

lot 11

# Units 5, 6 & 7 Corinium Industrial Estate, Raans Road Amersham, Buckinghamshire HP6 6HU

Rent  
**£167,000**  
per annum  
exclusive

### Freehold Multi-let Industrial Investment

- Comprises 3 self-contained warehouse units on the established Corinium Industrial Estate
- Tenants include Kerry Foods Ltd & Forkway Ltd
- Opposite the Maple Lawns CALA Homes Residential Development
- Future development potential (subject to consents)
- Nearby occupiers include Amersham Audi Car Showroom, Jewsons and ASD Signs
- Excellent access to the M25 and M40
- Six Week Completion Available

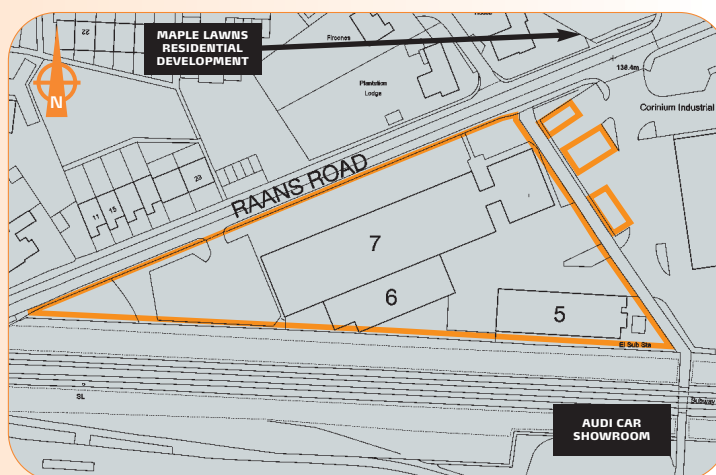
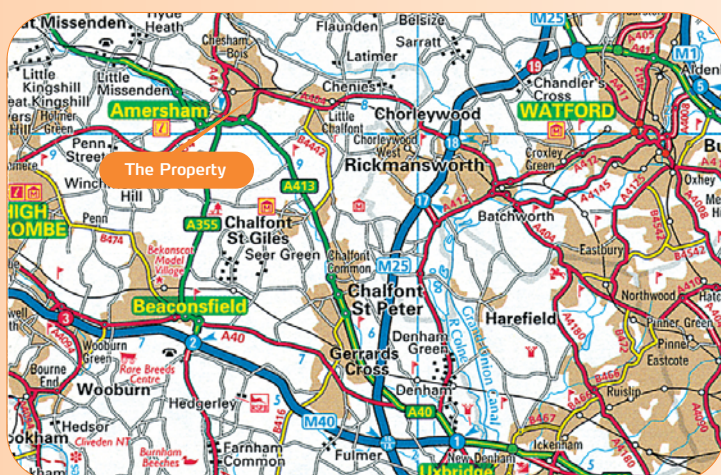


On behalf of  
Joint Fixed  
Charge Receivers





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#### Location

Miles: 9 miles north-east of High Wycombe  
14 miles south-west of Hemel Hempstead  
30 miles north-west of London

Roads: A404, A413, M25 & M40

Rail: Amersham Railway (Chiltern Line) & Underground Station (Metropolitan Line) & Chalfont & Latimer Railway Station

Air: Heathrow International Airport

#### Situation

The property is situated approximately one mile east of Amersham town centre, on the established Corinium Industrial Estate. The estate is accessed via Raans Road, off the A404, which connects to the M25 (junction 18) to the east, and the M40 (junctions 2 & 4) to the south. Nearby occupiers include Amersham Audi Car Showroom, Jewsons and ASD Signs. The property lies opposite the new Maple Lawns CALA Homes residential development and may have future development potential subject to the usual consents.

#### Description

The property comprises three self-contained warehouse units. Unit 5 benefits from 2 roller shutter doors and 6 bi-folding doors, Unit 6 benefits from 1 roller shutter door while Unit 7 benefits from 2 roller shutter doors. All three properties occupy a total site area of approximately 0.683 hectares (1.688 acres). There is extensive parking for approximately 60 cars within the demise.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting without personal liability.

#### Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Unit 5	Warehouse	466.93 sq m (5,026 sq ft)	<b>KERRY FOODS LTD (1)</b>	5 years from 06/01/2011 on a full repairing and insuring lease (2)	£30,500	(05/01/2016)
Unit 6	Warehouse	438.87 sq m (4,724 sq ft)	<b>KERRY FOODS LTD (1)</b>	5 years from 06/01/2011 on a full repairing and insuring lease (3)	£31,500	(05/01/2016)
Unit 7	Warehouse Office	1,231.52 sq m (13,256 sq ft) 238.38 (2,566 sq ft)	<b>FORKWAY LTD (4)</b>	20 years from 08/09/1997 on a full repairing and insuring lease	£105,000	07/09/2012 (07/09/2017)
<b>Totals</b>		<b>2,375.70 sq m (25,572 sq ft)</b>			<b>£167,000</b>	

(1) For the year ending 31st December 2010, Kerry Foods Limited reported a turnover of £567,886,664, pre-tax profits of £24,735,668 and a total net worth of £112,522,993. (Source: www.riskdisk.com 19/09/2012)

(2) Includes a provision for 24 car parking spaces.

(3) Includes a provision for 9 car parking spaces.

(4) For the year ending 31st January 2011, Forkway Ltd reported a turnover of £7,705,902, pre-tax profits of £198,837 and a net worth of £1,489,595. (Source: www.riskdisk.com 19/09/2012)

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