



**UNIT 23 HAMPTON LOVETT INDUSTRIAL ESTATE, DROITWICH, WORCS WR9 0NX**

# INVESTMENT FOR SALE

- ▶ Let on a new 15 year FRI Lease (inside the Landlord and Tenant Act 1954)
- ▶ Producing a rental income of £130,000 per annum (gross)
- ▶ Let to Colsec Ltd, a Grade A covenant
- ▶ 32,334 sq ft industrial property, with yard area
- ▶ Situated on Hampton Lovett Industrial Estate surrounded by national industrial and distribution occupiers
- ▶ Two miles south of Junction 5 of the M5 and six miles north of Worcester and Junction 6 of the M5 motorway.



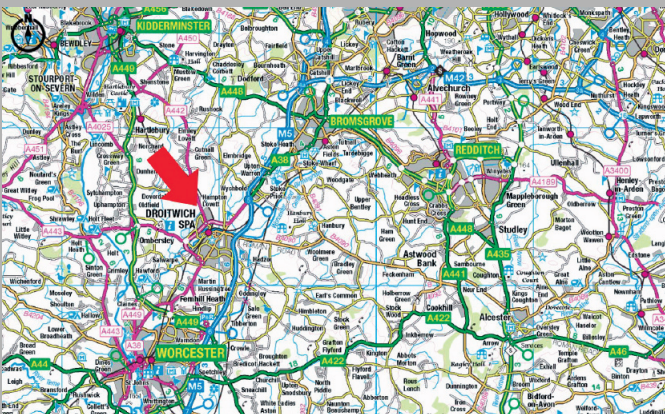
**GJS | Dillon**

The Commercial Property Consultants

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These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

## **UNIT 23 HAMPTON LOVETT INDUSTRIAL ESTATE, DROITWICH WR9 0NX**

The property is situated on Hampton Lovett Industrial Estate, Droitwich's main industrial and commercial area situated approximately one mile to the north of Droitwich Spa.

Droitwich Spa is a town in northern Worcestershire. Road communications are good with the A38 providing access to the M5 motorway which in turn gives access to the M42 motorway. Rail services to London Paddington are available in approximately 2 hours 41 minutes. Major facilities include Roman Way Retail Park and Salter's Shopping Centre.

The subject property comprises a purpose built detached industrial/warehouse building constructed in three distinct bays providing two storey office accommodation to the front of the building which leads through to the main production warehouse accommodation behind.

To the front of the property there is a hardstanding concrete area used for car parking. To the side and rear of the property there is a hardstanding concrete loading and unloading yard area giving access to three electrically operated steel roller shutter doors to the side elevation and one electrically operated steel roller shutter door to the rear elevation. The storage compound is bounded on all sides by a steel palisade fence.

We understand that the site is held on a long ground lease for a period of 125 years from August 1981 with the current rent being £23,187 per annum payable.

Tenant	Colsec Limited
Term	New 15 year lease in accordance with the security of tenure provisions of the Landlord & Tenant Act 1954
Rent	£130,000 per annum (paid quarterly in advance)
Option to Determine	Tenant only option to determine on the tenth anniversary (giving no less than six months written notice)
Rent Reviews	Upwards only rent reviews at market rental value at the end of years five and ten
Repair / Insurance	Full repairing & insuring basis (Landlord insures the building & recovers the cost from tenant)
Ground Lease	125 years from August 1981 (87 years unexpired) with the current ground rent being £23,187 per annum. Five yearly upwards only rent reviews to the higher of; a) Current market ground rental, or b) one fifth of the rack rental value of the demised premises.

**Guide Price**  
Offers from £1,250,000  
Subject to contract

**Tenancy**  
New 15 year lease at  
£130,000 per annum

**Energy Performance Cert (EPC)**  
TBC

**Tenure**  
The property is available long leasehold, subject to the existing tenancies. Further details are available from the sole agents.

**VAT**  
All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

**Legal Costs**  
Each party are to be responsible for their own legal costs incurred in this transaction.

**Viewing and further information:**  
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**GJS | Dillon**  
The Commercial Property Consultants

Embedded in the business community, we are experts in our field: changing the way commercial property is perceived in our region

