

lot 7

Units 64 & 72 Sunderland Road, Middlefield Industrial Estate Sandy, Bedfordshire SG19 1QY

Rent
£156,050
per annum
exclusive

**Substantial Freehold Ground Rent
Investment**

- Let on two individual leases to Marshalls Mono Limited until 2070 and 2077
- Important 2021 rent review
- Approximate site area of 8.14 hectares (20.11 acres)
- Situated on established industrial estate opposite Travis Perkins
- Six Week Completion Period Available



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£156,050
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Photograph taken 26th April 2010

Location

Estimated District Population: 15,000
Miles: 13 miles east of Bedford
26 miles west of Cambridge
59 miles north of Central London
Roads: A1(M), M1, M11, M25
Rail: Sandy Railway Station
Air: Luton

Situation

The property is prominently situated in the established Middlefield Industrial Estate, the principal industrial area of Sandy. The estate is situated to the east of the town centre and is accessed via Sunderland Road, which the property fronts.

Description

The property comprises a SITE of approximately 8.14 hectares (20.11 acres) upon which has been constructed a number of WAREHOUSE, PLANT, OFFICE AND PRODUCTION BUILDINGS amounting to a total approximate gross internal floor area of 21,755 sq m (238,935 sq ft).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion Available

Tenancy and accommodation

Unit	Hectares (Approx.)	Acres (Approx.)	Tenant	Term	Rent p.a.x	Reviews
64	5.86	14.48	MARSHALLS MONO LTD (1)(2)	99 years from 01/04/1971 until 2070	£156,000	01/04/2021 and 25 yearly thereafter (3)
72 (Shaded Blue)	2.28	5.63	MARSHALLS MONO LTD (1)(2)	99 years from 21/03/1978 until 2077	£50	
Totals	8.14	20.11			£156,050	

(1) For the year ending 31st December 2009, Marshalls Mono Limited reported a turnover of £311,685,000, pre-tax profits of £7,454,000 and a net worth of £120,213,000. (Source: www.riskdisk.co.uk 20/01/2010) Established in the late 1880s, Marshalls is the UK's leading manufacturer of superior natural stone and innovative concrete hard landscaping products, supplying the construction, home improvement and landscape markets. The group has a 2,400 strong workforce and operates its own quarries and manufacturing sites throughout the UK, including a network of regional service centres and two national manufacturing and distribution sites. (Source: www.marshalls.co.uk)

(2) Please note that the tenant has sub-let two small areas of land to Eastern Power Networks plc for use as two sub-stations.

(3) Various ground rent reviews and renewals have recently been settled on this estate. For further information please refer to the Auctioneers.

(4) Please note the floor areas have not been measured by the Auctioneers.

For further details please contact:

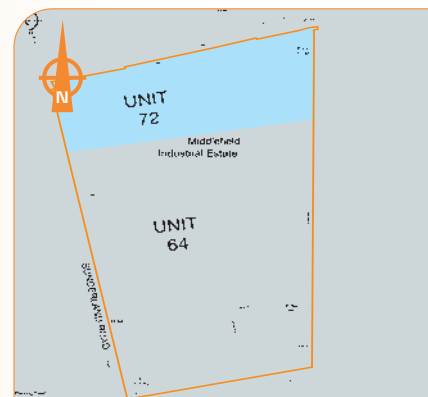
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