

Rugeley Lea Hall Enterprise Park Wheelhouse Road Staffordshire WS15 1LH

- **Freehold Multi-Let Industrial Investment**
- Comprises 1,994.7 sq m (21,470 sq ft) in 24 units
- Ongoing management opportunity
- Four units 394.4 sq m (4,255 sq ft) vacant
- Total Current Rents Reserved
£99,111 pa
Vacant Possession of Units 6,14,16 & 18

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Rugeley is a market town in Staffordshire situated on the A51, approximately 8 miles south-east of Stafford and north of Birmingham. The M6 motorway is located to the south and to the west, providing good road links to the rest of the national motorway network.

The property forms part of an industrial location south-east of the town centre. More particularly, the property is situated just off Wheelhouse Road, which provides access to the A51.

Description

The property comprises a quadrangle development of industrial units and studio workshops of varying sizes, set around a central courtyard with car park. In total, the property provides for 1,994.7 sq m (21,470 sq ft) in 24 units.

VAT

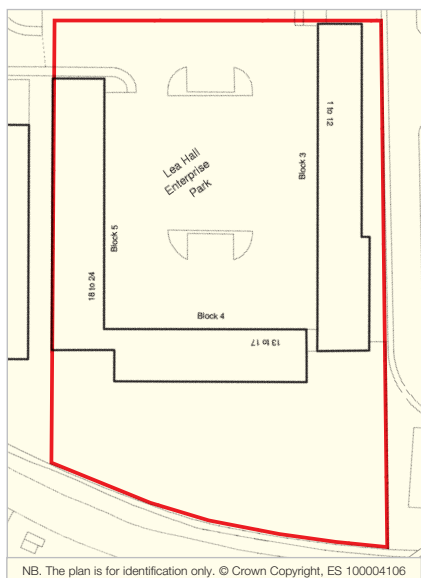
VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.



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 M Alexander Esq, Edward Marshall Solicitors. Tel: 01245 216050 e-mail: mikea@edwardmarshall.org.uk



No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	A Gofton (t/a AG Autos Rugeley)	Ground Floor	46.45 sq m	(500 sq ft)	3 years from 14.10.2013	£3,500 p.a.	Reversion 2016
Unit 2	Mr & Mrs PG Perry	Ground Floor	46.45 sq m	(500 sq ft)	3 years from 02.06.2014	£3,500 p.a.	Reversion 2017
Unit 3	Todd & TC Data Installations	Ground Floor	46.45 sq m	(500 sq ft)	1 year from 26.06.2015	£2,604 p.a.	Reversion 2016
Unit 4	POE Ltd	Ground Floor	46.45 sq m	(500 sq ft)	3 years from 18.08.2015	£3,500 p.a.	Reversion 2018
Unit 5	C Nivan	Ground Floor	46.45 sq m	(500 sq ft)	1 year from 23.03.2015	£3,500 p.a.	Reversion 2016
Unit 7	Rugeley Glazing Ltd	Ground Floor	46.45 sq m	(500 sq ft)	5 years from 12.07.2011	£3,750 p.a.	Reversion 2016
Unit 8	Staffordshire Graphics & Workwear	Ground Floor	46.77 sq m	(503 sq ft)	5 years from 12.07.2011	£3,600 p.a.	Reversion 2016
Unit 9	J Perrin	Ground Floor	46.84 sq m	(504 sq ft)	5 years from 14.06.2011	£3,500 p.a.	Holding over
Unit 10	ME Edwards	Ground Floor	46.45 sq m	(500 sq ft)	1 year from 27.02.2015	£3,500 p.a.	Reversion 2016
Unit 11	Home Colours Ltd	Ground Floor	92.60 sq m	(997 sq ft)	1 year from 14.02.2014	£5,500 p.a.	Holding over
Unit 12	Home Colours Ltd	Ground Floor	205.77 sq m	(2,215 sq ft)	3 years from 30.03.2012	£9,750 p.a.	Holding over
Unit 13	A Richards & J Hodgeson	Ground Floor	139.30 sq m	(1,499 sq ft)	3 years from 08.03.2013	£7,150 p.a.	Reversion 2016
Unit 15	Business Textile Services Ltd	Ground Floor	92.60 sq m	(997 sq ft)	3 years from 11.04.2014	£4,500 p.a.	Reversion 2017
Unit 17	Prism Network Ltd	Ground Floor	136.87 sq m	(1,473 sq ft)	3 years from 10.02.2014	£7,200 p.a.	Reversion 2017
Unit 19	Total Motion Systems Ltd	Ground Floor	69.74 sq m	(751 sq ft)	1 year from 01.10.2004	£6,012 p.a.	Holding over
Unit 20	Total Motion Systems Ltd	Ground Floor	70.61 sq m	(760 sq ft)	1 year from 01.10.2004	£5,289 p.a.	Holding over
Unit 21	M Jones & C Jones	Ground Floor	70.45 sq m	(758 sq ft)	1 year from 01.03.2004	£4,095 p.a.	Holding over
Unit 22	D Whittingham & M McMahon	Ground Floor	70.69 sq m	(761 sq ft)	3 years from 05.07.2010	£4,900 p.a.	Holding over
Unit 23	Astral Total Ltd	Ground Floor	92.60 sq m	(997 sq ft)	3 years from 31.07.2015	£6,840 p.a.	Reversion 2018
Unit 24	DN Pilbeam	Ground Floor	140.30 sq m	(1,510 sq ft)	1 year from 01.03.1998	£6,921 p.a.	Holding over
Units 6, 14, 16 & 18	Vacant	Ground Floor Units 6, 14, 16 & 18	394.45 sq m	(4,245 sq ft)	—	—	—
Total			1,994.70 sq m	(21,470 sq ft)	Total £99,111 p.a.		

NB. the majority of the lettings are subject to a service charge, the latest figures and budgets are within the legal pack.