

Swindon

Unit V, Westmead Industrial Estate Westmead Drive Wiltshire SN5 7YT

- Freehold Industrial Ground Rent Investment
- Reversion 2113
- Established industrial estate
- Rent Review 2018
- Current Rent Reserved

£8,200 pa

SIX WEEK COMPLETION AVAILABLE



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Tenure

Freehold.

Location

Swindon is a major Thames Valley industrial and commercial town some 70 miles west of London with a population of some 145,000. Swindon is situated between Junctions 15 and 16 of the M4 Motorway and is served by regular rail services to London and the South-West. Oxford is some 25 miles to the north-east. The property is situated to the west of the town centre on the well established Westmead Industrial Estate. The estate has convenient access to Junction 16 of the M4 Motorway, some 3 miles south-east. Occupiers close by include The Post Office, Howdens, Smartcar UK, Brandon Tool Hire and Hammal amongst others.

Description

The property comprises a site extending to approximately 0.25 hectares (0.622 acres) upon which has been constructed an industrial unit.

The property provides the following accommodation and dimensions:Site Area0.25 Hectares(0.622 Acres)

Tenancy

The site is at present let to DATA PATTERN & CASTING CO LIMITED for a term of 125 years from 1st February 1988 at a current rent of \pounds 8,200 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

For the year ended 31st August 2014, Data Pattern & Casting Co Limited reported a turnover of not stated, a pre-tax profit of not stated, shareholders' funds of £298,447 and a net worth of £298,477. (Source: riskdisk.com 09.06.15.)

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.

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