

# Lot 36, 3a Mill Lane Industrial Estate, Erdiston, Tenbury Wells,

**Worcestershire WR15 8JJ**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Industrial Investment

- Let to Athena Worksurface Fabrications Ltd (t/a Athena Surfaces) until 2034 (subject to option)
- Tenant is a Supplier to Nationwide House Builders including Persimmon Homes, Taylor Wimpey, Barratt Homes and Berkeley Homes (1)
- Approximately 365.60 sq m (3,935 sq ft)
- Site Area of 0.18 Hectares (0.45 Acres) with a site coverage of 20.56%
- Established Industrial Estate Location
- VAT-Free Investment

#### Lot

36

#### Auction

9th July 2024

#### Rent

£24,000 per Annum Exclusive

#### Status

Available

#### Sector

Industrial/Warehouse

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

6 miles east of Tenbury Wells, 7.5 miles south-west of Stourport-on-Severn and 12.5 miles north-west of Worcester

#### Roads

A443, A456, M5

#### Rail

Severn Valley Railway Station

#### Air

Birmingham Airport

### Situation

The property is situated on the east of Mill Lane to the south of it's junction with the A443, on the established Mill Lane Industrial Estate. Athena Surfaces also occupy another production facility opposite the property.

### Tenure

Freehold.

### EPC

C

### Description

The property comprises a ground floor steel portal framed industrial unit. The unit benefits from an eaves height of approximately 4.75m (15.58 ft) and benefits from a roller shutter vehicle access loading door. The property also benefits from approximately 25 car parking spaces and a site area of approximately 0.18 Hectares (0.45 Acres) with a site coverage of 20.56%.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Industrial	365.60	(3,935)	ATHENA WORKSURFACE FABRICATIONS LTD (CRN: 09094689) (1)	15 years from 01/06/2019 (2)	£24,000	01/06/2029 (31/05/2034)
<b>Total Approximate Floor Area</b>		<b>365.60</b>	<b>(3,935)</b>			<b>£24,000</b>	

(1) Athena Surfaces was created in 2014 to provide UK housebuilders with the reliable supply and install of kitchen worksurfaces. They are manufacturers and installers of quartz, natural granite, and sintered stone worksurfaces, supplying the UK's largest housebuilders including Persimmon Homes, Taylor Wimpey, Barratt Homes and Berkeley Homes. ([www.athenaworksurfaces.co.uk](http://www.athenaworksurfaces.co.uk).)

(2) The lease provides for a tenant option to determine the lease on 01/06/2026

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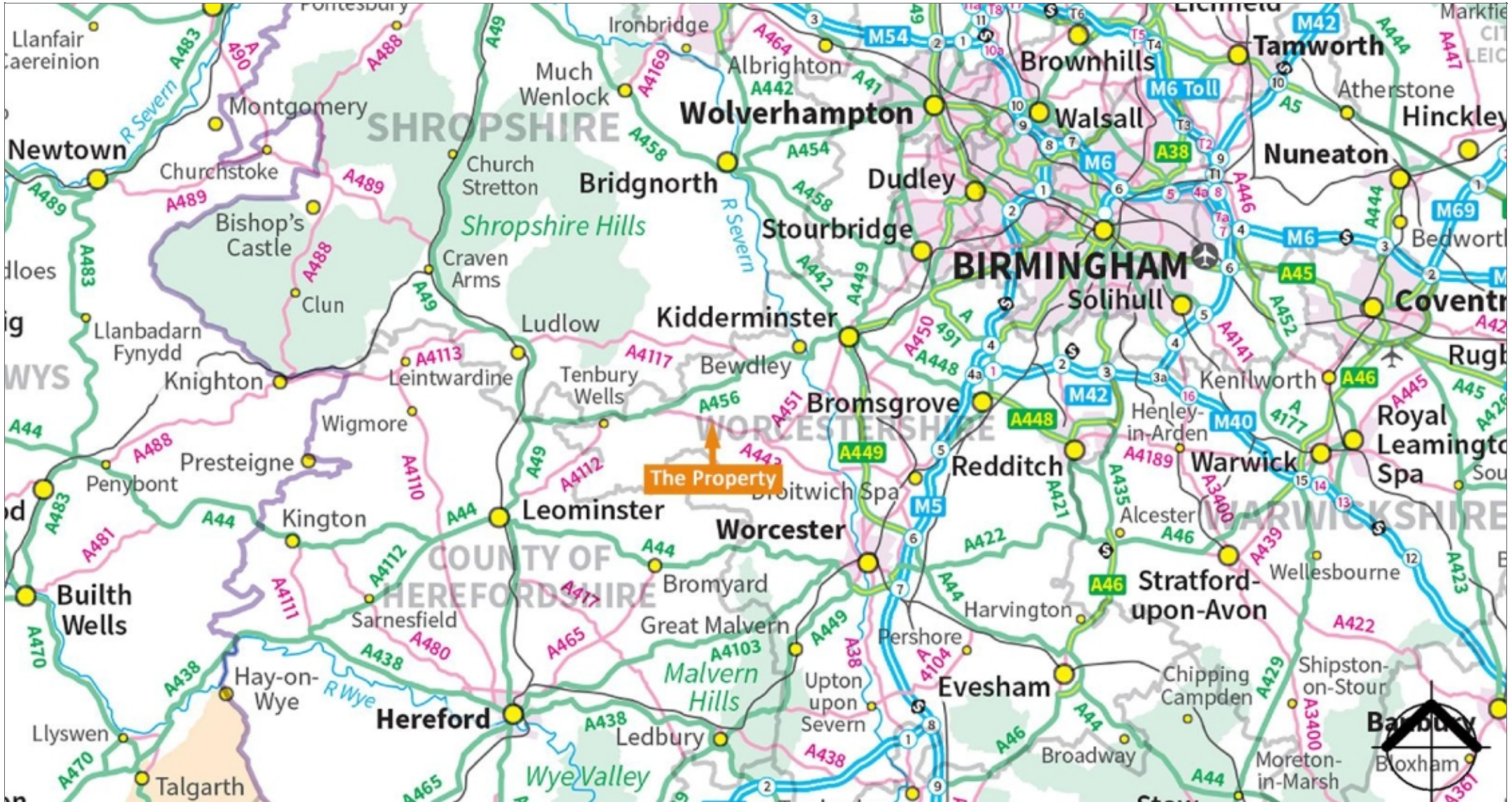
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## Contacts

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2024