

# Lot 13

£240,648.11 per annum  
exclusive

53/54 Causeway Road, Earlstrees Industrial Estate,  
**Corby, Northamptonshire NN17 4DU**

**Substantial Freehold Industrial Investment**



## Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Industrial	4,486.25 sq m (48,290 sq ft)	BALL & YOUNG LTD (1) with a guarantee from VITA (GROUP) UNLIMITED (2)	22 years and 3 months from 14/10/2005 until 13/01/2028 on a full repairing and insuring lease (3)	£240,648.11	Annually uncapped to RPI
<b>Total</b>		<b>4,486.25 sq m (48,290 sq ft)</b>			<b>£240,648.11</b>	

- (1) For the year ending 31st December 2017, Ball & Young Ltd reported a turnover of £31,922,447, pre-tax profits of £7,712,581 and a total net worth of £54,292,783 (Source: Experian Group 19/02/2019). Ball & Young Limited is part of The Vita Group, which employs 2,800 people in 37 sites in 14 countries. Founded in 1983, Ball & Young manufactures a range of rubber underlay products for a variety of commercial and domestic uses.
- (2) For the year ending 21st December 2017, Vita (Group) Unlimited reported a total net worth of £162,209,810 (Source: Experian Group 19/02/2019).
- (3) The property was originally let for a term of 15 years and 3 months from 14th October 2005 and was extended by way of a reversionary lease for a further term of 7 years to expire in January 2028. The lease is subject to a schedule of condition.

### Key Details

- Let to Ball & Young Limited with a guarantee from Vita (Group) Unlimited – a part of The Vita Group
- Lease extended and expiring in January 2028 (no breaks)
- Annual uncapped RPI Rent Reviews
- 4,486.25 sq m (48,290 sq ft)
- Site area of 1.03 hectares (2.54 acres) with a site coverage of 44%
- Established industrial estate with excellent road communications and close to occupiers including Weetabix, CEVA Logistics, Accuma Plastics, Caterpillar and Avon Skincare

### Location

**Miles:** 2 miles north of Corby town centre  
23 miles north-east of Northampton  
25 miles west of Peterborough

**Roads:** A1, A14, A27, A43, M1

**Rail:** Corby Train Station

**Air:** Luton Airport

### Situation

Earlstrees Industrial Estate is located two miles north of Corby town centre and is regarded as one of the major industrial estates in Corby. The estate benefits from its close proximity to the main A6003 and A43 roads, as well as the A1 and M1 which provide excellent access to the north and south. The property benefits from a prominent frontage on Causeway Road, one of the key estate roads with good access to the A6003. Nearby occupiers include Weetabix, CEVA Logistics, Accuma Plastics, Caterpillar, Avon Skincare and Tayto Group.

### Description

The property comprises two semi-detached industrial units which have been combined to form a single unit, occupied entirely by Ball & Young. The property extends over a 1.03 hectare (2.54 acre) site, providing a site coverage of 44%. The property benefits from parking to the front and side.

### Tenure

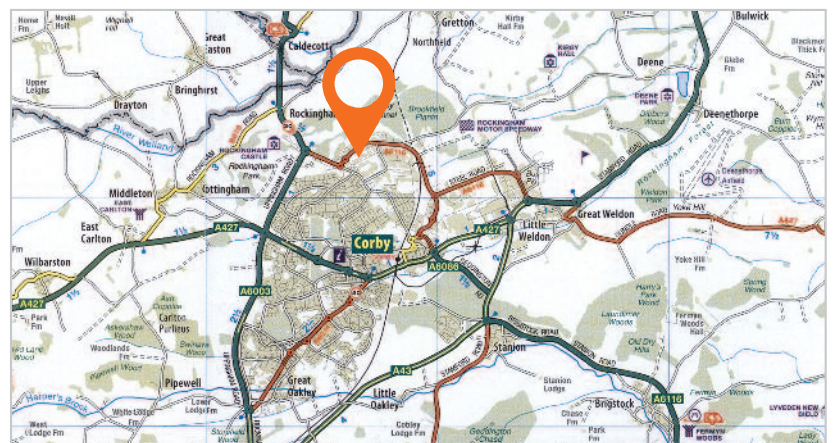
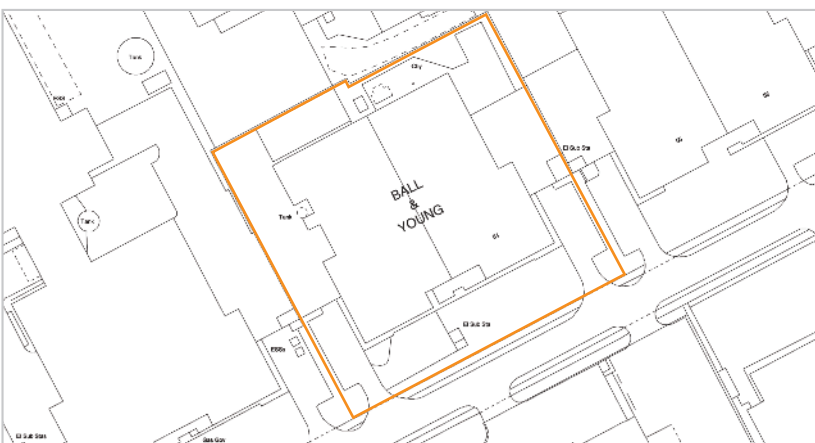
Freehold.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

Band D. See legal pack at [acuitus.co.uk](http://acuitus.co.uk).



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