





# Unit 2 Rutherford Way

**Rare Industrial investment opportunity in accessible location with access onto the M5 Motorway at Junctions 11 and 11a.**

## Investment Considerations

- Short term tenancy expiring 3<sup>rd</sup> December 2023. The lease is inside the Landlord & Tenant 1954 Act provision.
- Passing rent of £136,000 per annum, devalues to £7.25 per sq ft.
- The tenant Marshall Motor Group Ltd has been trading since 1934 and their turnover reported to 2020 was in excess of £980,160,000.

## Location

The property is well located within the Kingsditch Trading Estate, close to the Tewkesbury Road about 2½ miles west of Cheltenham town centre. The unit is situated immediately behind the frontages to Manor Park Road, with access from Rutherford Way leading from the roundabout which is adjacent to Gallagher Retail Park.

Property (Approximate Gross Internal Area)	Size m2	Size ft2
Ground Floor Warehouse, Offices, Storage, Kitchen and WC's	1,532.90	16,500
First Floor Office Space	125.42	1,350
Mezzanine Store	83.61	900
<b>Total</b>	<b>1,742.93</b>	<b>18,750</b>

## Description

The unit comprises a single bay clear span portal frame unit, 236ft in length, having brick and block walls to 9ft., above which there are lined steel profile claddings incorporating two roller shutter loadings at each end of the unit, providing direct access from a significant private yard and car parking area.

Centrally facing the car park looking east, the unit has two tier aluminum framed windows at ground and first floor level, with two separate pedestrian entrances.

The unit has eaves height (minimum 5.6 metres). 2 new roller shutter doors, one at each end of the unit width 18'2" x 16'5" (height). Steel portal frame with lined cladding above 9'0".

Pitched roof with two banks of roof lights to each pitch. 3 rows of suspended sodium electric lights. 2 Combat industrial gas fired space heaters. Concrete floor. Good natural lighting. Separate Male and Female toilets, staff room and switch gear room.

The property is accessed directly off Rutherford Way, leading to a large tarmac and concrete surfaced yard area, extending to 0.47 acres. There is a vehicle wash down facility and sub ground fuel retention Class 1 Petrol Interceptor

The property has an EPC rating of D-80. Certificate Ref No:1876-8179-2749-2029-2743

## Rates

The Rateable Value appearing on the Valuation Office Agency website is £90,000





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## Tenancy

The property is let to Marshall Motor Group Ltd (by way of an assignment) expiring 3rd December 2023 at a rent of £136,000 per annum on a full repairing and insuring basis subject to a photographic schedule of condition. The lease is inside the Landlord & Tenant 1954 Act provision.

## Terms

We are instructed to seek offers in the region of £1,875,000 for the freehold interest in the property, subject to the tenancy outlined. Further information available from the agents.

Based on a rental income of £136,000 per annum, a purchase at £1,875,000 would reflect a net initial yield of approximately 6.85% after purchaser's costs.

## VAT

The property is not elected for VAT.

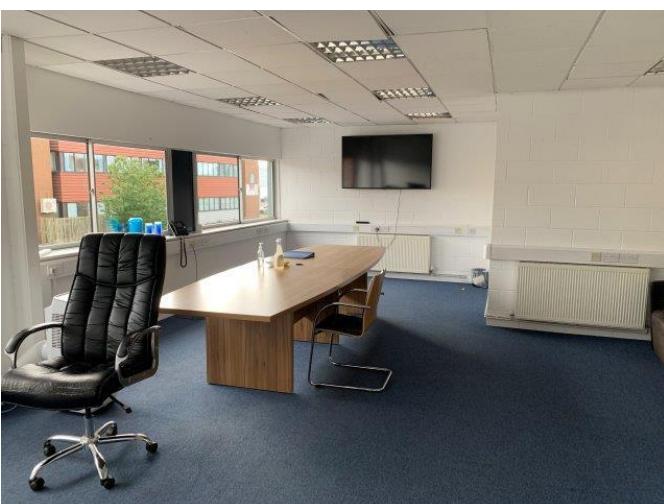
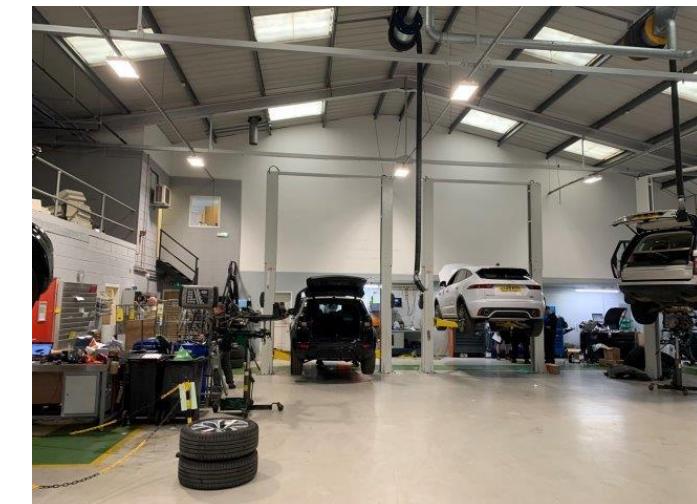
## Legal Costs

Each party to bear their own legal costs incurred.





# Gallery





# Request a viewing

For further information or to request a viewing, please get in touch

## Key contacts



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