

lot 5

Rent
£74,154
per annum
exclusive

Units 1-9 Crigglestone Industrial Estate, High Street, Crigglestone Wakefield, West Yorkshire WF4 3HT

Modern Industrial Estate Investment

- Comprises 8 warehouse/production units in a secure and self-contained gated estate
- Ideally located off the High Street with excellent access to M1 (Junction 39)
- Fully occupied by tenants including Ginsters
- Approximately 1,567.91 sq m (16,877 sq ft) and 0.36 hectares (0.89 acres)
- Benefits from on site car parking, roller shutter doors and good eaves height
- Six Week Completion Period Available



Units 6, 7 & 8



Units 3, 4 & 5



lot 5

Rent
£74,154
per annum
exclusive

Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Location

Miles: 5 miles south of Wakefield
13 miles east of Huddersfield
16 miles south of Leeds
Roads: A636, M1 (Junction 39)
Rail: Wakefield Westgate
Air: Leeds Bradford International Airport

Situation

The property is situated in a prominent position off Dale Road East accessed via High Street and close to the A636. The estate benefits from excellent access to the M1 (Junction 39), M62 and surrounding trunk road network.

Description

The property comprises a self contained estate of eight modern warehouse/production units arranged in 3 blocks around a central yard. Each unit benefits from a roller shutter door and a good eaves height. Some of the units also benefit from office accommodation.

Tenure

Virtual freehold. Held for a term of 999 years from 2nd September 1996 until 2995 at a peppercorn rent.

VAT

VAT is applicable to this lot.

VIEWING

There will be **one internal block viewing** for this property. Interested parties must register their details with the Auctioneers and provide identification. Please contact Gwen Thomas. Tel: +44 (0)20 7034 4857

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
1	Industrial	137.77 sq m (1,483 sq ft)	CRIME & FIRE DEFENCE SYSTEMS LTD	3 years from 24/02/2009	£6,458	Holding over
2	Industrial	167.41 sq m (1,802 sq ft)	HEDLEY HYDRAULICS LTD	3 years from 20/05/2009	£8,109	(19/05/2012)
3	Industrial	171.68 sq m (1,848 sq ft)	CMS MANAGEMENT SERVICES LLP	3 years from 06/09/2011 (1)	£7,392 (2)	(06/11/2011)
4 & 5	Industrial	352.01 sq m (3,789 sq ft)	NIGEL INGHAM MOTOR ENGINEER LTD	3 years from 06/08/2010	£14,209 (3)	(05/08/2013)
6	Industrial	243.87 sq m (2,625 sq ft)	CLP AIR HANDLING SYSTEMS LTD	5 years from 27/07/2010 (4)	£12,659	(26/07/2015)
7	Industrial	245.91 sq m (2,647 sq ft)	CLP AIR HANDLING SYSTEMS LTD	5 years from 27/07/2010 (5)	£11,912	(26/07/2015)
8	Industrial	249.26 sq m (2,683 sq ft)	GINSTERS (6)	24 years from 22/11/1989	£13,415	22/11/2010 (21/11/2013)
Totals		1,567.91 sq m (16,877 sq ft)			£74,154	

- (1) Tenant option to determine (personal to the original tenant) on 6th March 2013 on providing 6 months' written notice.
- (2) The rent is subject to a fixed increase to £8,316 p.a. on 6th September 2012.
- (3) The rent is subject to a fixed increase to £15,156 p.a. on 6th August 2012.
- (4) The service charge is capped at £2,318 p.a. with annual uplift.
- (5) The service charge is capped at £2,182 p.a. with annual uplift.
- (6) Ginsters are a division of Samworth Brothers Ltd who for the year ending 1st January 2011, reported a turnover of £716,190,000, pre-tax profits of £45,128,000 and a net worth of £139,696,000. (Source: www.riskdisk.com 29/02/2012)

For further details please contact:
Jo Cordrey
Tel: +44 (0)20 7034 4854.
Email: jo.cordrey@acuitus.co.uk
Charlie Powter
Tel: +44 (0)20 7034 4853.
Email: charlie.powter@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:
Franc Warwick
Coin House, 2 Gees Court,
St Christopher's Place, London W1U 1JA.
Tel: +44 (0)207 408 0970.
Email: jamesb@franc-warwick.co.uk
Ref: James Baruch.



Solicitors:
Edwards Duthie Solicitors
9/15 York Road, Ilford, Essex IG1 3AD.
Tel: +44 (0)208 514 9039.
Email: hilary.green@edwardsduthie.com
Ref: Hilary Green.