

## Lot 26

£126,494 per annum  
exclusive with annual  
RPI rental increases

Toolspec Manufacturing Company, 4 Sedgwick Road,  
**Luton, Bedfordshire LU4 9DT**

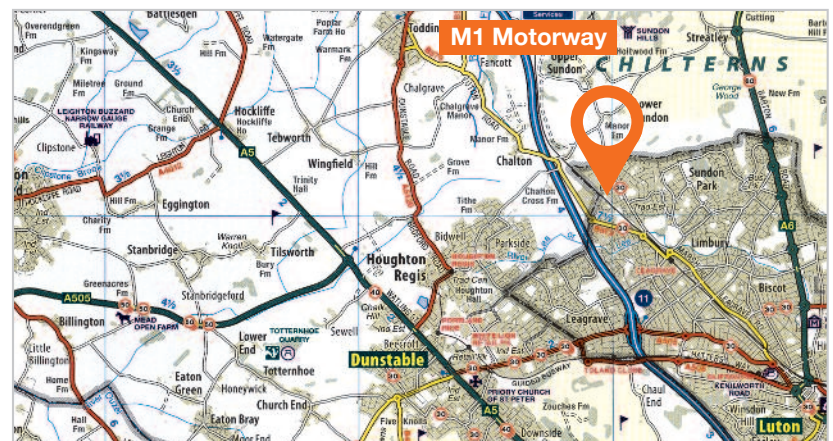
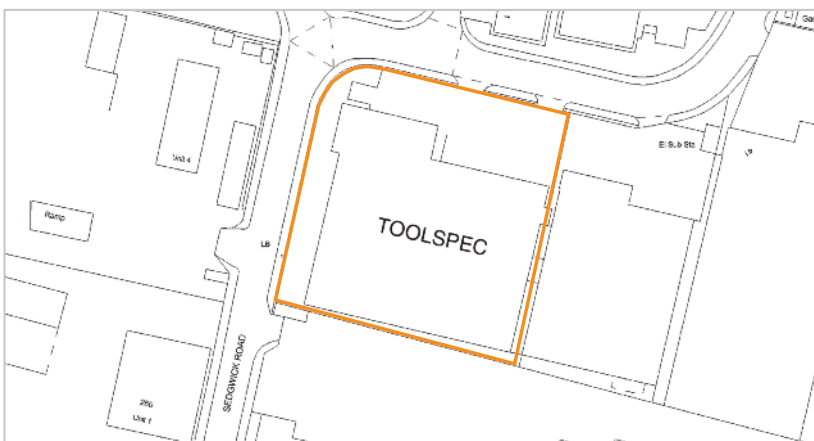
Freehold Index-Linked Industrial Investment



## Tenancy and accommodation

Unit	Floor	Use	Gross Internal Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Industrial	Ground	Industrial/	2,293.20 sq m	(24,675 sq ft) (1)	TOOLSPEC MANUFACTURING COMPANY LIMITED (2)	15 years from 23/12/2010 until 22/12/2025 on a full repairing and insuring lease	£126,494 (£4.35 per sq ft)	RPI linked rent increases on 23/12/2019 and annually thereafter (collared at 2% pa and capped at 5% pa)
Office	Ground	Manufacturing	205.80 sq m	(2,215 sq ft)				
	First	Office/Ancillary Office Ancillary	205.80 sq m	(2,215 sq ft)				
<b>Total</b>			<b>2,704.80 sq m (29,105 sq ft) (1)</b>				<b>£126,494</b>	

- (1) The property benefits from a mezzanine area of about 907.10 sq m (9,760 sq ft), not included in the floor areas above, which was erected to provide for additional storage and manufacturing space.
- (2) Toolspec Manufacturing Company was founded in 1961 as a tool making business. Over 50 years later and Toolspec has evolved with customer requirements to become an industry leading specialist in tubular manipulation and complex welded assemblies (Source: [www.toolspec.co.uk/about/](http://www.toolspec.co.uk/about/) 06/06/2019).



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### Key Details

- Entirely let to Toolspec Manufacturing Company Limited
- Annual RPI linked rent increases (minimum 2% pa and maximum 5% pa)
- Approximately 2,704.80 sq m (29,105 sq ft) on 0.4 hectare (1 acre) site
- Established industrial estate approximately 1.5 miles to Junction 11A of the M1 motorway
- Nearby occupiers include Vauxhall, Novoferm, Kensington Traders and Booker Wholesale

### Location

- Miles:** 4 miles north-west of Luton town centre  
19 miles south of Bedford  
38 miles north-west of Central London
- Roads:** M1 (J11A), A5, A6, A1(M), M25
- Rail:** Luton Station (London St Pancras 28 mins)
- Air:** London Luton, London Heathrow

### Situation

Luton is one of the most populous towns without city status in the UK. The property is situated in the northern edge of the town, on the North Luton Industrial Estate. The industrial estate benefits from excellent connections to London and the North being located close to the M1 motorway. The property is located on the southern side of Sedgwick Road, close to its junction with Toddington Road, in a predominantly industrial location. Other nearby occupiers include Vauxhall, Novoferm, Kensington Traders and Booker Wholesale.

### Description

The property comprises a three bay single storey industrial unit with an attached two storey office and storage building on the front elevation. The property benefits from car parking for 23 cars and a goods loading area at the front of the building.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

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