

Land and Buildings on the North Side of Retford Road Worksop, Nottinghamshire S80 2PY

lot 27

Freehold Industrial/Office Investment

- Substantial industrial/office accommodation located some 1.5 miles from Worksop town centre
- Important September 2011 rent review
- Large on-site car park and yard
- Approximate site area of 0.56 hectares (1.39 acres)
- Nearby occupiers include Dukeries Business Centre and Pressure Engineering International
- Six Week Completion Available

Rent
£48,600
per annum
exclusive



On behalf of
Smiths Group

smiths
bringing technology to life

Location

Miles: 21 miles south-east of Sheffield
29 miles north of Nottingham
49 miles south-east of Leeds
Roads: A57, A60, A1, M1 (Junction 30)
Rail: Worksop Railway Station
Air: Sheffield City Airport

Situation

The property is located on the northern side of Retford Road in a mixed commercial and residential area, approximately 1.5 miles south-east of the market town of Worksop. Nearby business occupiers include Dukeries Business Centre and Pressure Engineering International together with several retailers along Retford Road.

Description

The property comprises a MODERN TWO STOREY OFFICE UNIT which connects directly to a LARGE SINGLE STOREY INDUSTRIAL/FACTORY UNIT to the eastern side of the site. The industrial/factory unit benefits from two roller shutter doors and a mezzanine area currently used for OFFICE ACCOMMODATION. The property also benefits from a LARGE ON-SITE CAR PARK AND YARD and has a total approximate site area of 0.56 hectares (1.39 acres).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion Available



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground & First	Office/Industrial	1,803.98 sq m (19,418 sq ft)	SPX INTERNATIONAL LIMITED (1)	10 years from 11/09/2006 on a full repairing and insuring lease (2)	£48,600	11/09/2011
Totals		1,803.98 sq m (19,418 sq ft)			£48,600	

(1) For the year ending 31st December 2009, SPX International Limited reported a turnover of £63,398,000, pre-tax profits of £14,441,000 and a total net worth of £60,141,000. (Source: www.riskdisk.com 02/11/2010) SPX International Ltd is a subsidiary of SPX Corporation, who founded as an automotive components supplier and are today a global, Fortune 500, multi-industry company. (Source: www.spx.com 05/11/2010)
(2) Please note that the lease is subject a schedule of condition.

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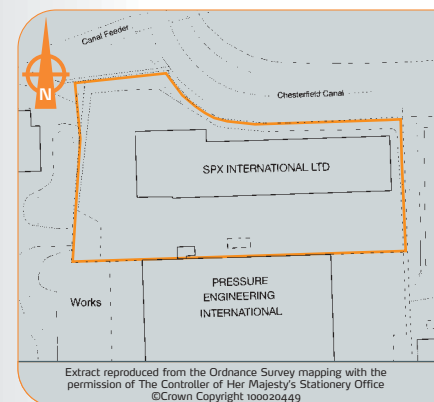
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