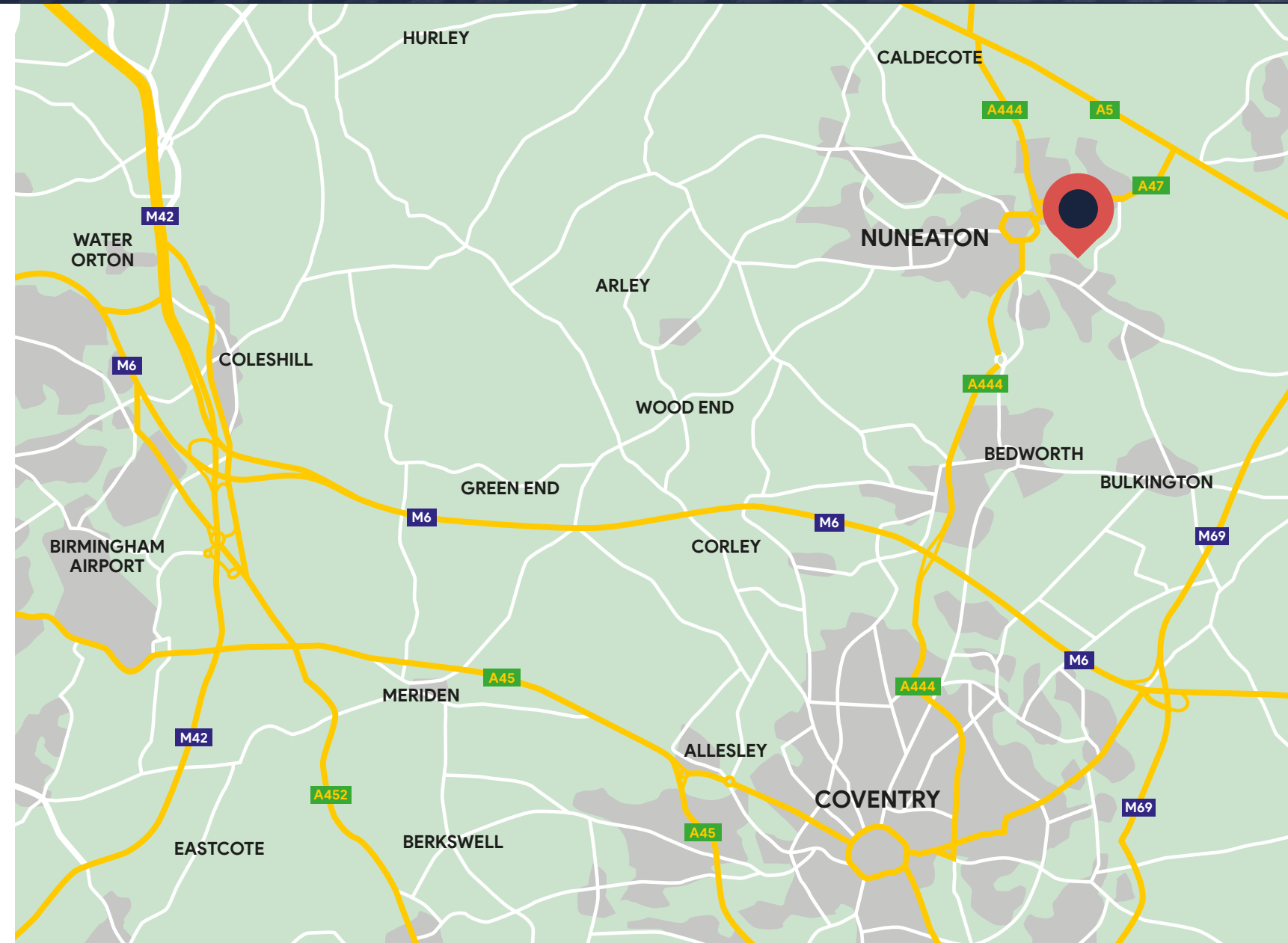


THE QUADRANT

KELSEY CLOSE | ATTLEBOROUGH FIELDS INDUSTRIAL ESTATE | NUNEATON | CV11 6RS



MULTI-LET INDUSTRIAL INVESTMENT



INVESTMENT SUMMARY

- Strategically located within the established Attleborough Fields Industrial Estate.
- 4 industrial units ranging in size from 3,090 sq ft to 6,707 sq ft, totalling 16,231 sq ft.
- Fully let on 3 new tenancies, producing a total income of £146,910 per annum – low average rent of £9.05 per sq ft.
- Freehold title with a site area of approx. 0.80 acres.

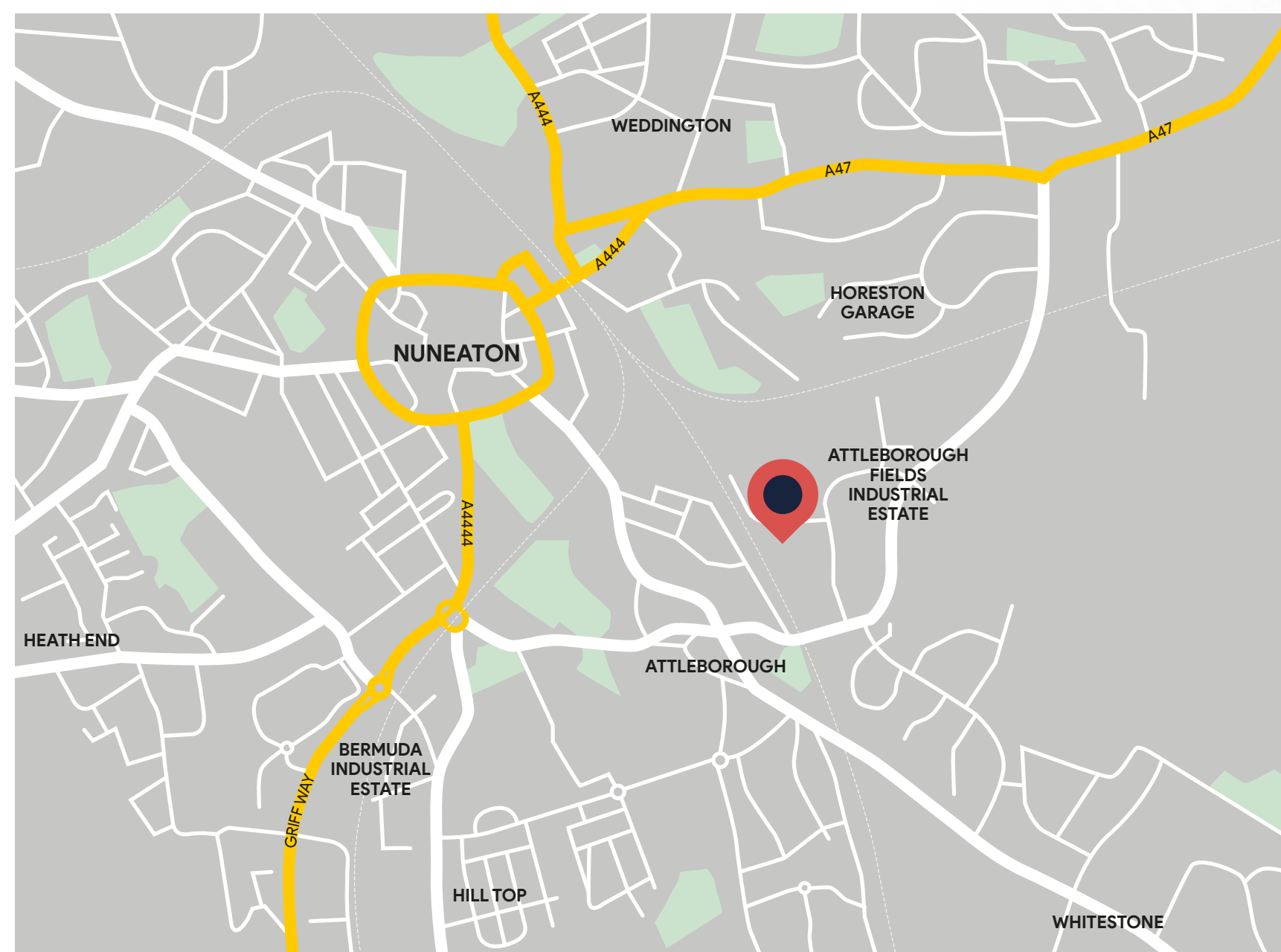
Offers sought in the region of
£2,050,000

(subject to contract and exclusive of VAT). This reflects an attractive **net initial yield of 6.75%** and a **low Capital Value of £126** per sq ft, assuming normal purchaser's costs.

LOCATION

The town of Nuneaton lies approximately 8 miles north of Coventry and 4 miles south west of Hinckley. The town benefits from excellent communication links to J2 of the M69, some 5 miles away and is only 3 miles from J2 of the M6 via the A5 and A444 respectively.

The subject premises are located on Kelsey Close, off Townsend Drive, the main road through the Attleborough Fields Industrial Estate, which is an established industrial location, easily accessed off Nuneaton's Eastern Relief Road, the A4254, which links to the A444, approximately one mile to the west of Nuneaton, with the A5 Trunk Road approximately two miles to the north.

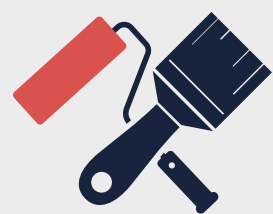


DESCRIPTION

The property comprises industrial warehouse premises within a small quadrant of similar type properties fronting onto a spacious central yard. The unit is of steel portal frame construction with part brick-built construction and part lined profile sheeting with a minimum eaves height of 5.63m rising to 8.55m at the pitch. The units were recently refurbishments to include:



RECONDITIONED WAREHOUSE FLOORS



FULL REFURBISHMENT OF THE OFFICE, KITCHENETTE AND WC AREAS



LED LIGHTING THROUGHOUT



ROLLER SHUTTERS



TENURE

Freehold (Title No. WK331755). A copy of the Title Register and Plan is available upon request.

TENANCIES

The property is let in accordance with the tenancy schedule set out below producing a current income of £146,910 per annum.

Unit	Tenant	Areas (sq. ft.)	Lease Start	Lease Expiry	Next Review	Break Date	Passing Rent (£p/annum)	Passing Rent (£p/sq ft)	% of Total Current Income	EPC
1	Rapid Access Ltd	3,090	15/12/2022	14/12/2032	15/12/2027	15/12/2027	£30,000	£9.71	20%	D94
2	Gatekeeper Systems (UK) Ltd	6,434	01/12/2022	30/11/2032	01/12/2027	01/12/2025	£57,910	£9.00	39%	C59
3										D82
4	Spartan MF Properties Ltd	6,707	24/11/2022	23/11/3032	24/11/2027	24/11/2027	£59,000	£8.80	40%	D79
		16,231					£146,910	Average: £9.05	100.00%	

TENANCY NOTES

- Unit 4 is a protected tenancy, the other leases are contracted outside the LTA.
- Tenant break options require 6 months prior notice.
- Rental deposits equivalent to 3 month rent from all tenants.
- Unit 4 lease guaranteed by Spartan MF Ltd.



VAT

The property is elected for VAT and the sale will be treated as a Transfer of a Going Concern (TOGC).

EPCs

Copies are available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep of the common areas of the estate. Further details available upon request.

ANTI-MONEY LAUNDERING

Any potential purchaser will be required to share relevant information to comply with anti-money laundering checks.

FURTHER INFORMATION AND VIEWING

Access to the data room will be made available upon request.

For further information or to arrange a viewing please contact:

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Offers sought in the region of **£2,050,000** (subject to contract and exclusive of VAT). This reflects an attractive net initial yield of 6.75% and a low Capital Value of £126 per sq ft, assuming normal purchaser's costs.

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