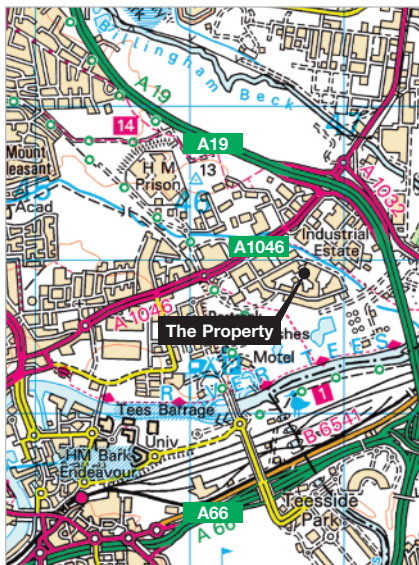


Stockton-on-Tees

Blue House Point Road
Portrack Industrial
Estate
Cleveland
TS18 2PW

- **Freehold Industrial Investment**
- To be let, with guarantee from Epwin Group plc, on a new 15 year lease (no breaks)
- Comprises an industrial unit of 813.80 sq m (8,760 sq ft)
- Site area 0.25 hectares (0.62 acres)
- Occupiers close by include B&Q and Asda
- Rent Review 2023
- Current Rent Reserved
£35,000 pa

On the Instructions of
Epwin Group plc



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Let on a new 15 year
lease without break
guaranteed by Epwin Group plc

Tenure

Freehold.

Location

Stockton-on-Tees is a major commercial centre located approximately 30 miles south of Newcastle upon Tyne and 4 miles west of Middlesbrough. The town benefits from excellent road communications, being two miles west of the A19 link road and one mile north of the A66 dual carriageway, which links the A19 with the A1(M) Motorway.

This property is located on the established Portrack Industrial Estate, the principal out-of-town trade counter and retail location for Stockton-on-Tees, adjacent to Portrack Lane (A1048) which links the town centre to the A19.

Nearby occupiers include Blue Box Storage, Flanges, Joseph Parr and Howdens Joinery.

Description

The property is arranged on ground and mezzanine floor to provide a ground floor warehouse unit together with integrated offices and a trade counter. Externally, the property benefits from parking for some 6 cars to the front and an enclosed yard to the rear.

The property provides the following accommodation and dimensions:

Ground Floor		
(Warehouse & Offices)	659.40 sq m	(7,098 sq ft)
Trade Counter	116.55 sq m	(1,255 sq ft)
Mezzanine	37.85 sq m	(407 sq ft)
Total	813.80 sq m	(8,760 sq ft)

Site area 0.25 hectares (0.62 acres)

Tenancy

The entire property is to be let to SPECIALIST BUILDING DISTRIBUTION LTD (t/a Nu Stock), with a guarantee from Epwin Group plc, for a term of 15 years from completion at an initial rent of £35,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants (subject to a schedule of condition).

Tenant Information

Website Address: www.epwin.co.uk

For the year ended 31st December 2017, Epwin Group plc reported a turnover of £298.3m, a pre-tax profit of £12m, shareholders' funds of £93.7m and a net worth of £24.1m. (Source: Experian 13.09.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 67 Band C (Copy available on website).

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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