

# Lot 114

Peppercorn

## 1-7 Boughton Workshops, Meden Road, Boughton Industrial Estate, near Worksop, Nottinghamshire NG22 9ZD

Freehold Industrial Ground Rent



### Key Details

- Let to Hardwick Nominees Limited
- Lease expires June 3006
- Strategically located industrial location adjacent to A6075
- Comprises seven industrial units on 0.68 acre site

### Location

**Miles:** 10 miles south-east of Worksop  
17 miles north-east of Nottingham

**Air:** Doncaster Sheffield Airport  
East Midlands Airport

### Situation

The property is located on the established Boughton Industrial Estate, which is strategically located with good access to the A1, A614 and A6075. Occupiers on the estate include a large clipper distribution centre, Morgan Sindall and a range of local occupiers.

### Description

The property comprises seven industrial units comprising two facing terraces of industrial units arranged around a courtyard. The site extends to about 0.28 hectares (0.68 acres).

### Tenure

Freehold.

### Note

The Buyer will pay 2% + VAT of the purchase price towards the seller's costs.

### VAT

VAT is not applicable to this lot.

## Tenancy and accommodation

Floor	Units	Tenant	Term	Rent p.a.x.
Ground	1-7	HARDWICK NOMINEES LIMITED (1)	999 years from 24/06/2007 until 23/06/3006 on a full repairing and insuring lease	Peppercorn
<b>Total</b>				<b>Peppercorn</b>

(1) The entire property is sub-let to tenants including Mann Engineering and Fast-Clad UK.



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**Acuitus**  
David Margolis  
+44 (0)20 7034 4862  
david.margolis@acuitus.co.uk

**Acuitus**  
George Watkins  
+44 (0)20 7034 4861  
george.watkins@acuitus.co.uk

**Seller's Solicitors: Structadene Limited**  
James Thomson/Zarah Driver  
+44 (0)20 7843 9196/+44 (0)20 7843 9183  
james.t@pearl-coutts.co.uk/  
zarah.d@pearl-coutts.co.uk