

FOR SALE

FREEHOLD INDUSTRIAL INVESTMENT



**sibbett
gregory**



32 FACTORY ROAD, UPTON INDUSTRIAL ESTATE, POOLE, DORSET, BH16 5SL

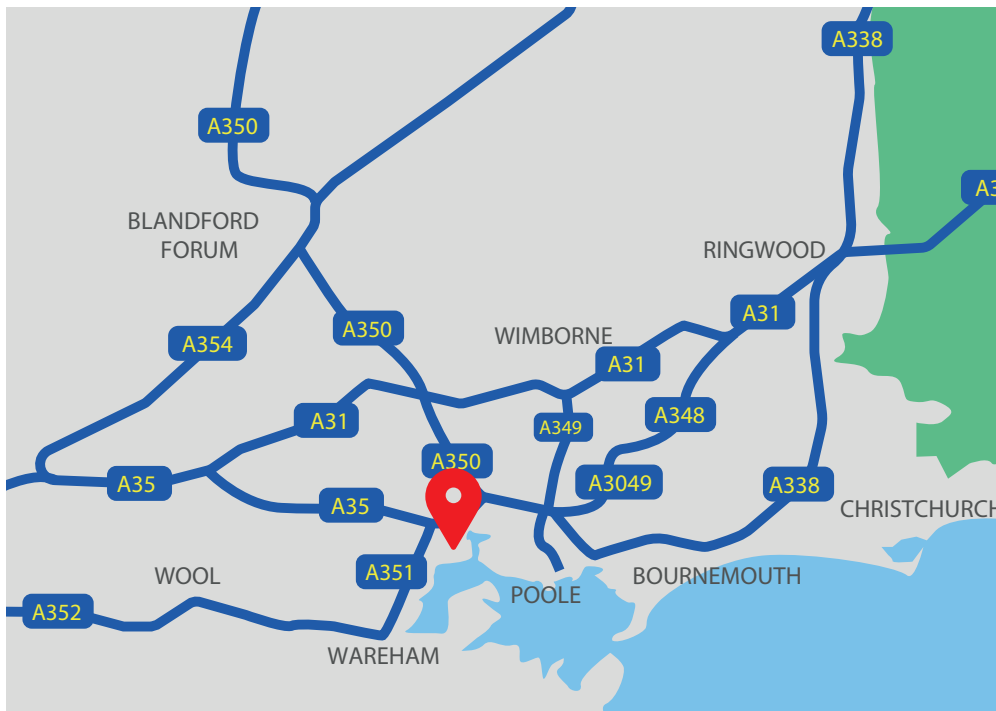
INVESTMENT SUMMARY

- Substantial single-let industrial unit
- Approx. 1,877 sq m (20,205 sq ft)
- Total site area of approx. 0.385 hectares (0.95 acres)
- Let to Hydreco Hydraulics Ltd. Current annual rental income of £152,235 exclusive. Reversionary lease agreed from 25 December 2028 at an annual rental of £167,450 exclusive
- Located on the popular Upton Industrial Estate, Poole
- Freehold interest with reversionary lease agreed
- Strong covenant strength

PROPOSAL

We are instructed to seek offers of £2,250,000 (**Two Million Two Hundred and Fifty Thousand Pounds**) subject to contract and exclusive of VAT, reflecting a Net Initial Yield of 6.36% after allowing for purchaser's costs of 6.33% rising to a reversionary net yield of 7.0%.





LOCATION

The property is situated on Factory Road on the popular Upton Industrial Estate which is an established commercial location in Poole.

Upton Industrial Estate benefits from excellent road connectivity and strong business infrastructure. Situated off the A35 dual-carriageway, the estate provides good access to Poole, Bournemouth, and the wider area, supporting efficient distribution and commuter travel.

Upton Industrial Estate is home to several large employers including Aerotech, Europlacer, Field Engineering, Refina T&H Marketing Ltd, Tarlu and Sunseeker.

Transport Links:

-  Roads – A35, A350 and A3049 leading to A31
-  Airport – Bournemouth Airport is approx. 11 miles away
-  Port – Port of Poole is approx. 3 miles away



DESCRIPTION

The property comprises a detached industrial/warehouse property of steel frame construction with brick and clad elevations under a pitched steel roof. The property occupies a site area of approx. 0.385 hectares (0.95 acres) and has 32 parking spaces together with circulation and yard areas.

Internally the building contains a two-storey office section fitted with gas fired heating, suspended ceilings with LED and Category 2 lighting, air-conditioning and carpeting. The full height industrial/warehouse behind has a min. eaves height of 6 metres and full height loading access at both ends of the building with electric up and over doors. There is a 1000 KVA transformer providing 1400 amps to the property.

ACCOMMODATION

We have measured the property with the following approximate gross internal floor areas:

Description	sq m	sq ft
Ground Floor Industrial	1,449.6	15,603
First Floor Offices	427.4	4,602
Total Gross Internal Area	1,877	20,205

TENURE

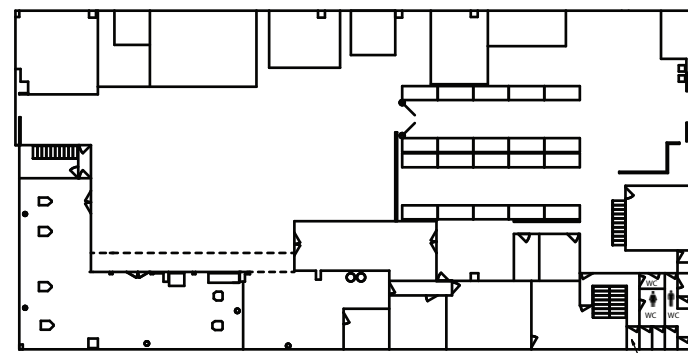
Freehold sale. Let to Hydreco Hydraulics Ltd on a 5 year lease expiring on 24 December 2028 at a passing rent of £152,235 per annum exclusive. New 5 year reversionary lease agreed from 25 December 2028 at a rent of £167,450 per annum exclusive.

PROPOSAL

We are instructed to seek offers of £2,250,000 (Two Million Two Hundred and Fifty Thousand Pounds) subject to contract and exclusive of VAT, reflecting a Net Initial Yield of 6.36% after allowing for purchaser's costs of 6.33% rising to a reversionary net yield of 7.0%.

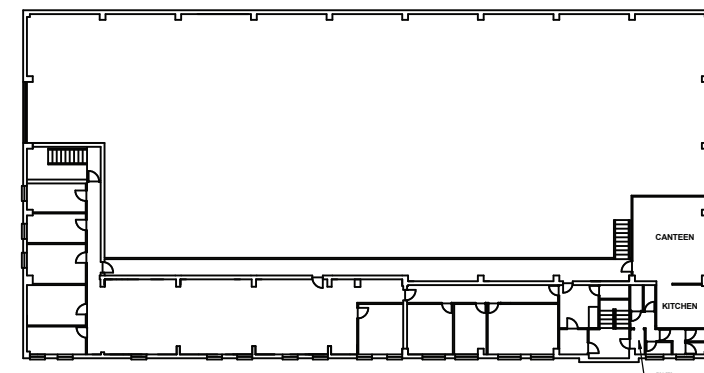
VAT

The property is elected for VAT.



Ground Floor

First Floor



AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

EPC

The property has a current EPC rating of C – 62. A copy of the EPC is available upon request.

VIEWING

Viewing by appointment with the agents Sibbett Gregory.

Jayne Sharman

Telephone: 01202 661177

Email: jayne@sibbettgregory.com



FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings

