

lot 45

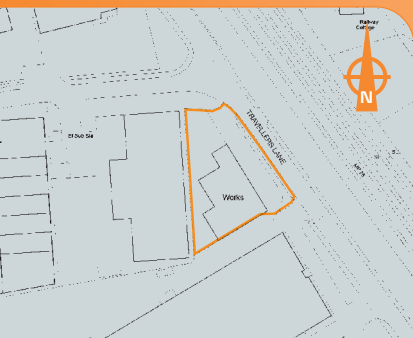
Unit 5, Wingate Industrial Estate  
Welham Green, Hertfordshire AL9 7HF

Rent  
**£45,500**  
per annum  
exclusive

Freehold Trade Counter Investment

- Let to Fusion Group Limited on a renewal lease until 2023 (subject to option)
- Well located and established M25 industrial area
- Used as a trade counter

- Nearby occupiers include Travis Perkins, Mercedes-Benz and Tesco
- Approximate site area 0.159 hectares (0.39 acres)
- Six Week Completion



**Location**

Miles: 15 miles north of Central London  
4 miles north-west of Potters Bar  
6 miles south of Welwyn Garden City  
6 miles east of St Albans

Roads: A1(M) Junction 2, M25 (Junction 23), M1

Rail: Welham Green Railway Station (approximately 40 minutes to London Moorgate Railway Station)

Air: London Luton Airport, Stansted Airport, London Heathrow Airport

**Situation**

Welham Green is strategically located some 15 miles north of Central London and some 5 miles north of the M25 (Junction 23), immediately east of the A1(M). The property is situated to the west of Travellers Lane in an established trade counter and industrial location. Nearby occupiers include Travis Perkins, Mercedes-Benz and Tesco.

**Description**

The property comprises an industrial building with warehouse accommodation to the rear and two storey offices to the front. The property benefits from 10 car parking spaces to the front, a secure service yard and an approximate site area of 0.159 hectares (0.39 acres).

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Industrial	459.85 sq m (4,950 sq ft)	<b>FUSION GROUP LIMITED (1)</b>	10 years from 01/07/2013 until 2023 on a full repairing and insuring lease (2) (3)	£45,500	01/07/2018
First	Office	174.13 sq m (1,874 sq ft)				
<b>Totals</b>		<b>633.98 sq m (6,824 sq ft)</b>			<b>£45,500</b>	

(1) Fusion Group is a multinational company supporting gas, water and electricity infrastructure markets worldwide. Fusion Group operates globally with manufacturing sites in the UK, China and Egypt. Wholly-owned or joint venture distributors over 20 countries and direct sales into a further 40 international territories. (www.fusionprovida.com). For the year ending 31st September 2012, Fusion Group Limited reported a turnover of £16,243,000, pre-tax profits of £6,062,000 and a total net worth of £24,333,000. (Source: www.riskdisk.com 29/08/2013).

(2) The lease provides for a mutual option to determine the lease on 1st July 2018.

(3) The lease is excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

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