

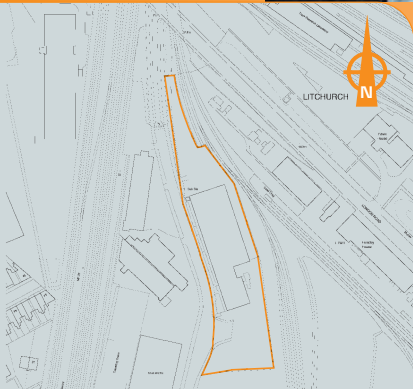
lot 73

Tecforce, Litchurch Lane Derby, Derbyshire DE24 8AA

Rent
£85,000
per annum
exclusive
with fixed
increases

Freehold Industrial Investment

- Substantial Building Entirely Let to Tecforce Limited until October 2031 (subject to option)
- Located in a well established industrial area
- Rent rising to £102,000 pa in 2021 and £115,000 pa in 2026
- Approximate site area of 0.58 hectares (1.45 acres)



Location

Miles: 15 miles west of Nottingham
36 miles south of Sheffield
38 miles north-east of Birmingham
Roads: A514, A6, M1 (Junction 25)
Rail: Derby Rail
Air: East Midlands Airport

Situation

The property is located in an established industrial area on Litchurch Lane, off Osmaston Road (A514), which connects the City Centre with the outer ring road to the south. Derby is renowned as the world's largest rail industry cluster, with nearby occupiers including the UK's leading rail manufacturer, Bombardier.

Description

The property comprises a substantial detached industrial building providing office, warehouse and ancillary accommodation. The property benefits from a rear yard with car parking for approximately 50 cars and potential for rail access into the workshop. The property has a total approximate site area of 0.58 hectares (1.45 acres).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Industrial/Ancillary	1,676.54 sq m (18,046 sq ft)	TECFORCE LIMITED (1)	20 years from 05/10/2011 until 04/10/2031 on a full repairing and insuring lease (2)	£85,000	05/10/2021 and 05/10/2026 (3)
First	Office/Ancillary	57.78 sq m (622 sq ft)				
Totals		1,734.32 sq m (18,668 sq ft)			£85,000	Rising to £102,000 in 2021 (3)

- (1) Tecforce, a part of the MCT Group, is a supplier of a comprehensive range of repair, overhaul, consultancy, testing and training services to the rail industry (Source: tecforce.co.uk 15/02/2016). For the year ending 2nd May 2015, Tecforce Limited reported a total net worth of £1,164,000. (Source: Experian Group: 15/02/2016)
- (2) The lease provides an option to determine on 04/10/2021. The lease is subject to a schedule of condition.
- (3) The lease provides a fixed rental increase to £102,000 pa in October 2021 and £115,000 pa in October 2026.

For further details please contact:

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