

Unit 42, John Wilson Business Park Chestfield, Whitstable, Kent CT5 3QT

lot 49

Freehold Industrial Investment

- Entirely let to Colemans Workwear Limited
- Located within the established John Wilson Business Park Development
- Within 3 miles of Whitstable Town Centre
- Benefits from On-Site Parking and Loading Door

Rent
£15,000
per annum
exclusive



On the Instructions
of Major Fund
Managers

Location

Miles: 7 miles north of Canterbury
29 miles east of Maidstone
63 miles south-east of Central London
Roads: A299, M2
Rail: Chestfield & Swalecliffe
Air: London Southend Airport

Situation

The property is situated within the established John Wilson Business Park, some 3 miles south-east of Whitstable town centre. The property benefits from good communication links being a short distance from Thanet Way (A299) providing access to the A299 which connects with the M2 motorway.

Description

The property comprises a workshop/office unit over ground and first floors and benefits from a loading door and an area of land to the front used as parking.

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	Workshop/Storage	139.7 sq m (1,504 sq ft)	COLEMANS WORKWEAR LIMITED (1)	5 years from 21/03/2013 on a full repairing and insuring lease (2)	£15,000 (3)	20/03/2018
First	Office/Workshop	139.8 sq m (1,505 sq ft)				
Totals		279.50 sq m (3,009 sq ft)			£15,000	

(1) Colemans Workwear supply workwear to both commercial and private sectors. Their vast range of clothing are from quality branded suppliers such as Fruit of the Loom, Hunters, Regatta and Snickers cover all aspects of workwear.
(Source: www.colemansworkwear.com 19/08/2013)

(2) The lease is subject to a schedule of condition

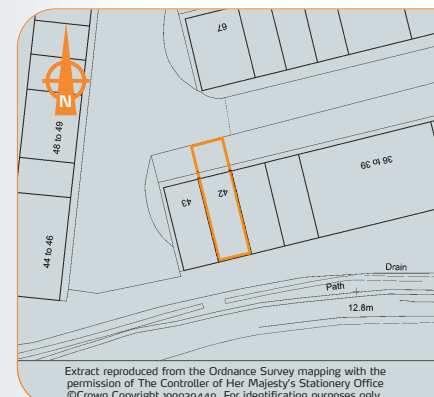
(3) For the purposes of clarification, the tenant is currently benefiting from a concessionary rent of £7,500 p.a.x. due to expire on 20th March 2014. The seller has agreed to adjust the completion monies so that the unit will effectively produce £15,000 from completion of the sale.

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