

Unit 1, Mount Farm Industrial Estate, Ward Road Bletchley, Milton Keynes, Buckinghamshire MK1 1JA

lot 38

Freehold Trade Counter Investment

- Let to Edmundson Electrical Limited
- Established Industrial location close to the A5 and M1
- Nearby occupiers include Hydrafeed, Holophane, Mitsubishi Motors and Hoo Hing Oriental Foods
- Six Week Completion Available

Rent
£35,000
per annum
exclusive



Location

Miles: 4 miles south of Milton Keynes
27 miles north-west of Hemel Hempstead
55 miles north-west of London
Roads: A5, A421, M1, M40
Rail: Bletchley Mainline Station (41 minutes to London Euston)
Air: Luton Airport

Situation

The property is situated on an established industrial area, approximately 1 mile from Bletchley town centre and benefits from excellent communication routes, via the A5 and the M1 (Junction 14). Both Bletchley and Fenny Stratford railway stations are close by and nearby occupiers include Hydrafeed, Holophane, Mitsubishi Motors and Hoo Hing Oriental Foods.

Description

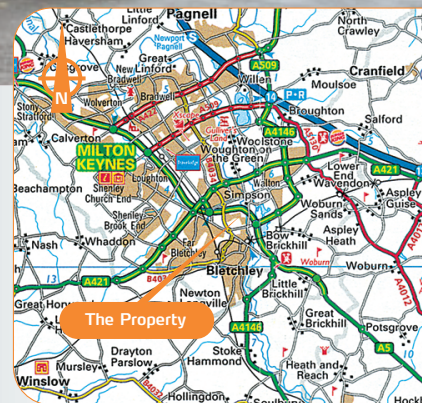
The property comprises a single storey trade counter unit with integral office accommodation. There is a yard area to the front and side of the property which is used for customer and staff parking. The site area is approximately 0.159 hectares (0.39 acres) with a site coverage of approximately 43%.

Tenure

Freehold.

VAT

VAT is applicable to this lot.



Tenancy and accommodation

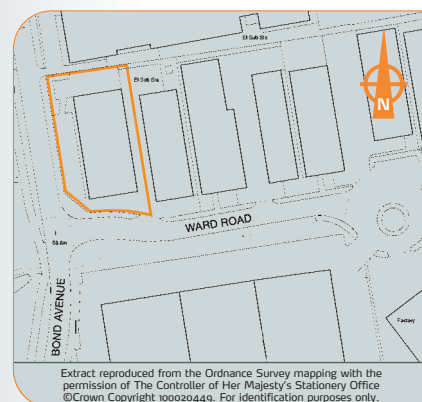
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review (Reversion)
Ground	Trade Counter	642 sq m (6,907 sq ft)	EDMUNDSON ELECTRICAL LTD (1)	10 years from 31/08/2007 on a full repairing and insuring lease	£35,000	31/08/2012 (30/08/2017)
Totals		642 sq m (6,907 sq ft)			£35,000	

(1) For the year ending 31st December 2012, Edmundson Electrical Limited reported a turnover of £1,022,993,000, a pre-tax profit of £56,948,000 and a total net worth of £250,243,000. (Source: riskdisk.com 08/11/2012). Edmundson Electrical Limited is one of the leading distributors of electrical equipment to trade and industry in the UK and trades from over 250 locations in the UK. (Source: www.edmundson-electrical.co.uk 09/11/2012)

For further details please contact:

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