

lots 58-60

1 Goddard Road, 1 & 2 Olympus Close and Portfolio of Roads Whitehouse Industrial Estate, Ipswich, Suffolk IP1 5NP

Two Industrial Ground Rent Investments
and a Portfolio of Roads

- Located within an Established Industrial Estate
- Two Industrial Ground Rents and a Portfolio of Roads to be offered as Three Separate Lots
- Good communications with direct access to A14 and A12
- Other Whitehouse Industrial Estate occupiers include Enterprise Rent a Car, Autoglass, HSS Hire, Plumb Centre and an Asda 24 hour Superstore
- Six Week Completion

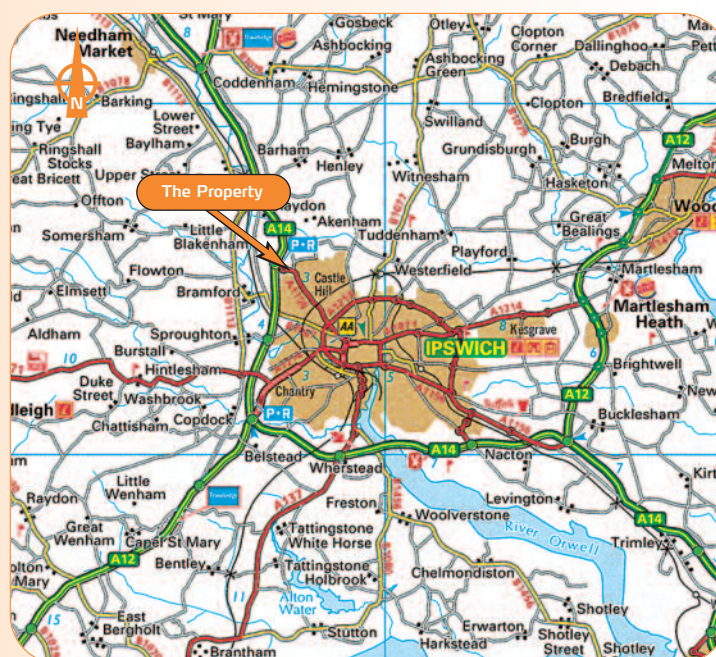
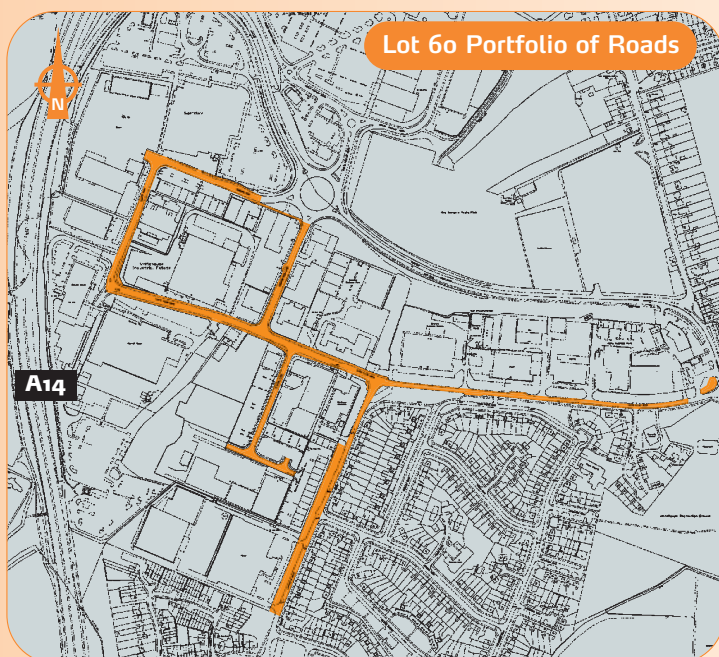


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Lot 59 1 & 2 Olympus Close

lots 58-60



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Location

Miles: 2.5 miles north-west of Ipswich town centre
20 miles north-east of Colchester
25 miles south-east of Bury St Edmunds

Roads: A14 (Jct 53), A12, A140
Rail: Ipswich Rail Station
Air: Stansted Airport

Situation

The properties are located on the established Whitehouse Industrial Estate approximately 2.5 miles north west of Ipswich Town Centre. The estate benefits from easy access to the A14 which leads directly to Felixstowe, Bury St Edmunds and also the A12 (South) which provides access to Colchester and London. Other occupiers in the area include Enterprise Rent a Car, Autoglass, HSS Hire, Plumb Center, Safestore and an Asda 24 hour Superstore.

Description

Lot 58 is a plot of land with an approximate site area of 1.39 acres (0.563 hectares), upon which has been built a two storey building comprising approximately 2,442 sq m (26,286 sq ft) of workshop, office and storage accommodation. Lot 59 is a plot of land with an approximate site area of 4.79 acres (1.938 hectares), upon which has been built two office/industrial units. Lot 60 comprises a portfolio of roads. Floor areas have been provided by the VOA (www.voa.gov.uk 17/09/2013)

Tenure

Freehold.

VAT

VAT is applicable this lot.

Tenancy and accommodation

Lot	Use	Approximate Site Areas	Tenant	Term	Rent p.a.x.	Reversion
58 – 1 Goddard Road	Industrial	1.39 acres (0.563 ha)	DOOBA INVESTMENTS III LIMITED	125 years from 01/04/1981	£4.50	31/03/2106
59 – 1 & 2 Olympus Close	Industrial	4.79 acres (1.938 ha)	AWD TRUSTEES LIMITED & INDIVIDUALS AND WEST ENGINEERING & SPIRAL TUBE LIMITED (1)	125 years from 11/08/1992	Peppercorn	10/08/2117
60	Portfolio of Roads	–	–			

(1) West Engineering and Spiral Tube Limited is a long-established Ipswich company as well as one of the region's leading manufacturers of spiral ductwork and fittings. (Source: www.westengineering.co.uk 17/09/2013)

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Sandy Hamilton
Tel: +44 (0)20 7034 4861.
Email: sandy.hamilton@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Wragge & Co
55 Colmore Row, Birmingham B3 2AS.
Tel: +44 (0)121 685 2954.
Email: stephen.hickling@wragge.com
Ref: Stephen Hickling.