

# Sale and Leaseback

Flex7 Limited, Ruscombe Business Park, Ruscombe Lane,  
Twyford, Berkshire, RG10 9JW



Freehold Investment **For Sale**

# Investment Summary

- Ground and first floor industrial building comprising office and warehouse
- 31 car parking spaces
- Short walk or drive ( 5 mins ) to Twyford station- offering good transport links to Reading and London
- Leaseback to Flex7 Limited, on completion, on a 10 year lease with a 5 year break at a rent of £150,000 p.a.
- EPC – C
- Approximate floor area (GIA) of 1,145.7 sq m (12,333 sq ft)

## Proposal

We are instructed to seek offers in excess of £1,800,000 plus VAT, subject to contract. A purchase at this level reflects a net initial yield of 7.77% net of purchaser's costs.

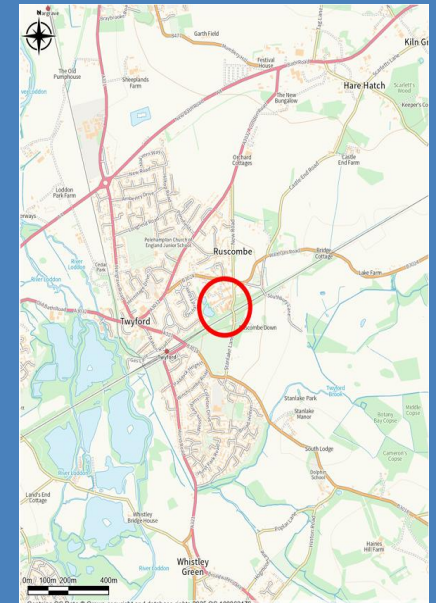
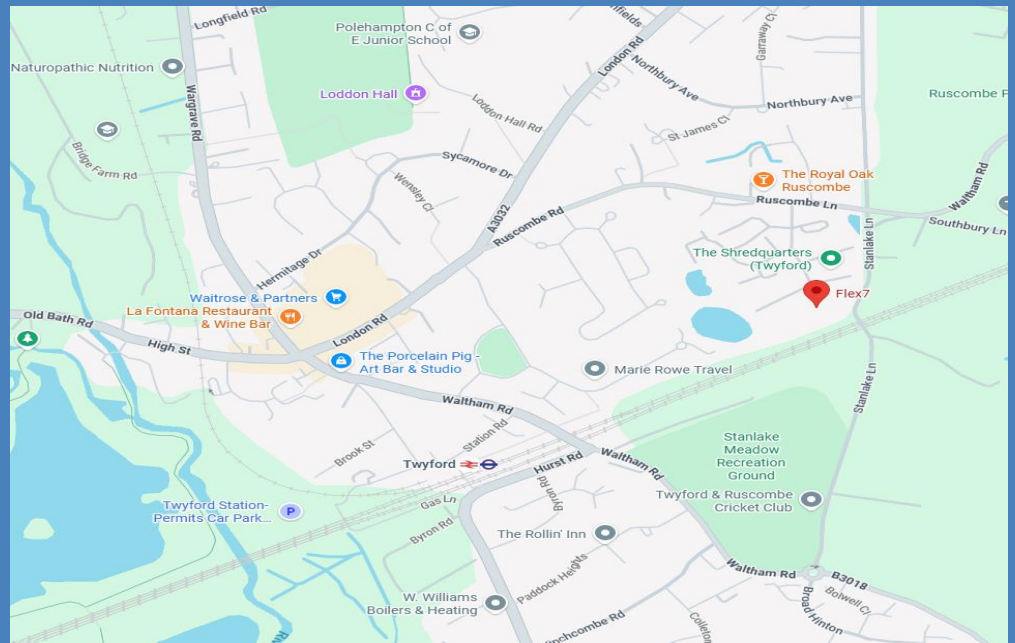


# Location & Site Plan

Twyford is a large village located to the east of Reading.

There are strong transport links within the area including Twyford train station which is located to the south of the village and provides direct trains to Reading (7 mins), London Paddington (32 mins) and London Liverpool Street (1 hour 2 mins).

Ruscombe Business park is located on the eastern periphery of Twyford, and that park itself was likely to be developed from the 1980s/ early 1990s and contains a mixture of purpose-built, detached offices, terraced and detached industrial units.



Plans are indicative only

# Property Description & Accommodation

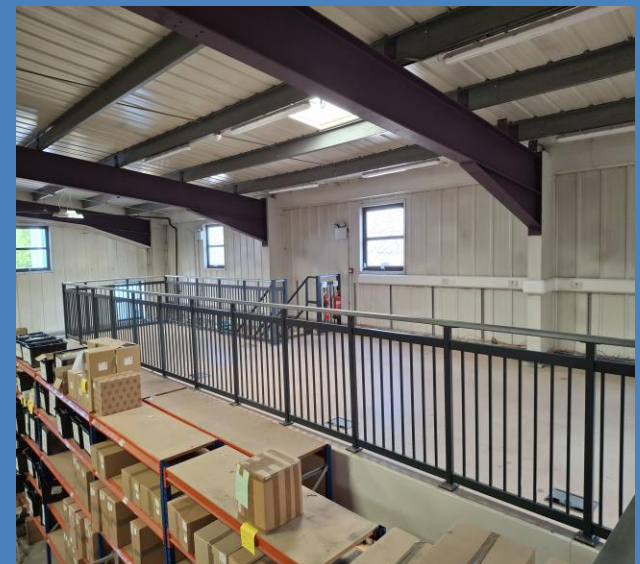
This property is a detached industrial unit built of steel portal frame, breeze block walls and metal sheet cladding to the exterior.

The space has been arranged as a ground floor office, kitchen, reception room, workshop and ancillary office on the first floor. The offices are finished with suspended ceiling tiles, modern LED lighting with presence controls, carpet tiles, air conditioning, electric radiators and double-glazed windows along with raised flooring.

The warehouse has a concrete floor, asbestos cement sheet roof incorporating roof light on part with sheet cladding on the remainder. The space is heated by gas air blowers. Within the warehouse side extension there is additional storage space and roller shutter access with the door measuring 4.26 metres by 3.10 metres. There are first floor offices and a bolt in mezzanine which is used for storage and manufacturing purposes.

Floor	Use	Sq m	Sq ft
Ground Floor	Warehouse	814.3	8,765
Ground Floor	Offices	268.0	2,885
First Floor	Offices	63.4	683
<b>Total GIA</b>		<b>1,145.7</b>	<b>12,333</b>

First Floor Mezzanine not included in above measurements.: 787 sq ft (73.14 sqm). Measured GIA in accordance with the RICS Code of Measuring Practice



# Leaseback

On completion, the property will be leased to Flex7 Limited on a new 10 year term with a 5 year tenant only break clause. The rent will be £150,000 per annum plus VAT. Rent reviews will be 5 yearly, annually compounded, linked to CPI with a cap and collar of 1 – 4%.

The lease will be on full repairing and insuring terms subject to a schedule of condition.

## Flex7 Limited

Founded in 1998, Flex7 has established a leading position in a specialised segment of the electrical installation market. Flex7 offers a plug-and-play system for lighting connection and controls which enable faster installation, increased flexibility and improved energy efficiency. They serve customers across a wide range of industries, including the public sector, with customers spread across the whole of UK. Flex7 has a c. 45 employees and a strong financial position. They were recently acquired by a publicly listed long-term professional investment company.





# Tenure and EPC

## Tenure

Freehold

## EPC

69 C

## Anti-Money Laundering

HMRC requires all parties to be checked for anti-money laundering.

## VAT

VAT is elected and the property will not be treated as a Transfer of Going Concern.

## Viewings

Viewing strictly by prior appointment:

Richard Dawtrey

Mobile: 07881 588526

Email: [rdawtrey@vailwilliams.com](mailto:rdawtrey@vailwilliams.com)

Naomi Ray

Mobile: 07789 966740

Email: [nray@vailwilliams.com](mailto:nray@vailwilliams.com)

## Proposal

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*Each party will be responsible for their own legal costs.*

**Anti-Money Laundering**

Two forms of identification and confirmation of the source of funding will be required by the successful purchaser prior to exchange of contracts.

Misrepresentation Act 1967 Vail Williams for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Vail Williams has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. May 2026