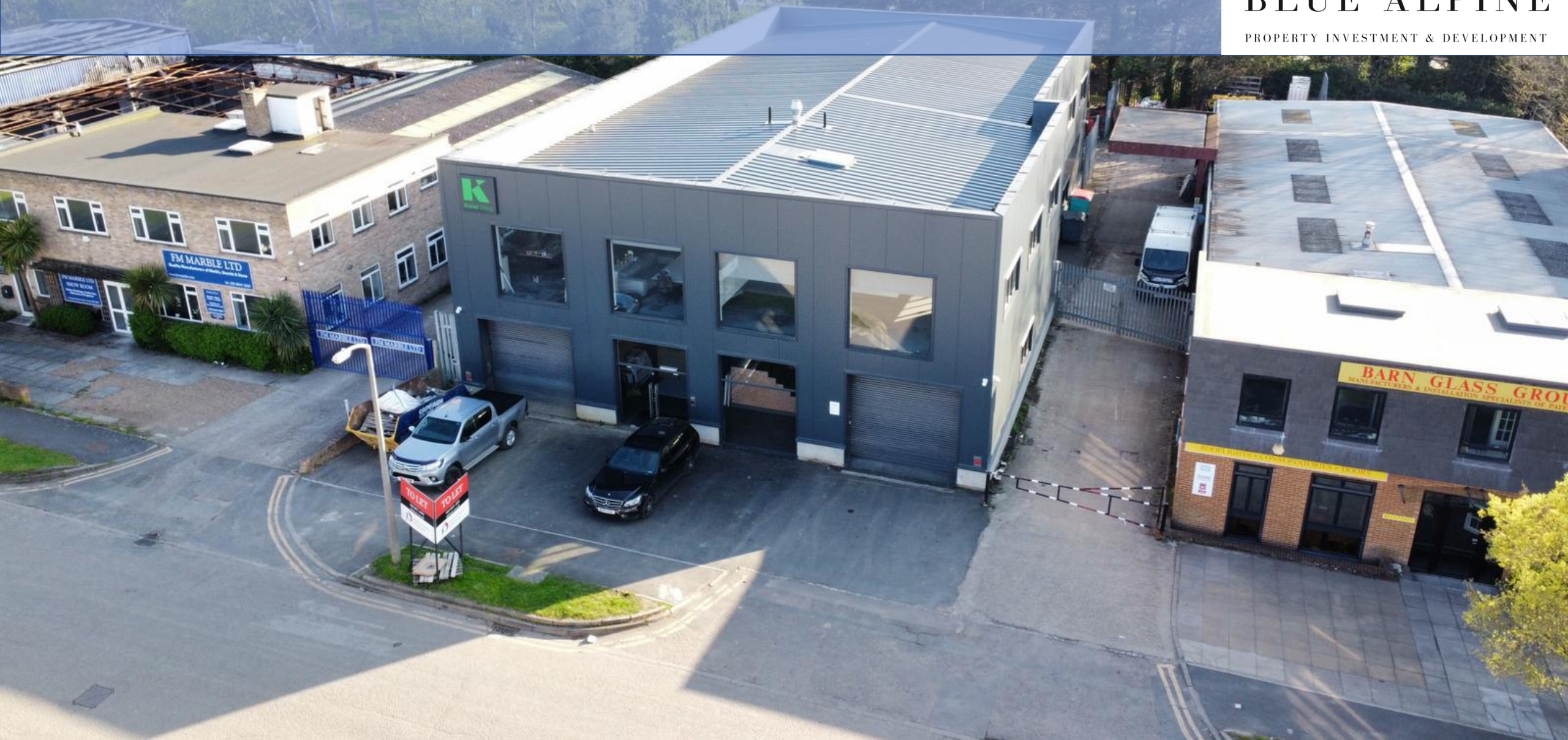


Sutton - 5 Sandiford Road, Surrey SM3 9RN  
Long Leasehold Office & Warehouse Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# Sutton - 5 Sandiford Road, Surrey SM3 9RN

## Long Leasehold Office & Warehouse Investment



### Investment Consideration:

- Purchase Price: £2,000,000
- Rental Income: £181,000 p.a.
- Gross Initial Yield: 9.05%
- VAT is NOT applicable to this property
- Sale Leaseback. Property owned by an owner occupier. New 10 year lease to be signed upon sale completion
- Comprises detached two-storey newly refurbished warehouse and office building
- Provides 9 new office and 2 warehouse units
- Benefits from main reception, communal GYM with separate access, air conditioning system and break out area with pool table and branded coffee station
- Situated in the heart of Kimpton Business Park with occupiers nearby including Parcelforce, Screwfix, HSS Hire, Tesco Extra and Halfords Autocentre, amongst others.



# Sutton - 5 Sandiford Road, Surrey SM3 9RN

## Long Leasehold Office & Warehouse Investment



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Unit 1	Ground Floor Warehouse: 227 sq m (2,443 sq ft)	Kisiel Limited	10 Years from completion (sale & leaseback)	£181,000	Note 1: FRI Note 2: Rent review in the 5th year (open market upward only) Note 3: Tenant option to determine in the 5th year with minimum 6 months notice Note 4: Deposit held of £45,250
Unit 2	Ground Floor Warehouse: 165 sq m (1775 sq ft)				
Unit 2A	Communal GYM: 60 sq m (646 sq ft) Self-contained access				
Unit 3	First Floor Office Unit: 66 sq m (710 sq ft)				
Unit 4	First Floor Office Unit: 17 sq m (183 sq ft)				
Unit 5	First Floor Office Unit: 17 sq m (183 sq ft)				
Unit 6	First Floor Office Unit: 22 sq m (237 sq ft)				
Unit 7	First Floor Office Unit: 45 sq m (484 sq ft)				
Unit 8	First Floor Office Unit: 65 sq m (700 sq ft)				
Unit 9	First Floor Office Unit: 21 sq m (226 sq ft)				
Unit 10	First Floor Office Unit: 21 sq m (226 sq ft)				
Unit 11	First Floor Office Unit: 21 sq m (226 sq ft)				
			<b>Total</b>	<b>£181,000</b>	

# Sutton - 5 Sandiford Road, Surrey SM3 9RN

## Long Leasehold Office & Warehouse Investment



### Property Description:

Comprises detached two-storey newly refurbished warehouse and office building, which includes main reception, communal GYM with separate entrance, communal break out areas with branded coffee station, air condition & alarm systems, and provides the following accommodation and dimensions:

#### Ground Floor: 452 sq m (4,864 sq ft)

Unit 1 - Warehouse 227 sq m (2,443 sq ft)

Unit 2 - Warehouse 165 sq m (1,775 sq ft)

Unit 2A - Communal GYM 60 sq m (646 sq ft)

#### First Floor: 295 sq m (3,175 sq ft)

Unit 3 - Office 66 sq m (710 sq ft)

Unit 4 - Office 17 sq m (183 sq ft)

Unit 5 - Office 17 sq m (183 sq ft)

Unit 6 - Office 22 sq m (237 sq ft)

Unit 7 - Office 45 sq m (484 sq ft)

Unit 8 - Office 65 sq m (700 sq ft)

Unit 9 - Office 21 sq m (226 sq ft)

Unit 10 - Office 21 sq m (226 sq ft)

Unit 11 - Office 21 sq m (226 sq ft)

**Total NIA: 747 sq m (8,039 sq ft)**

**Total GIA: 1,021 sq m (11,000 sq ft)**



# Sutton - 5 Sandiford Road, Surrey SM3 9RN

## Long Leasehold Office & Warehouse Investment



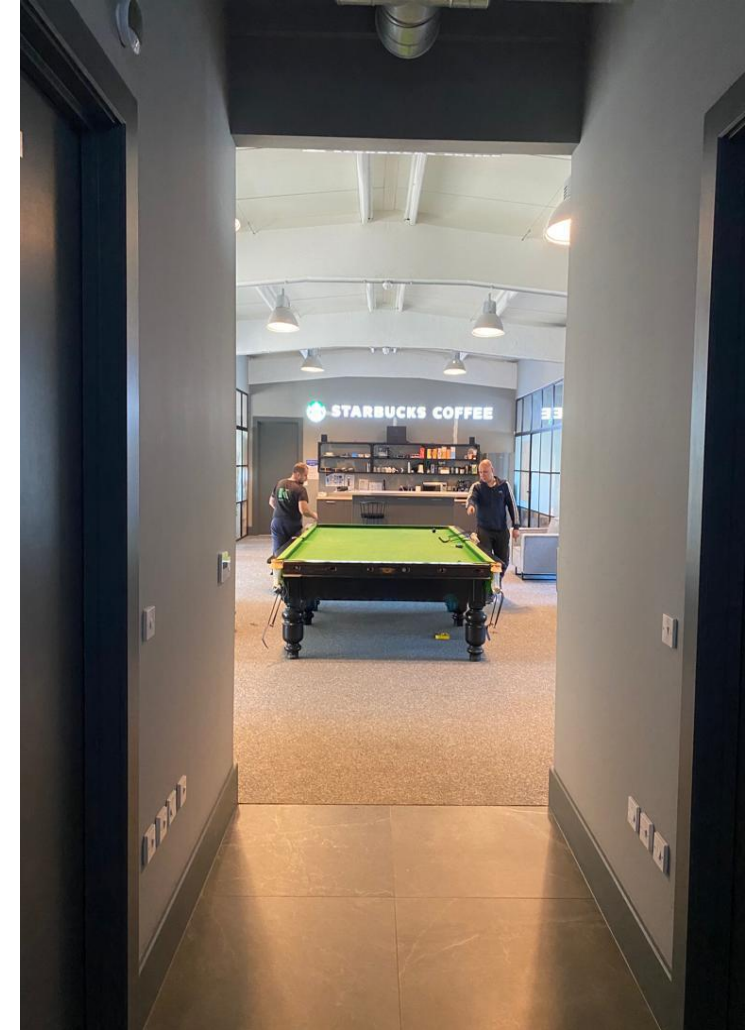
### Tenancy:

The property will be sold and leased back by the existing owner occupier for a term of 10 years from successful sale completion at agreed rent of £181,000 p.a. on a full repairing and insuring lease. Rent review in the 5<sup>th</sup> year open market, upward only. Tenant option to determine in the 5<sup>th</sup> year with minimum 6 months' notice. Deposit to be held of £45,250.



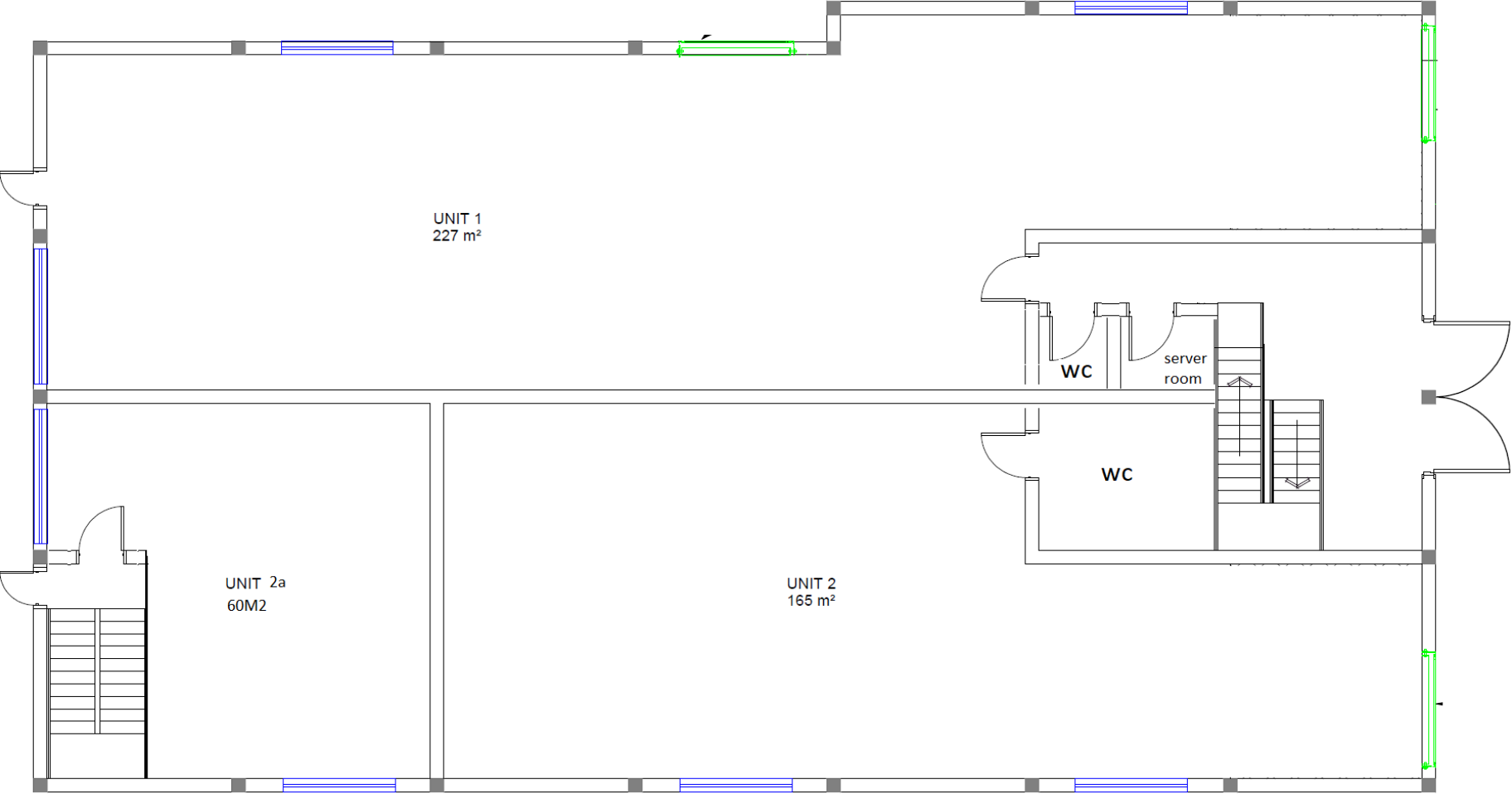
### Tenure:

Long Leasehold. Held on a 125 year lease from 29<sup>th</sup> September 1988 at a ground rent of £20,900 p.a. Rent review on 29<sup>th</sup> September 2028 and every 10<sup>th</sup> year after (open market upward only).



# Sutton - 5 Sandiford Road, Surrey SM3 9RN

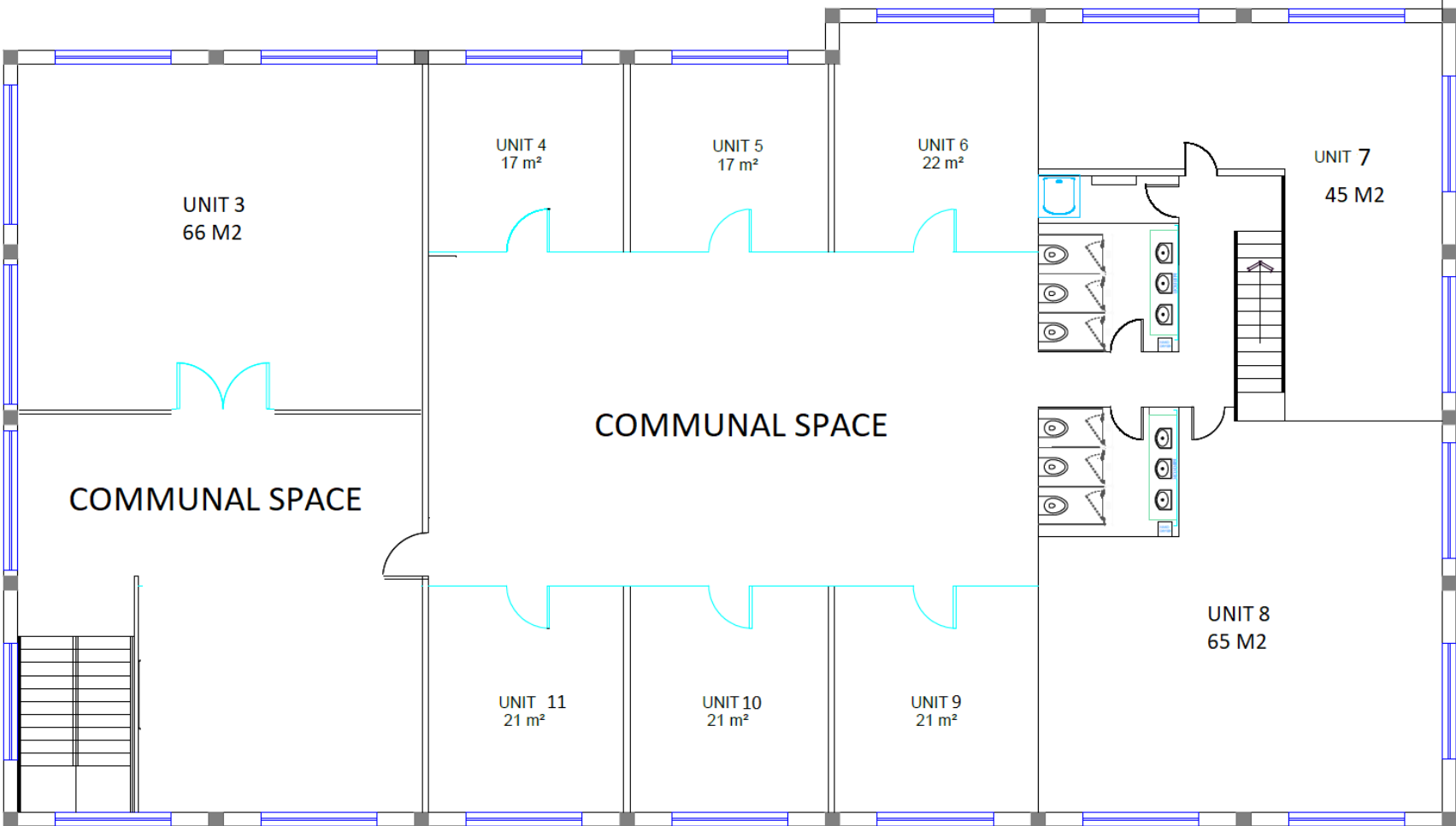
## Long Leasehold Office & Warehouse Investment



Ground Floor

# Sutton - 5 Sandiford Road, Surrey SM3 9RN

## Long Leasehold Office & Warehouse Investment



First Floor



**BIG  
YELLOW  
SELF  
STORAGE**

**TOOLSTATION**

**seko  
BUILDERS  
WAREHOUSE**

**TESCO**



**halfords  
autocentre**

**HSS Hire**

**SCREWFIX**

**PARCEL-FORCE  
WORLDWIDE**

**Graham  
The Plumbers' Merchant**

**Tile  
Giant**

**CEF  
YOUR ELECTRICAL EXPERTS**



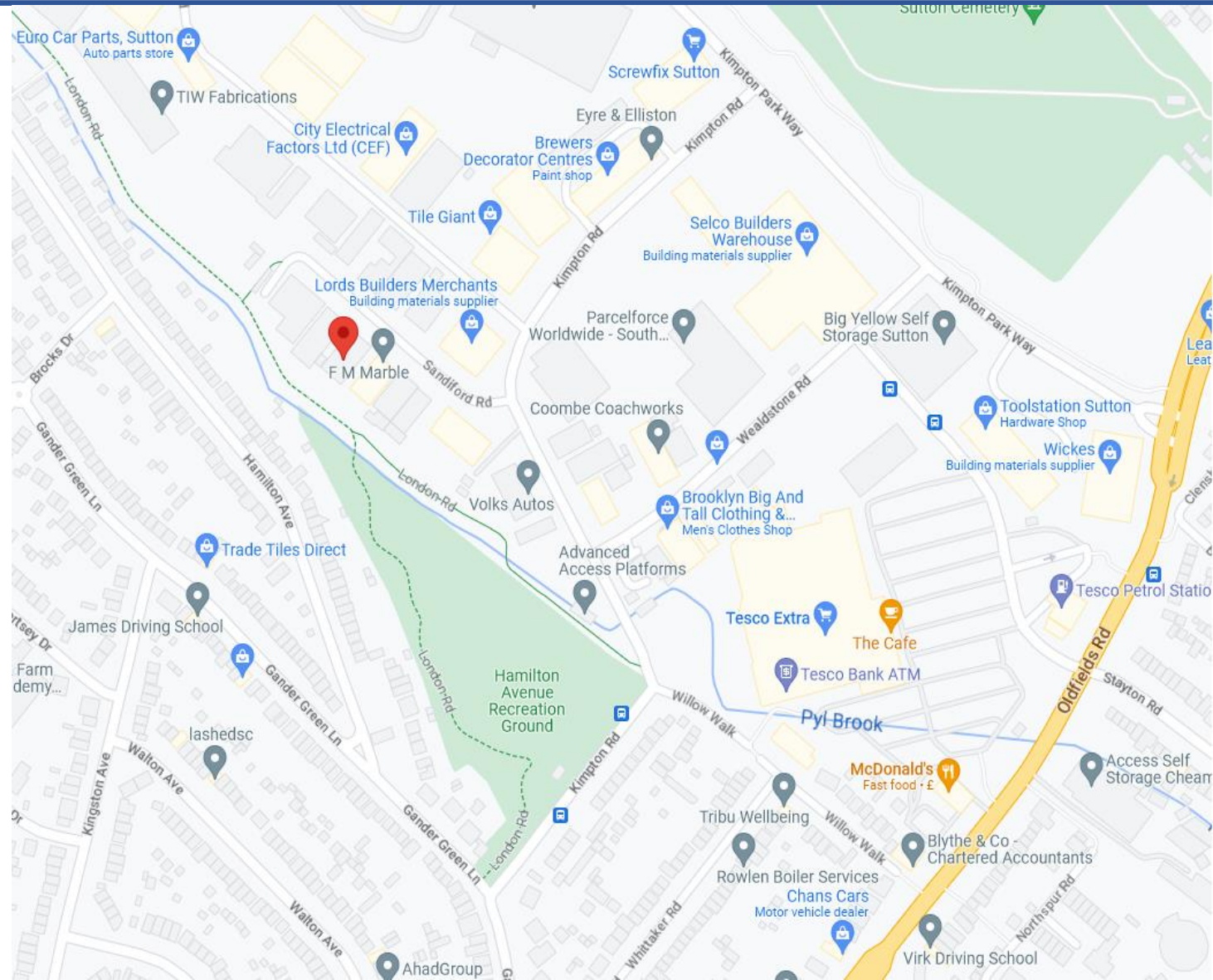
# Sutton - 5 Sandiford Road, Surrey SM3 9RN

## Long Leasehold Office & Warehouse Investment



### Location:

The property is located in the heart of Kimpton Industrial Estate, which can be easily accessed from the A217. This road offers convenient connections to Central London and Junction 8 of the M25. In addition, the estate has good public transportation options, including Sutton Common train station, which is just 0.7 miles away, as well as several bus routes. Situated in the heart of Kimpton Business Park with occupiers nearby including Parcelforce, Screwfix, HSS Hire, Tesco Extra, Halfords Autocentre and many more.



# Sutton - 5 Sandiford Road, Surrey SM3 9RN

## Long Leasehold Office & Warehouse Investment

### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

### Address:

Blue Alpine Partners Limited

Trading Address: Office 301, 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

**Disclaimer:** Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.