

Lot 15

£150,000 per annum
exclusive

Unit 36, Normanton Industrial Estate, Mildred Sylvester Way,
Normanton, West Yorkshire WF6 1TA

Detached Freehold Industrial/Warehouse Investment



Tenancy and accommodation

Lot 15

£150,000 per annum
exclusive

Floor	Use	Gross Internal Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Warehouse	1,518.78 sq m	(16,348 sq ft)	WOODS	10 years from	£150,000 (2)	(3) 29/03/2022
Ground	Offices	173.21 sq m	(1,864 sq ft)	CORPORATE	29/03/2019 until		29/03/2025
First	Offices	199.39 sq m	(2,146 sq ft)	SERVICES LIMITED	28/03/2029 on a full		29/03/2028
Mezzanine	Ancillary	193.00 sq m	(2,078 sq ft)	(1) with personal guarantee t/a Chariots Express/ Hexagon International Freight	repairing and insuring lease		
Total		2,084.38 sq m	(22,437 sq ft)			£150,000	

- (1) Woods Corporate Services, which owns Chariots Express/Hexagon International Freight has been in business since 1990 and operates throughout the UK, East and West Europe. Chariots Express is a 24 hour courier company (www.chariotsexpress.co.uk).
- (2) The current passing rent under the terms of the lease is £125,000 pa, rising to a minimum of £150,000 pa in March 2022. The vendor has agreed to adjust the completion monies so that the property effectively produces £150,000 pa from completion of the sale until the minimum fixed rental uplift in March 2022.
- (3) The rent is reviewed to the higher of OMV or RPI, subject to a minimum rental uplift of £150,000 pa in March 2022.

Key Details

- Let to Woods Corporate Services Limited with personal guarantee (t/a Chariots Express/Hexagon International Freight)
- New 10 year lease from March 2019 (no breaks)
- No rent free or incentives on grant of lease
- Approximately 2,084.38 sq m (22,437 sq ft) with large secured yard, loading area and separate parking
- Site area 1.38 acres (0.55 hectares)
- Established industrial estate, half a mile from J31 of M62 motorway

Location

Miles: 11 miles south-east of Leeds
26 miles south-west of York

Roads: M62 (J31)

Rail: Normanton

Air: Leeds Bradford Airport

Situation

The property is situated on the established and well located Normanton Industrial Estate, approximately 11 miles south-east of Leeds. The estate is strategically situated adjacent to the M62 Motorway, about half a mile from Junction 31, providing excellent road connectivity via Pontefract Road (A655). The property is located on the corner of Mildred Sylvester Way and Don Pedro Avenue. Nearby occupiers on the estate include Sheridan Fabrications, CMS Tools, Ashleigh Signs and Morrison Utility Services.

Description

The property comprises a large detached ground floor warehouse, with offices arranged on ground and first floor, along with a permanent mezzanine floor. The property, which underwent a refurbishment programme, benefits from a large secure yard and loading area, and separate parking with capacity for up to 70 cars.

Tenure

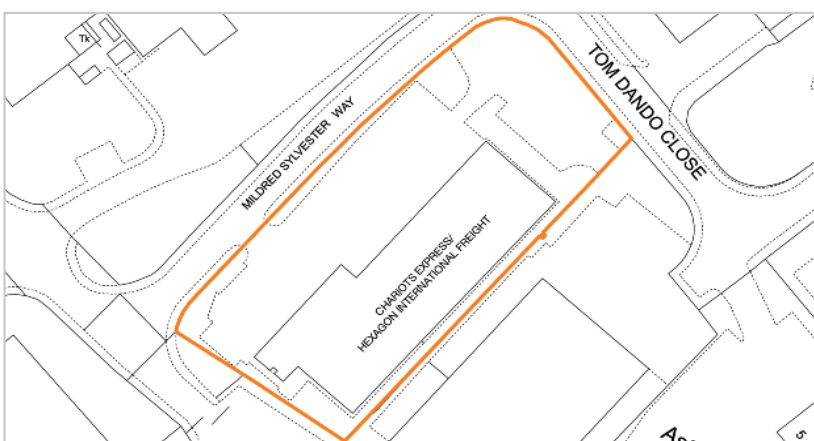
Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Band D. Please see legal pack at acuitus.co.uk.



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