

Lot 13, Ajax Industrial Estate, Hertford Road, Barking,

London IG11 8DY

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



Substantial Freehold Industrial Estate Investment

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Property Information

Substantial Freehold Industrial Estate Investment

- Prominent Fully Let East London Industrial Estate
- 5 Industrial Warehouse Buildings and Yard
- Tenants Include Well Established Engineering Companies
- Total Approximate Site Area of 0.96 Acres (6)
- Approximate Site coverage or 42%
- Adjacent to North Circular Road (A406)
- Longer term redevelopment potential (Subject to Consents)

Auction

17/Feb/2022

Lot

13

Status

Available

Rent

£222,604 per Annum Exclusive

Auction Venue

Live Streamed Auction

Sector

Industrial/Warehouse

Location

Miles

11 miles east of Central London

Roads

A406, A13, M11, A12, M25

Rail

Barking Underground and Mainline Station

Air

London City Airport, London Stansted Airport, London Southend Airport, London Heathrow Airport

Situation

The East London Borough of Barking & Dagenham is some 6 miles east of City of London continues to see substantial residential and commercial investment. Barking benefits from being approximate 4 miles east of London Docklands and Stratford's Olympic City.

The property is situated on the east side of Hertford Road immediate adjacent to London's North Circular Road (A406) and its junction with the A124 Barking Road. Neighbouring occupiers include Selco Builders Warehouse, Big Yellow Self Storage, Wickes and Regus.

Tenure

Freehold.

Description

The property a substantial industrial estate of approximately 0.96 Acres (6). Comprises 5 industrial warehouse buildings with a site coverage of 42%.

The property may benefit from longer term development potential, subject to consents.

Note

The Special Conditions of Sale provide for the Buyer to pay to the Seller a sum in addition to the purchase price. Please see the Special Conditions of Sale which is available in the Seller's solicitors Legal Pack.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Unit	Floor	Use	Floor Area (Approx)		Tenant	Term	Rent p.a.x.	Review / (Reversion)
1	Ground First	Warehouse	409.14 sq m 72.34 sq m	(4,403 sq ft) (778 sq ft)	ALDESBROOK ENGINEERING LIMITED (1)	3 years from 20/05/2019 (5)	£53,764	(20/05/2022)
2	Ground	Warehouse	197.08 sq m	(2,121 sq ft)	INDIVIDUAL	6 years from 24/05/2019 (5)	£25,440	(23/05/2025)
3	Ground First	Warehouse	153.79 sq m 166.61 sq m	(1,655 sq ft) (1,793 sq ft)	INDIVIDUAL	5 years from 15/02/2021	£48,000	(14/02/2026)
4	Ground Mezzanine	Warehouse	452.85 sq m 50.58 sq m	(4,874 sq ft) (544 sq ft)	BONLEA ENGINEERING LIMITED (2)	3 years from 30/05/2019 (5)	£60,300	(29/05/2022)
5	Ground	Warehouse	194.93 sq m	(2,098 sq ft)	TRANSFLOW INTERNATIONAL LIMITED	10 years from 18/05/2018 (3) (5)	£35,000	17/10/2023 (17/10/2028)
Strip of Land					INDIVIDUAL	99 years from 14/09/1979	£100	(13/09/2078)
Total Approximate Floor Area			1,696.32 sq m	(18,266 sq ft) (4)			£222,604	

(1) Alderbrook Engineering Limited is a precision machining company specialising in high quality, high precision machined part established in 1989.

(2) Bonlea Engineering Limited are specialists in engineering, structural steel and pipework fabrication for various industries established in 1975.

(3) The lease provides the tenant the option to determine the lease on 17/10/2023

(4) The floor areas stated above have been provided by the Seller.

(5) The leases are outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

(6) The site area stated above has been taken from a previous valuation of the property.

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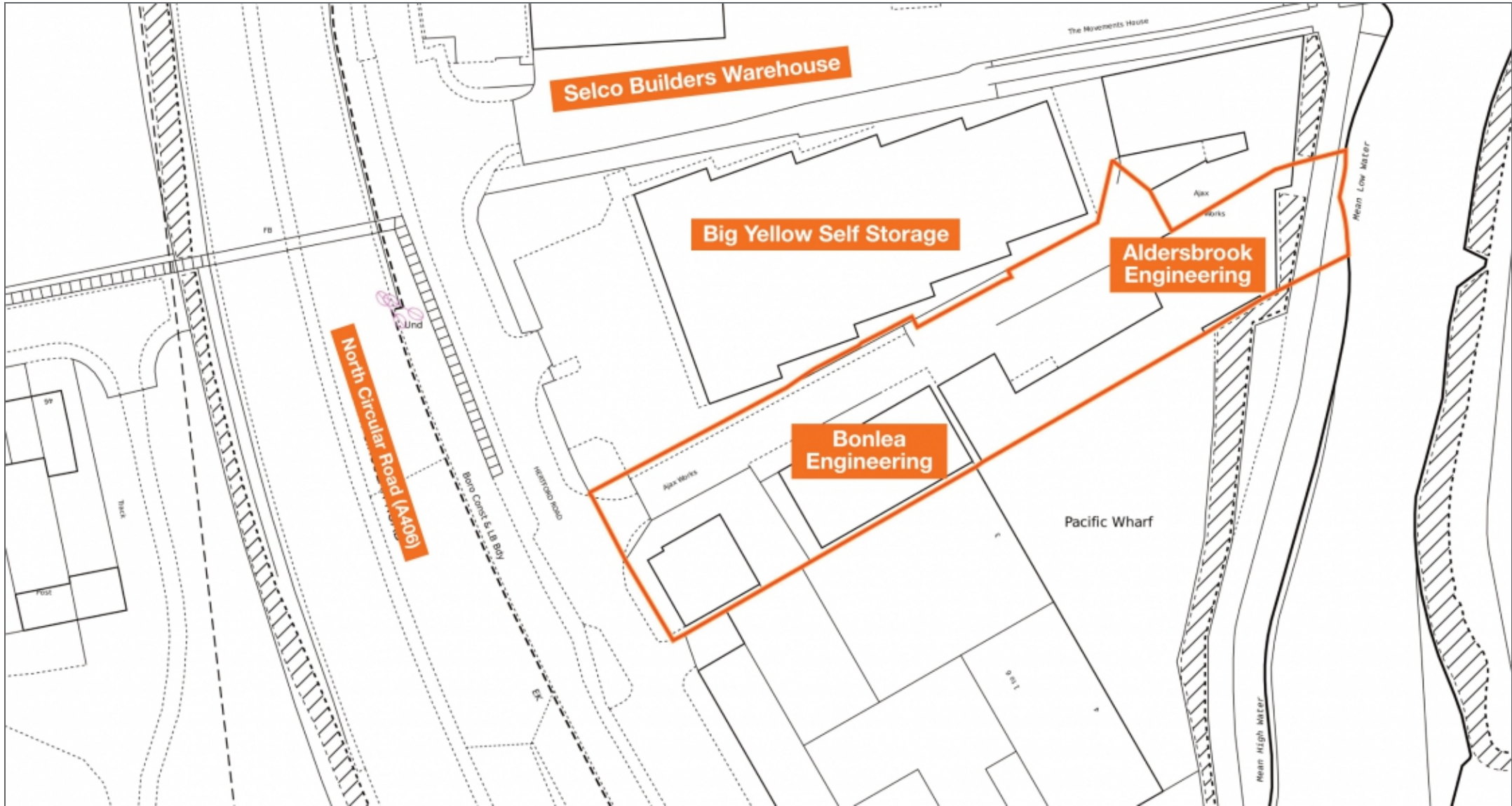
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