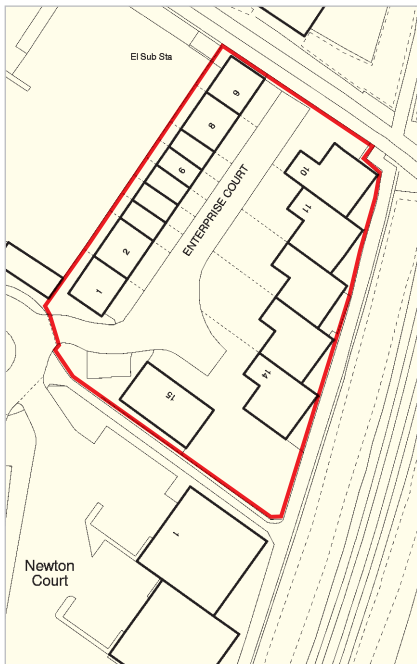


Basingstoke Enterprise Court Rankine Road Hampshire RG24 8GE

- **Leasehold Industrial Estate Investment**
- Comprises 15 units totalling 1,660.96 sq m (17,879 sq ft)
- Site area of 0.455 hectares (1.125 acres) with 36% site coverage
- Established commercial location
- Reversions from 2018
- Total Current Gross Rents Reserved
£146,768 pa



Tenure

Leasehold. Held for a term of 125 years from 10th October 1988 (thus having some 96 years unexpired) at a current ground rent of £29,016 per annum. The rent is geared to 20% of the market rent or £29,016 per annum (whichever is higher).

Location

Basingstoke is a Hampshire market town with a population of some 105,000 people. It has direct access to junctions 6 and 7 of the M3 Motorway, providing communication routes to the M25, London and the south coast. Basingstoke Rail Station provides regular services to London (Waterloo), with a fastest journey time of 45 minutes. The property is situated at the eastern end of Rankine Road, in an established commercial location at the junction of the Ringway and the A33, approximately 1.25 miles north-east of Basingstoke town centre.

Description

The property comprises an estate of 15 light industrial units arranged as two terraces (1-9 and 10-14) plus a standalone unit (15). Units 10-15 benefit from first floor ancillary office accommodation and mezzanine levels, some of which are tenants' improvements. The total site area is 0.455 hectares (1.125 acres) with a low site coverage of 36%.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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 Tom Cressey, JMW. Tel: 0161 838 2837 e-mail: tom.cressey@jmw.co.uk



Units 10-14



Units 1-9

No.	Present Lessee	Accommodation (GIA)	Lease Terms	Current Rent £ p.a.	Next Review/Reversion
Unit 1	Barcode Network Limited	82.22 sq m (885 sq ft)	5 years from 03.06.2014 2017 Tenant break option not exercised	£8,000 p.a.	Reversion 2019
Unit 2	Barcode Zapper Limited	81.01 sq m (872 sq ft)	5 years from 03.06.2014 2017 Tenant break option not exercised	£8,000 p.a.	Reversion 2019
Unit 3	SOS Smalley Limited	38.55 sq m (415 sq ft)	5 years from 04.10.2013	£4,770 p.a.	Reversion 2018
Unit 4	C Harvey	38.55 sq m (415 sq ft)	5 years from lease completion (1) Tenant break option year 3	£4,770 p.a.	Reversion 2022
Unit 5	Varney Maintenance	38.65 sq m (416 sq ft)	5 years from 01.12.2016 Tenant break option 01.12.2019	£4,770 p.a.	Reversion 2021
Unit 6	Katy Smith	38.46 sq m (414 sq ft)	3 years from 29.11.2016 Tenant break option annually on 29th November	£4,865 p.a.	Reversion 2019
Unit 7	Mr D Oram	38.55 sq m (415 sq ft)	5 years from 15.11.2016 Tenant break option 15.11.2019	£4,773 p.a.	Reversion 2021
Unit 8	Barcode Network Limited	81.01 sq m (872 sq ft)	A term of years from 20.04.2016 expiring 02.06.2019	£9,000 p.a.	Reversion 2019
Unit 9 (2)	Virgin Media Limited	79.24 sq m (853 sq ft)	15 years from 31.08.2000	£7,000 p.a.	Holding Over
Unit 10 and 11	Transpower Application Limited	366.03 sq m (3,940 sq ft)	10 years from 11.09.2015 Rent review 11.09.2020 Tenant break option 2018, 2020 and 2022	£26,300 p.a.	Rent Review 2020
Unit 12	Challenger Sports	185.43 sq m (1,996 sq ft)	4 years from 06.01.2017	£16,500 p.a.	Reversion 2021
Unit 13	Ace Trainers Limited	185.24 sq m (1,994 sq ft)	5 years from 25.07.2013	£15,520 p.a.	Reversion 2018
Unit 14	Chefbites Limited	194.44 sq m (2,093 sq ft)	5 years from 05.11.2013	£16,250 p.a.	Reversion 2018
Unit 15	Southern Health NHS Foundation	213.58 sq m (2,299 sq ft)	5 years from 02.04.2013	£16,250 p.a.	Reversion 2018
Total		1,660.96 sq m (17,879 sq ft)	Total £146,768 p.a.		

(1) Terms have been agreed and are in solicitors hands pending completion.

(2) Negotiations ongoing for lease renewal.