

# Lot 39

£147,071.04 per annum

Premier Industrial Estate, Leys Road,  
**Brierley Hill, West Midlands DY5 3UP**  
Freehold Multi-let Industrial Investment



## Tenancy and accommodation

Unit	Floor	Floor Areas (Approx)	Tenant	In occupation since	Term	Rent p.a.	Review/ (Reversion)
21	Ground	241.26 sq m (2,597 sq ft)	INDIVIDUAL t/a RMD	01/08/2014	From 01/08/2018 (Tenant option 30/06/2018)	£7,500	01/01/2021 (31/12/2024)
22	Ground	94.85 sq m (1,021 sq ft)	INDIVIDUAL t/a Elite	01/04/2010	From 01/04/2018 (Tenant option 31/03/2021)	£3,983.04	01/04/2021 (31/03/2024)
23	Ground	147.15 sq m (1,584 sq ft)	MEREK ENGINEERING LIMITED	12/08/2011	Licence from 12/08/2011	£2,400	(11/08/2012) - Holding over
24-27	Ground	483.27 sq m (5,202 sq ft)	MEREK ENGINEERING LIMITED	30/03/1992	Licence from 01/02/2006	£27,997.08 (Inc fixed service charge)	(01/02/2007) - Holding over
28	Ground	139.35 sq m (1,500 sq ft)	AJD FANS LIMITED	01/04/2005	From 01/04/2005 (Tenant option 31/03/2020 & 31/03/2022)	£4,620	01/04/2021 (31/03/2024)
29	Ground	139.54 sq m (1,502 sq ft)	INDIVIDUAL	19/06/2017	From 19/06/2017	£5,200	19/06/2020 (18/06/2023)
30	Ground	125.42 sq m (1,350 sq ft)	INDIVIDUAL t/a Phoenix Bikes	01/05/2014	From 01/03/2018	£4,200	01/03/2021 (29/02/2024)
31	Ground	83.61 sq m (900 sq ft)	INDIVIDUAL	01/12/2017	From 01/12/2017 (Tenant option 31/11/2020)	£5,200 (One month rent free from Sept 2018)	01/12/2020 (30/11/2022)
32	Ground	39.95 sq m (430 sq ft)	INDIVIDUAL	01/06/2017	From 01/06/2017	£2,100	(31/05/2023)
33	Ground	39.95 sq m (430 sq ft)	INDIVIDUAL	01/06/2017	From 01/06/2017	£1,800	(31/05/2023)
34	Ground	40.97 sq m (441 sq ft)	INDIVIDUAL t/a Matt Round Motors	01/06/2017	From 01/06/2017	£1,800	(31/05/2023)
35	Ground	40.97 sq m (441 sq ft)	INDIVIDUAL t/a Matt Round Motors	01/02/2014	From 01/06/2016 (Rolling monthly tenant option)	£1,200	(31/05/2022)
36	Ground	39.95 sq m (430 sq ft)	INDIVIDUAL t/a Matt Round Motors	01/06/2016	From 01/06/2016 (Rolling monthly tenant option)	£1,560	(31/05/2022)
37	Ground	54.63 sq m (588 sq ft)	INDIVIDUAL	01/09/2009	From 01/04/2018	£2,158.92	01/04/2021 (31/03/2024)
38	Ground	83.61 sq m (900 sq ft)	INDIVIDUAL	01/12/2017	From 01/12/2017	£3,600	01/01/2020 (30/11/2023)
39	Ground	37.16 sq m (400 sq ft)	INDIVIDUAL	01/09/2017	From 01/09/2017	£1,200	(31/08/2018)
40	Ground	39.95 sq m (430 sq ft)	INDIVIDUAL	01/06/2016	From 01/06/2016 (Rolling monthly tenant option)	£1,560	(31/05/2022)
41	Ground	44.59 sq m (480 sq ft)	INDIVIDUAL t/a Protech Automotive Mobile Services	01/04/2018	From 01/04/2018	£1,800	01/04/2021 (31/03/2024)
42	Ground	82.68 sq m (890 sq ft)	INDIVIDUAL	01/09/2015	From 01/04/2018 (Tenant option 31/03/2020)	£2,532	01/04/2021 (31/03/2024)
43	Ground	44.59 sq m (480 sq ft)	INDIVIDUALS	02/11/2017	From 02/11/2017	£2,080	02/11/2020 (01/11/2023)
44	Ground	44.59 sq m (480 sq ft)	INDIVIDUAL	01/03/2015	From 01/04/2018	£1,800	01/04/2021 (31/03/2024)
45-46	Ground	100.33 sq m (1,080 sq ft)	JAYS FENCING LIMITED	01/07/2015	From 01/07/2015	£3,000	(30/06/2018)
47A	Ground	250.83 sq m (2,700 sq ft)	BURLINGTON TRADING LIMITED AND SAVEMONEY MARKET.CO.UK	01/02/2018	From 01/02/2018 (Tenant option 31/01/2021)	£7,800	01/02/2021 (31/12/2024)
47B	Ground	250.83 sq m (2,700 sq ft)	INDIVIDUAL t/a ART Restoration	01/01/2018	From 01/01/2018 (Tenant option 01/01/2020)	£7,200	01/01/2021 (31/12/2024)
48A	Ground	83.61 sq m (900 sq ft)	INDIVIDUAL	01/10/2013	Licence from 01/10/2014	£2,400	(30/09/2015) - Holding over
48B/D & 49A	Ground	334.44 sq m (3,600 sq ft)	TOTAL VENTILATION SUPPLIES LIMITED	19/03/2018	From 19/03/2018	£12,000	19/03/2021 (18/03/2024)
48C	Ground	83.61 sq m (900 sq ft)	INDIVIDUAL	01/09/2017	From 01/09/2017	£4,020	01/09/2020 (31/08/2023)
49B	Ground	167.22 sq m (1,800 sq ft)	GB AUTOMOTIVE	01/08/2016	From 01/08/2016	£5,880 (inc fixed service charge)	(31/07/2022)
50	Ground	167.22 sq m (1,800 sq ft)	INDIVIDUAL t/a Wacky Racers	19/07/2017	From 19/07/2017 (Rolling monthly tenant option)	£6,480	(18/07/2022)
Yard 1	(Opposite Units 34-37)	-	DIRECT FREIGHT LOGISTICS LIMITED	01/02/2017	From 01/02/2017	£6,000	12/12/2018 12/12/2020 12/12/2022
Yard 2	(Opposite Units 30-33)	-	BOX STORE SCOTLAND LIMITED	02/02/2018	From 12/02/2018 (Tenant Option 11/02/2019)	£5,200	12/02/2021 (11/02/2024)
Land adjacent to Unit 47B	-	-	INDIVIDUAL t/a ART Restoration	01/01/2018	From 01/01/2018	£1,800	01/01/2021 (31/12/2024)
Units 1-20 and additional land	-	-	VARIOUS	-	13 separate 999 year leases from 1992-1998	Peppercorn	-
<b>Total</b>		<b>3,526.13 sq m (37,956 sq ft)</b>				<b>£148,071.04</b>	

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### Key Details

- Substantial multi-let industrial estate comprising 35 units
- Totalling approx 3,526.13 sq m (37,956 sq ft)
- Approximate site area of 1.22 hectares (3 acres)
- Established and well located industrial estate
- In the same ownership since 2002

### Location

**Miles:** 3 miles from Intu Merry Hill Shopping & Office Centre  
3 miles south-west of Dudley  
12 miles west of Birmingham

**Roads:** A491, A449, A4036, M5 (Junctions 2 & 3)

**Rail:** Stourbridge Town and Cradley Heath Railway Stations

**Air:** Birmingham International Airport

### Situation

Premier Industrial Estate is situated outside the town centre of Brierley Hill approximately 3 miles from Dudley town centre and 12 miles from Birmingham City Centre. The estate is well established and has good transport links being located close to the A491 which provides access to Wolverhampton to the north and Stourbridge and the wider national motorway network to the south. The estate is adjacent to the canal and nature walk. Nearby occupiers include Miller Roofing and ELV Recycling.

### Description

The property, a substantial industrial estate, comprises three detached industrial buildings arranged as 35 individual units. The total approximate floor area is 3,526.13 sq m (37,956 sq ft) on a site of approximately 1.22 hectares (3 acres). Each unit benefits from roller shutter doors. The estate is enclosed within steel fencing and accessed via electric fob controlled gates. In addition, 4.5 hectares (11 acres) has been let on separate 999 year leases at peppercorn rents.

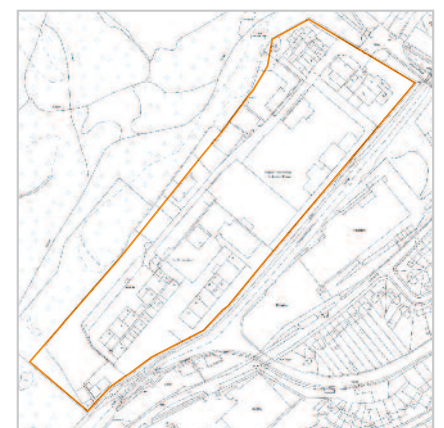
### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion



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**Acuitus**  
Will Moore  
+44 (0)20 7034 4858  
will.moore@acuitus.co.uk

**Acuitus**  
Peter Mayo  
+44 (0)20 7034 4864  
peter.mayo@acuitus.co.uk

**Seller's Solicitors: BNI Law**  
Zalmy Melinek  
+44 (0)20 8458 5656  
zmelinek@bnilaw.co.uk