

lot 29

Units 17, 18, 19 & 20, Orchard Trading Estate, Toddington Near Cheltenham, Gloucestershire GL54 5EB

Rent
£307,361.34
per annum
exclusive

Freehold Industrial Investment

- Let to Johnson Security Ltd until 2024
- Rent reviews geared to RPIX in 2014 and 2019
- Total approximate site area of 1.42 hectares (3.51 acres)
- Approximately 50% site coverage



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Location

Miles: 8 miles east of Tewkesbury
11 miles north-east of Cheltenham
22 miles south-west of Stratford-Upon-Avon
Roads: A46, A44, M5
Rail: Cheltenham Spa Rail
Air: Gloucestershire Airport

Situation

The property is situated on the busy Orchard Trading Estate which is close to the junction which links the B4077 with the B4078. The A46 is some 4 miles to the west connecting to the M5 motorway (Junction 9) which is a further 3 miles away.

Description

The property comprises a substantial modern terrace of FOUR INDUSTRIAL UNITS. Each unit includes a GROUND FLOOR WORKSHOP with an approximate eaves height of 4.5 metres (15 ft). The property benefits from a total approximate site area of 1.42 hectares (3.51 acres) and an approximate site coverage of 50%.

Tenure

Freehold.

VAT

VAT is applicable on this lot.

Six Week Completion Available

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
17, 18, 19 & 20	Workshop	5,512.45 sq m (59,336 sq ft)	JOHNSON SECURITY LTD (1)	20 years from 30/09/2004 until 2024 on a full repairing and insuring lease	£307,361.34	2014 and 2019 (2)
Totals		5,512.45 sq m (59,336 sq ft)			£307,361.34	

(1) Johnson Security Ltd manufactures security vans for Group 4 and The Post Office as well as all the other main cash in transit companies, high street banks and major supermarket chains in the UK and Europe and are known throughout the security industry for technical innovation and solid reliability. In 2007, Johnson Security Ltd became part of the Chinese FD-Johnson Group. (Source: www.johnson-security.co.uk) For the year ending 31st December 2009, Johnson Security Ltd reported a turnover of £11,479,000, a pre-tax profit of £85,000 and a net worth of £2,153,000. (Source: www.riskdisk.com 26/01/2011)
(2) The rent reviews are geared to RPIX (Retail Price Index excluding mortgage interest payments) in accordance with the Fifth Schedule of the lease.

For further details please contact:

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