

Investment, Industrial / Warehouse

FOR SALE



CURCHOD&CO



Optrex Business Park

Rotherwick, Hook, RG27 9AY

Freehold multi let industrial estate

12,564 sq ft

(1,167.23 sq m)

- 8 small industrial/warehouse units
- Additional open storage compounds
- Opportunities for active asset management
- Good car parking provision
- Attractive rural location

Summary

Available Size	12,564 sq ft
Price	£1,600,000
Business Rates	N/A
EPC Rating	B

Description

The property comprises a small industrial estate totalling 8 individual units (9 & 10 are currently linked as one) plus a secure storage yard (Unit 6) and an open compound area, which are also separately let. Excellent on site car parking is also provided.

Location

The property is situated in Rotherwick to the north of Hook approximately 3 miles from Junction 5 of the M3 motorway. Easy access is provided to Hook centre which provides some excellent local amenities and mainline rail links to London Waterloo and the South Coast.

The Business Park is located adjacent to Tylney Park Golf Club and Tylney Park Hotel with access to the estate via a driveway off Stroud Green Lane just off the turning from Post Horn Lane.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 1	1,201	111.58
Unit - 2	1,444	134.15
Unit - 3	1,070	99.41
Unit - 4	551	51.19
Unit - 5	991	92.07
Unit - 6 (storage compound)	2,982	277.04
Unit - 7	280	26.01
Unit - 8	2,030	188.59
Unit - 9 & 10	2,015	187.20

Terms

The property is held by way of a freehold interest and Curchod & Co are instructed to dispose of the Freehold subject to a price of £1,600,000.

Tenancies

All Units are let other than Units 2 and 3 which are vacant.

The estate is generating a current income stream of £100,135.00 per annum. The two vacant units are currently being marketed at a rent of £13.00 per sq.ft. per annum the equivalent of £33,293 per annum.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers where legislation requires us to do so.



Viewing & Further Information

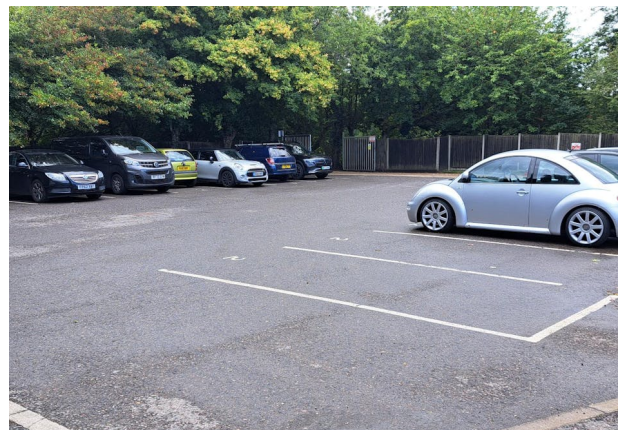
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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.)
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Unit	Tenant	Unit size (sq.ft)	Lease start	Lease end	Lease Status	Term	Break Details	Annual rent
Unit 1	Impressions Graphics & Installations LTD	1,201	21-Feb-23	20-Feb-28	Completed	5 yrs		£15,000
Unit 2	Vacant	1,444			Vacant			Quoting rent £13psf
Unit 3	Vacant	1,070			Vacant			Quoting rent £13psf
Unit 4	Wentworth Doors and Gates LTD	551	06-Apr-22	05-Apr-27	Completed	5 yrs		£6,900
Unit 5	Wentworth Doors and Gates LTD	991	14-Dec-21	13-Dec-26	Completed	5 yrs		£12,388
Unit 6	CC Towing Services LTD	2,982	31-Oct-23	30-Oct-25	Completed	2 yrs		£9,000
Unit 7	Wentworth Doors and Gates LTD	280	01-Apr-25	13-Dec-26	Completed	1.67 yrs		£3,360
Unit 8	City 1st Ltd	2,030	01-Jul-25	30-Jun-30	Completed	5 yrs	30th June 2028 Tenant's option. 6 months' notice	Yrs 1 & 2 £23,287 Years 3 to 5 £24,346
Unit 9/10	Robert Peel	2,015	21-Jul-25	TAW	Completed	TAW		£25,000
Land for Container (licence)	Wentworth Doors and Gates Ltd (container)		A new licence is currently being documented		Completed	1 year		£2,400
Land for Container (licence)	Impressions Graphics & Installations LTD		22-May-25	20-Feb-28	Completed	2.75 years		£2,800