

INVESTMENT

Detached industrial warehouse unit
approximately 39,000 sq ft (3,623 sq m)

2.15 Acres (0.87 hectares)

Let to Grange Packing Solutions Limited

23 Kingsland Grange

Warrington, **WA1 4RW**



INVESTMENT SUMMARY

- 6 year lease from completion, subject to a Tenant break upon the third anniversary.
- Initial rent of £195,000 per annum (£5.00 per sq ft).
- £2.35M showing a net initial yield of 7.8% assuming purchaser's costs of 6.35%.
- Located on the established and successful Kingsland Grange Industrial Estate in Warrington.
- Excellent access to the N.W. motorway network.
- Low site cover of 28.5%.
- Let to Grange Packing Solutions Limited (09163257).

INVESTMENT SUMMARY

LOCATION

AERIAL

DESCRIPTION

ACCOMMODATION

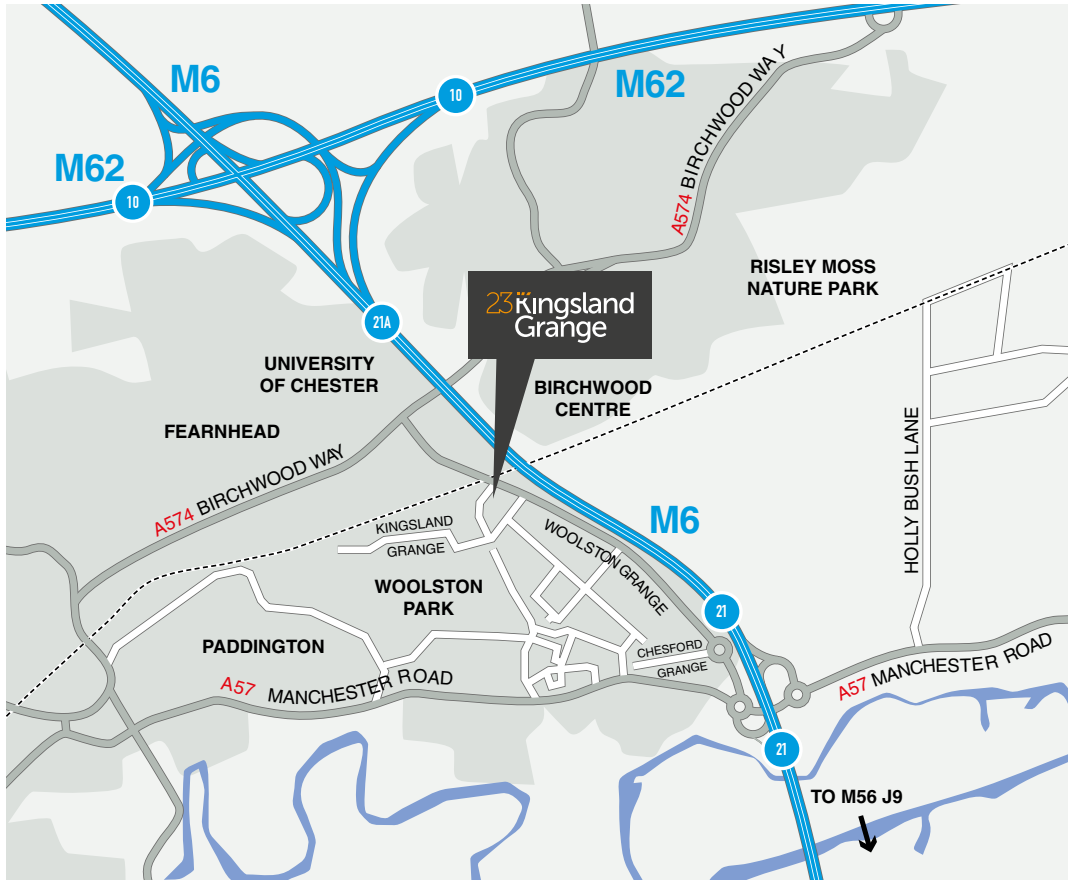
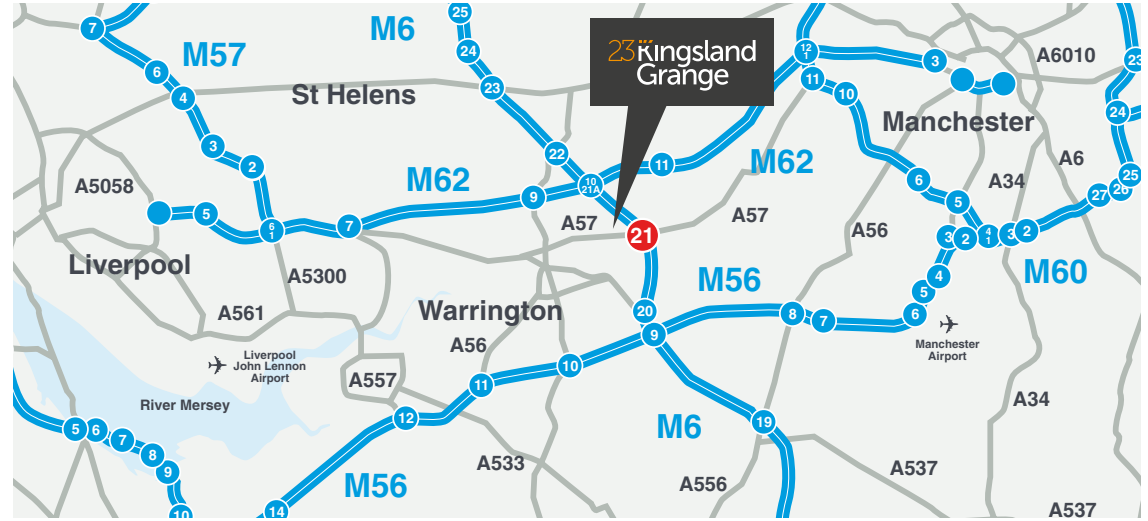
GALLERY

FURTHER INFORMATION



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LOCATION

The premises are located on Kingsland Grange Industrial Estate. Access to the M6 via Junction 21 is within 2 miles with alternative motorway access provided via Junction 11 of the M62.

Kingsland Grange is one of the main employment areas of Warrington and is home to a mix of manufacturing and warehouse operators.

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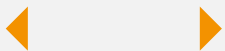
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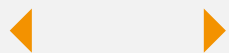
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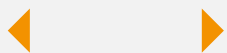
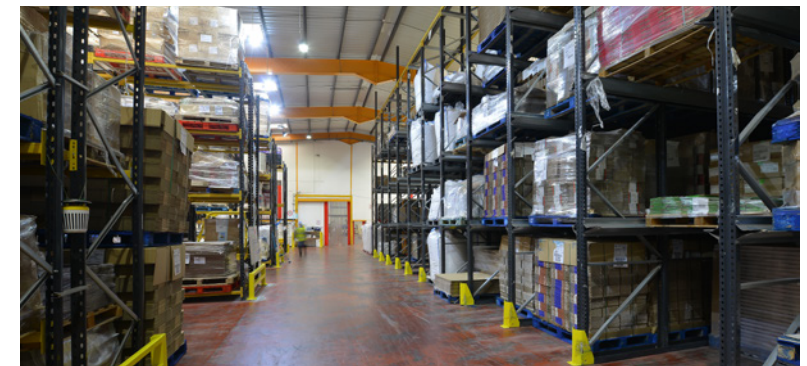
FURTHER INFORMATION



DESCRIPTION

The unit incorporates the following features:-

- Detached unit on a self-contained secure site.
- Predominantly 6.5 metres to clear eaves height.
- High level lighting to production and warehouse areas.
- Steel portal frame construction with metal profile insulated cladding to elevations.
- Metal profile insulated cladding to main warehouse roof and part asbestos profile cladding to loading bay roof.
- Large car park, yard and circulation areas.
- Potential expansion opportunities.
- Offices, canteen, welfare, changing facilities.
- All mains services to include 3 phase electricity, gas, water and mains drainage.
- Level access and dock loading.



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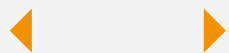


ACCOMMODATION

38,991 sq ft (3,585 sq m). The Gross Internal Area incorporates several mezzanines that are used in the production process of the tenant.

SITE AREA

2.15 Acres (0.87 hectares)
Site Cover 28.5%.



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TENURE

The unit will be part of a sale and leaseback to Grange Packing Solutions Limited on a new full repairing and insuring lease for a term of 6 years from completion. The leaseback will be subject to a tenant break clause upon the third anniversary of the lease having provided not less than 6 months clear written notice.

The rent passing from completion will be £195,000 per annum exclusive and will be subject to an Open Market Review upon the third anniversary.

The tenant, Grange Packing Solutions Limited (09163257) turnover up to 31st March 2017 was £6.8M with a net profit of £238,000.

PRICE

Offers for the freehold interest in the property at £2.35M representing a net initial yield of 7.8% assuming purchaser's costs of 6.35% (£64.10 per sq ft).

BUSINESS RATES

We understand the unit has a Rateable Value of £137,000.

EPC

An EPC will be available for inspection upon request.

VAT

All prices quoted will be subject to VAT.



VIEWING

Strictly through the sole retained agents Legat Owen:

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