2010 (2)	£30,000	(31/10/2020)
3-7	2,763.38 sq m (29,745 sq ft)	FRICTION MARKETING COMPANY LIMITED (3)	15 years from 19/01/2009 (4)	£105,000	19/01/2019 (18/01/2024)
12	430.22 sq m (4,631 sq ft)	LIFTERZ LIMITED (5)	6 years from 17/03/2014	£13,500	(16/03/2020)
12a	255.02 sq m (2,745 sq ft)	SAFeway CARS SALES LIMITED (6)	10 years from 31/10/2014	£9,296	(30/10/2024)
12a (Parking)	0.117 acres (0.047 ha)	SAFeway CARS SALES LIMITED (6)	7 years 8 months from 01/03/2017	£4,500	(30/10/2024)
14 Land	10.00 sq m (108 sq ft) 0.187 acres (0.076 ha)	INDIVIDUAL t/a The Bike Skool (7)	9 years from 01/02/2016 (8)	£11,600	01/12/2019 and 01/02/2023 (9) (31/01/2025)
Totals	4,357.12 sq m (46,900 sq ft)			£173,896	

- (1) Plastic Profiling Specialists are highly experienced subcontractors offering lasering and routing services to the POS and engineering sector (Source: www.pps-uk.com 23/02/2018).
- (2) The leases of Units 2, 9 and 11 provide a tenant only option to determine on 01/11/2019.
- (3) For the year ending 31st March 2017, Friction Marketing Company Limited reported a turnover of £11,626,181, pre-tax profits of £1,496,190 and a total net worth of £6,170,576 (Source: Experian Group 23/02/2018). Established in 1991, FMC manufactures a vast range of parts for a wide variety of industries and specific specialised markets, including mining, marine, military and industrial (Source: www.frictionmarketing.co.uk 23/02/2018).
- (4) The lease of Units 3-7 provides a tenant only option to determine on 19/01/2019.
- (5) For the year ending 31st December 2016, Lifterz Limited reported a turnover of £11,660,347, pre-tax profits of £1,003,953 and a total net worth of £2,222,268 (Source: Experian Group 23/02/2018). Lifterz supply platforms to all parts of the country and have established themselves as a leading provider of cherry pickers and scissor lifts in the North and East Midlands (Source: www.lifterz.co.uk 23/02/2018).
- (6) Safeway Car Sales Limited are a family run business offering an extensive range of second hand cars (Source: www.safewaycarsales.co.uk 23/02/2018).
- (7) Bikeskool offer motorbike rider training and courses to all ages and abilities (Source: www.bikeskool.co.uk 23/02/2018).
- (8) The lease of Unit 14 provides a tenant only option to determine on 31/01/2021.
- (9) Unit 14 provides fixed rental increases to £12,600 p.a. from 01/12/2019 and £13,200 p.a. from 01/02/2023.

Key Details

- Substantial estate comprising 11 industrial units
- Established industrial location close to A38 trunk road
- Total Approximate Site Area of 2.79 acres (1.13 hectares)

Location

Miles: 3 miles south-west of Mansfield
24 miles south-east of Sheffield
Roads: A38, A617, M1
Rail: Sutton Parkway Railway Station
Air: East Midlands Airport

Situation

The Forest Enterprise Centre is located just over 1 mile east of Sutton-in-Ashfield town centre on the northern side of Coxmoor Road (A6139), close to its junction with the A38 trunk road which connects with the M1 motorway. The property forms part of an established industrial area, with other nearby estates including Balwant Business Park and Drakehouse Court.

Description

The property comprises 11 light industrial/warehouse units with ancillary/office accommodation, some of which have been combined to create larger units. Each unit benefits from car parking and a roller shutter door. The total approximate site area is 2.79 acres (1.13 hectares).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



Not included in Sale



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