



Units 23 & 24 Bellingham Trading Estate, Franthorne Way, Catford, London SE6 3BX

INDUSTRIAL
INVESTMENT

VIRTUAL
FREEHOLD

PRODUCING
£129,500 PA



acorn
Commercial, Investment & Development

  @acorncommercial
acorncommercial.co.uk

Summary

- Industrial investment for sale (virtual freehold)
- Two adjoining units measuring 9,620 sqft in total
- Currently let at £129,500pa (plus VAT) until July 2029
- Located on the Bellingham Industrial Estate
- One of three protected strategic industrial locations in LB of Lewisham
- Guide price - £1.95M + VAT (£203/sqft)



Bellingham Trading Estate & wider Bromley Road SIL Land



Description

An opportunity to purchase two adjoining B2/B8 industrial units located on Bellingham Trading Estate. Both units are let to The Heritage Window Company Limited until July 2029 at a current combined passing rent of £129,500 (equating to a low blended £/sqft rate of £13.46).

The subject properties comprise two end of terrace portal frame warehouses which comprise a mixture of ground floor workshop areas, ancillary first floor offices, a mezzanine production area and a mezzanine storage area as well as typical toilet/kitchenette facilities. The units are accessed externally via two large electric roller shutter doors (c.4.1 metres, height c.5.3 metres width) and internally via a large opening which can be easily sealed to create two self-contained units in the future should that be required. The units also benefit from 3 phase power, floor to ceiling heights of up to 5.2 metres, 6 designated parking spaces in one of the estates two car parks as well as space outside of the units to park cars or store materials/bins.

Planning

Units 23 & 24 benefit from B2/B8 Industrial use with 24-hour access. The wider Bellingham Trading Estate is located within one of 59 areas across London within a Strategic Industrial Location (SIL), one of only 3 in the London Borough of Lewisham. This special planning protection alongside the consent for land in SIL designations to operate on a 24/7 basis (something which is rare in other non SIL designated industrial locations) is of value especially when considering the lack of industrial supply in London.

Unit 24



Investment/Tenancy

The two lease agreements are contracted with The Heritage Window Company Limited from 26th July 2019 until 26th July 2029. (Company registration- 04130929 & Date of incorporation- 27th December 2000). The tenants have recently waived their right to exercise their break clause at year 5 and have just agreed an increased rent as per the market rent review provision within the lease, a rent review which was dealt with between landlord and tenant directly without an external surveyor decision.

The Heritage Window Company are a long-established business specialising in the sale, manufacture and fitting of aluminium windows and doors for residential and commercial properties with showrooms in Dorking (Surrey), Loughton (Essex) as well as at their main production base in Bellingham. For further information on the company please visit their website <https://theheritagewindowcompany.co.uk/>

Bellingham Trading Estate/ Service Charge

Bellingham Trading Estate comprises 24 almost identical portal frame industrial units built in the mid 1980's. The estate benefits from two communal car parking areas with spaces specifically reserved for occupiers as well as 24-hour manned security (split across three shifts) with boom gate out of hours access.

A service charge is levied for general estate maintenance, management and security. The service charge is paid by the tenants as per the terms of their FRI lease agreements.

The Property

Location

Terms

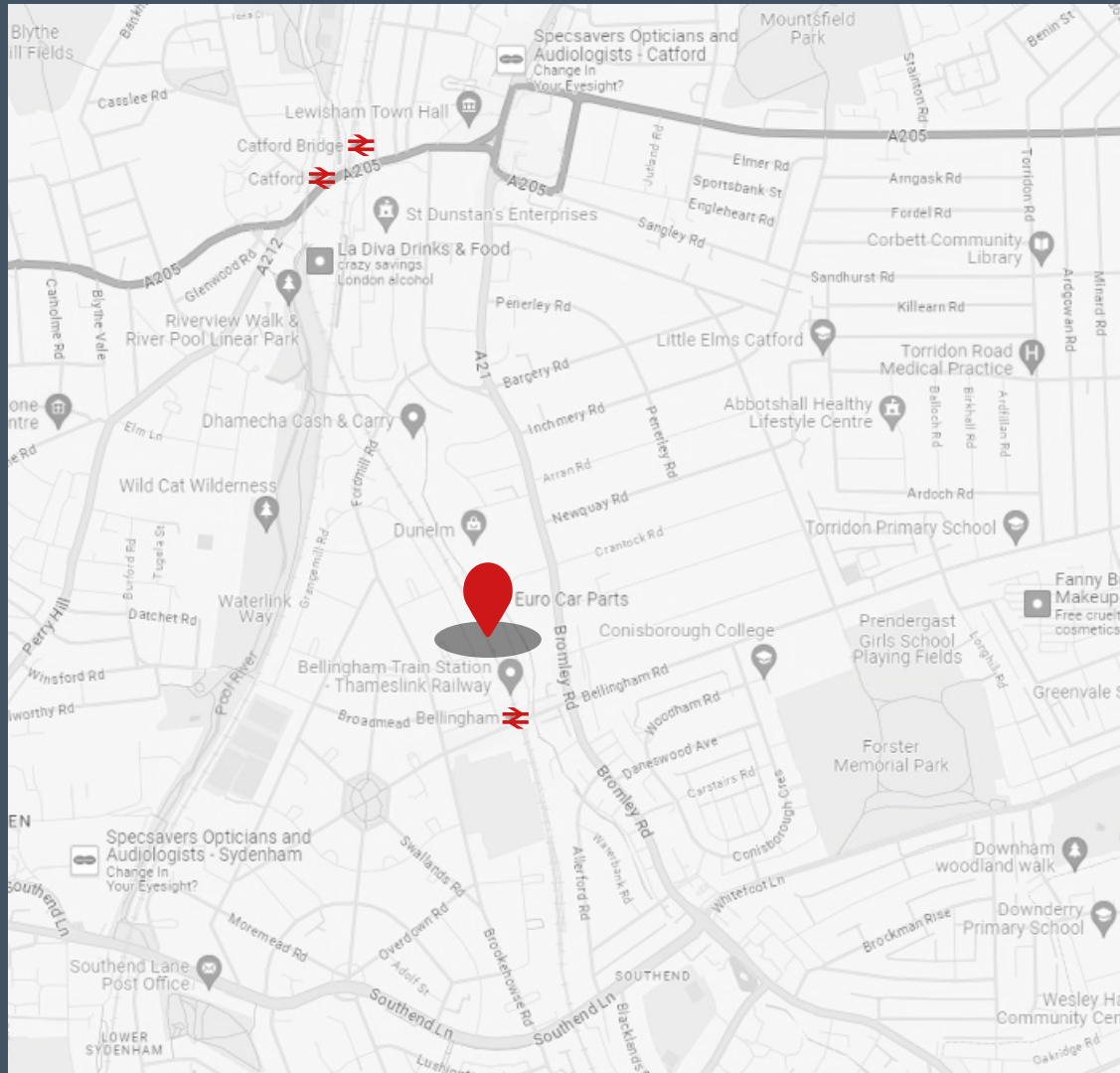
Schedule of Accommodation & Rent

Unit 23 | Current Rent Reserved £69,500 | £15.95/sqft blended

Area	Level	Size (sqm)	Size (sqft)
Workshop	Ground	306	3,294
Office	Ground	16	176
Office/showroom	First	89	962
Office/storage room	Second	18	194
Total		429	4,356

Unit 24 | Current Rent Reserved £60,000 | £11.40/sqft blended

Area	Level	Size (sqm)	Size (sqft)
Workshop	Ground	234	2,527
Production area	Mezzanine	133	1,436
Storage area	Mezzanine	35	385
Office	First	85	916
Total		487	5,264



Location

The site is located on the Bellingham Trading Estate, close by to the corner of Randlesdown Road and Bromley Road.

In terms of road links, the site is located on the A21, a major trunk road which connects to the South Circular at Catford and A20 at Lewisham providing access into Central London (Northbound) as well as linking into Kent and the M25 (Southbound).

In terms of transport, the property is located directly adjacent to Bellingham Railway Station which provides commuters with direct services into London Blackfriars and Sevenoaks.



London Blackfriars

in 26 minutes



Sevenoaks

in 42 minutes



Bromley South

in 12 minutes

Terms

Guide price: £1,950,000 + VAT

Guiding £1.95M + VAT to purchase the 999-year virtual freehold (from 1985) with the benefit of current tenancies.

Summary

The purchase of units 23 & 24 provides an immediate opportunity for investors to purchase two properties with a healthy income. The income is from an established, regional business with medium-long term rental and capital growth potential, given the high demand industrial units in zones 1-4 command, especially with accessible road links throughout London.

Further Information

The following information is available upon request:

- Measured floorplans
- Current lease agreements & rent review memorandums
- Copies of the title documents
- Copies of the tenants last 3 years accounts (downloaded from companies house)
- EPC's

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



Steven Flannigan

Tel: 020 8315 5454

Email: commercial@acorngroup.co.uk



Are you registered to receive our latest instructions and opportunities?

Scan the QR code to register

Bromley Office

9 St Mark's Road,
Bromley,
Kent BR2 9HG

020 8315 5454

London Office

120 Bermondsey Street,
London Bridge,
London SE1 3TX

020 7089 6555

This brochure and its content is copyright of Acorn Limited. All rights reserved. Any redistribution or reproduction of part or all of the contents in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content, nor may you transmit it or store it in any form. Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.

The Property

Location

Terms