

Lot 2

£57,500 Per Annum
Exclusive Rising to £63,250
pax in February 2023
(Previous rent £50,000 pax)

Unit 4 Brooklands Way, Brooklands Park Industrial Estate, Dinnington, Sheffield, South Yorkshire S25 2JZ

Freehold Industrial Investment



Key Details

- Let to Ixion Limited by way of Lease Renewal
- 5 year lease from February 2020 (no breaks)
- Fixed rental increase to £63,250 pa in February 2023
- Comprises approximately 1,268.60 sq m (13,664 sq ft) on approximate site area of 0.28 hectares (0.69 acres)
- Established Industrial Estate, less than three miles from J31 of the M1 motorway
- Nearby occupiers include Screwfix, Keyspline Engineering, DURO UK and Doka Formwork

Location

Miles: 12 miles east of Central Sheffield
15 miles south of Doncaster
Roads: A57, M1, M18
Air: Doncaster Sheffield Airport

Situation

The property is located on the established Brooklands Park Industrial Estate, in Dinnington, approximately 12 miles east of Central Sheffield. The property sits on the east side of Brooklands Way, at its junction with West Carr Road and benefits from excellent road connections being less than three miles east of J31 of the M1 motorway. Nearby occupiers on the industrial estate include Screwfix, Keyspline Engineering, DURO UK and Doka Formwork.

Description

The property comprises a modern, detached corner building, with a ground floor warehouse and office accommodation on part ground, mezzanine and first floors. The property benefits from a site area of approximately 0.28 hectares (0.69 acres) and an approximate site coverage of 38%. The property has a secure yard and car parking for about 20 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band E. See legal pack at acuitus.co.uk.

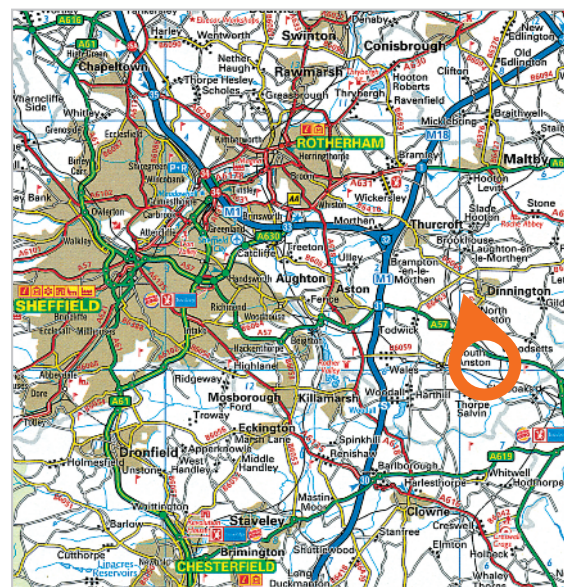
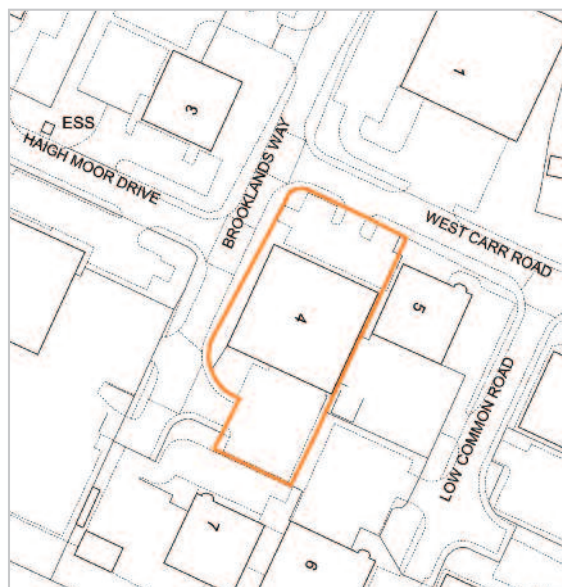
Tenancy and accommodation

Floor	Use	Gross Internal Areas (Approx)		Tenant	Term	Rent p.a.x.	Fixed Rental Uplift
Ground	Warehouse	779.35 sq m	(8,389 sq ft)	IXION LIMITED (1)	5 years from 06/02/2020 on a full repairing and insuring lease (2)	£57,500	Fixed rental uplift on 06/02/2023 to £63,250
Ground	Offices	260.56 sq m	(2,805 sq ft)				
First	Offices	65.71 sq m	(707 sq ft)				
Mezzanine	Offices/ Ancillary	162.98 sq m	(1,754 sq ft)				
Total		1,268.60 sq m	(13,664 sq ft)			£57,500	

(1) T/A 1ClickPrint (www.1clickprint.com)

(2) The lease is full repairing and insuring, subject to a Schedule of Condition.

NB: Floor areas provided by VOA.



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