

Wolverhampton

Unit C

Key Industrial Park

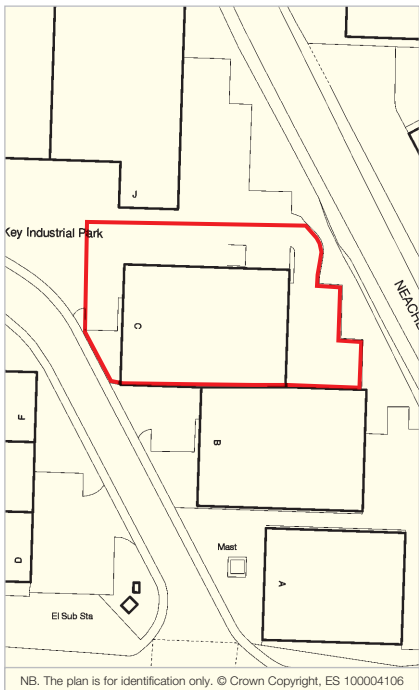
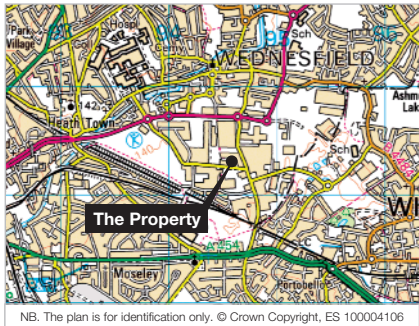
Fernside Road

West Midlands

WV13 3YA

- **Freehold Industrial Investment**
 - Comprises 1,136.2 sq m (12,230 sq ft) over ground and mezzanine floors
 - Let to Exova (UK) Ltd
 - Rent Reversion 2018
 - Current Rent Reserved
- £47,500 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Wednesfield lies 2 miles north-east of Wolverhampton city centre, in the heart of the Black Country. The property is situated in the Key Industrial Estate, which is at the junction of Neachells Lane and Planetary Road, with access to the M6 via the A454 Black Country route. Occupiers close by include James Lister, Screwfix, Howdens and DAF.

Description

The property is arranged on ground and mezzanine floors to provide an industrial unit with internal offices and mezzanine floor. The property benefits from an eaves height of some 5.95m and a single roller shutter loading door.

The property provides the following accommodation and dimensions:

| | | |
|----------------------------|---------------------|-----------------------|
| Ground Floor | 929.9 sq m | (10,009 sq ft) |
| Mezzanine (storage) | 206.3 sq m | (2,221 sq ft) |
| Total | 1,136.2 sq m | (12,230 sq ft) |

Tenancy

The entire property is at present let to Exova UK Ltd for a term of 4 years 6 weeks from 2nd June 2014 expiring 21st July 2018 at a current rent of £47,500 per annum. The lease contains full repairing and insuring covenants.

Tenant Information

Exova operates in America, Europe, The Middle East, Asia Pacific, India and Australia.

Website Address: www.exova.com

For the year ended 31st December 2014, Exova (UK) Ltd reported a turnover of £67m, a pre-tax profit of £10.5m and a net worth of £53.7m. (Source: Experian 22.02.2016)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 53 Wolverhampton**.

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

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