



Unit 1 and Unit 2, Trojan Court, Laporte Way, Luton, Bedfordshire LU4 8RN

Multi-Let Industrial Investment

- ▶ **Two reversionary well-let industrial units**
- ▶ **Prime location on one of Luton's largest industrial estates**
- ▶ **Attractive unit sizes of 16,598 sq ft and 7,266 sq ft**
- ▶ **Purchase price subject to the occupational leases - £3.25 million**

For enquiries and viewings please contact:



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Location

Luton is a major commercial centre, located 33 miles north of London and situated adjacent to Junctions 10 and 11 of the M1 motorway. The town benefits from direct rail links to St Pancras International and London Luton Airport. Trojan Court is located on Laporte Way, which forms one of Luton's main industrial and business locations, approximately 1 mile north west of the town centre, and 1.5 miles east of the M1.

Description

The development comprises of two independent industrial units that lie within an enclosed and secure compound, on a site area of approximately 1.65 acres.

The units that were both built during the 1990s are constructed around a steel portal frame, with a mixture of brick and steel clad insulated elevations, under a similar roof covering. Attractive brickwork surrounds the office elevations that are constructed integrally within each unit. The warehouses provide clear and unencumbered accommodation, with a concrete floor throughout and roller shutter doors that lead out onto the substantial yard that provides ample car parking and turning for commercial vehicles.

The offices provide a mixture of open plan and more cellular areas, all well-appointed throughout, with the usual arrangement of kitchen and WC facilities.

Accommodation

	Sq M	Sq Ft
Unit 1		
<u>Ground Floor</u>		
Warehouse, Offices & Trade Counter	1,393.07	14,995
<u>First Floor</u>		
Offices & Canteen	148.92	
Total	1,541.99	16,598
Unit 2		
<u>Ground Floor</u>		
Factory and Offices	607.32	6,536
<u>First Floor</u>		
Offices	67.85	730
Total	675.17	7,266

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

The building to site ratio is low, reflecting only 30% site coverage.

Services

All mains services are connected to each unit.

Tenure

The site is freehold. The two units are subject to the following tenancies.

Unit 1

The unit is let to Travis Perkins (Properties) Limited for a term expiring on 6th February 2024 (4.9 years unexpired), at a rent of £116,000 per annum. The lease is drawn on a fully repairing and insuring basis.

There is a proposed inter-company assignment to City Plumbing Supplies Holdings Limited. Both companies are within the Travis Perkins PLC Group.

The passing rent equates to £6.99 per sq ft, as settlement of the rent review on 7th February 2019. The lease capped the rent at review to this level. Our ERV for the unit is approximately £129,500 per annum (£7.75 per sq ft), reflecting the low site coverage.

Unit 2

The unit is let to DRN Engineering Limited for a term expiring on 31st July 2022 (3.1 years unexpired), at a rent of £51,000 per annum. The lease is drawn on a fully repairing and insuring basis.

The passing rent equates to £7.02 per sq ft. Our ERV for the unit is presently approximately £58,000 per annum (£8 per sq ft).

Proposal

£3.25 million for the freehold interest that would reflect a nominal equivalent yield of 5.31%, and a reversionary yield of 5.42% after purchaser's costs of 6.48%.

VAT

VAT will be applicable to the purchase price.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

EPCs will be provided on request.

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 09-Jul-2019



Covenant Quality

Unit 1 – City Plumbing Supplies Holdings Limited

The original lease was granted to Travis Perkins (Properties) Limited, but is now being assigned to City Plumbing Supplies Holdings, subject to an Authorised Guarantee Agreement. The company is a wholly owned subsidiary of City Investments Limited, Travis Perkins plc is the ultimate parent company.

The last audited accounts to 31st December 2017 show a turnover of £586.6 million, with a profit on ordinary activities, before tax, of £1.6 million.

Unit 2 – DRN Engineering Limited

Established in 1982, DRN Engineering are a family owned business, specialising in the manufacture of precision CNC parts and machine components for a wide range of industry sectors. They are an ISO9001 2015 certificated company.

From the company's most recent accounts up to 31st October 2018, DRN Engineering showed a net worth of £1,361,695, a 7.2% increase on October 2017.



