

lot 8

Plumb Center, Unit B2, Delphi Close, Tachbrook Business Park
Leamington Spa, Warwickshire CV34 6RR

Rent
£45,945 per
annum
exclusive

Freehold Trade Counter/Warehouse
Investment

- Entirely let to Wolseley UK Ltd on a 20 year lease
- Located within the established Tachbrook Business Park

- Approximate site area of 0.23 hectares (0.57 acres) and a low site coverage of 27%
- On-site car parking
- Six Week Completion Available



On behalf of
The co-operative estates



Location

Miles: 1 mile south of Royal Leamington Spa
11 miles south of Coventry
18 miles south-west of Birmingham
Roads: A425, A452, M40 (Junctions 13 & 14)
Rail: Leamington Spa Rail Station
Air: Birmingham International Airport

Situation

The property is situated on the eastern side of Delphi Close within Tachbrook Business Park, the premier business park in Warwick and Leamington Spa. The adjacent A452 gives access to the town centre and junctions 13 and 14 of the M40 which lies approximately 2 miles to the south-west.

Description

The property comprises a trade counter/warehouse unit with an eaves height of 5.60 metres and a level access loading door. The property also benefits from a large yard, used for loading and parking and a total approximate site area of 0.23 hectares (0.57 acres)

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x. Reversion
Ground	Trade Counter/Warehouse	618.76 sq m (6,661 sq ft)	WOLSELEY UK LTD (1)	20 years from 22/07/1997 on a full repairing and insuring lease	£45,945 21/07/2017
Totals		618.76 sq m (6,661 sq ft) (2)			£45,945

- (1) Wolseley UK Limited is the UK operating company of Wolseley plc, the world's number one distributor of heating and plumbing products and a leading supplier of builders' products to the professional market. (www.wolseley.co.uk) For the year ending 31st July 2011, Wolseley UK Limited reported a turnover of £1,906,668,000, pre-tax profits of £1,987,000 and a total net worth of £945,541,000. (Source: www.riskdisk.com 09/11/2012)
- (2) In addition, there is a further 3,235 sq ft mezzanine level that is a tenant's improvement.

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