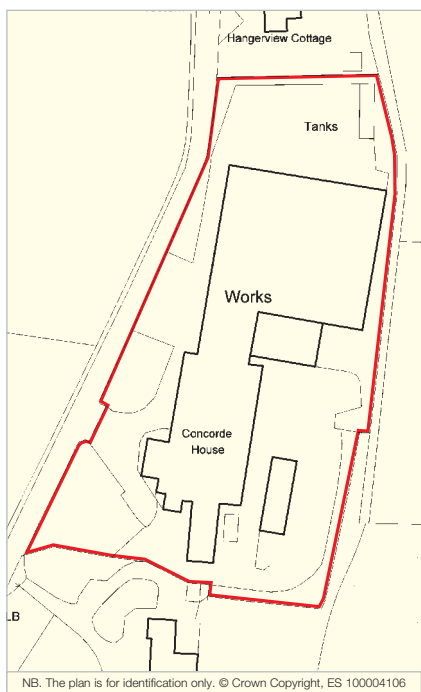


# Petersfield Langrish Hampshire GU32 1RL

- **Freehold Industrial Investment**
- Let to Arrk Tooling Development Ltd
- Lease expires 2019 (no breaks)
- Site area 0.70 hectares (1.733 acres)
- Rent Review 2013
- Current Rent Reserved  
**£178,000 pa**

On the instructions of J Gershinson FRICS  
and L Brooks MRICS of Allsop LLP acting  
as Joint Fixed Charge Receivers

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## Tenure

Freehold.

## Location

Langrish is an attractive village situated in the South Downs National Park, 3 miles to the west of Petersfield. The A272 links Langrish with the A3 some 2 miles to the east which in turn provides ready access to Portsmouth to the south and London some 60 miles to the north-east.

The property is situated to the south of the village and adjoins a residential property to the north and an office building to the south. In addition Langrish House Hotel is close by.

## Description

The property is arranged on ground floor only to provide an industrial building with ancillary office accommodation on a site of approximately 0.701 hectares (1.733 acres). The industrial unit is arranged in 3 bays and the eaves height ranges from 6.20 metres to 7.45 metres.

The property has a roller shutter opening onto the rear yard.

The ancillary office accommodation also provides store, canteen and male and female WCs

The property provides the following gross internal accommodation:

<b>Industrial</b>	<b>2,903 sq m</b>	<b>(31,248 sq ft)</b>
<b>Office</b>	<b>675 sq m</b>	<b>(7,266 sq ft)</b>
<b>Total GIA</b>	<b>3,578 sq m</b>	<b>(38,514 sq ft)</b>

## Tenancy

The entire property is at present let to ARRK TOOLING DEVELOPMENT LIMITED for a term of 16 years from 29th November 2003 at a current rent of £178,000 per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants subject to a schedule of condition.

## Tenant Information

Website: [www.arrkeurope.com/Arrk/about.asp](http://www.arrkeurope.com/Arrk/about.asp)

The Lessees are a subsidiary of Arrk Europe Limited who are ultimately owned by Arrk Corporation of Osaka Japan.

For the year ended 31st December 2010, Arrk Tooling Development Limited reported a turnover of £8.657 million, a pre-tax loss of £2 million and a net worth of – £129,000 and shareholders' funds of –£129,000. (Source: riskdisk.com 13.06.2012.)

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Viewings

Viewings are by appointment only, please e-mail your request with full contact details including telephone number to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk) In the subject box of your e-mail, please ensure that you enter **Lot 35 Petersfield.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Jonathan Mills, Dundas & Wilson LLP. Tel: 0207 759 5749 Fax: 0207 240 2448 e-mail: [jonathan.mills@dundas-wilson.com](mailto:jonathan.mills@dundas-wilson.com)

