

## Southall

### Telecommunications Mast Site

### Endsleigh Industrial Estate

### Endsleigh Road

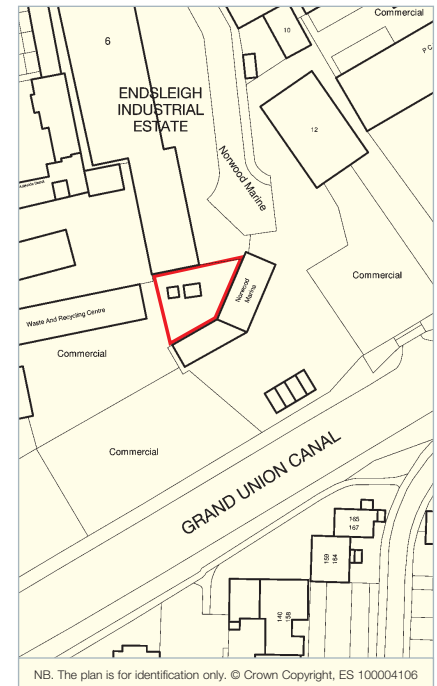
### Middlesex UB2 5QR

- **Long Leasehold Telecommunications Mast**
- Let to Arqiva Services Ltd
- 300 sq m (3,229 sq ft) site
- Current Rent Reserved

**£10,000 pa**

**Rising to £12,000 pa in June 2012 <sup>(1)</sup>**

**SIX WEEK COMPLETION AVAILABLE**



#### Tenure

Leasehold. To be held on a lease for a term of 125 years from completion at a peppercorn (fixed).

#### Location

Southall is a major West London suburb with a resident population of some 138,000, situated within the London Borough of Ealing. Southall is some 11 miles west of Central London, 3 miles from Ealing and some 1½ miles north of the M25 (Junctions 15/16). The town is served by rail with regular services to London Paddington. Heathrow Airport is some 7 miles to the west. The property is situated at the southern end of the Endsleigh Industrial Estate adjacent to Unit 5.

#### Description

The property is an irregular shaped area of land extending to approximately 300 sq m (3,229 sq ft) upon which has been constructed a purpose built telecommunications mast.

#### Tenancy

The entire property is at present let to ARQIVA SERVICES LTD (previously called National Grid Wireless Limited) for a term of 20 years from 15th April 1993 at a current rent of £10,000 per annum, payable annually in advance, exclusive of rates. The lease provides for rent reviews every fifth year of the term linked to RPI and contains a tenant's only rolling break notice operable on giving twelve months' written notice if the site is not suitable for a telecommunications mast or if the planning permission (if any) for the mast expires and is not renewed.

(1) The rent will increase to £12,000 per annum in June 2012 provided telecommunications equipment installed by Qualcomm remains on site.

#### Tenant Information

For the year ended 30th June 2010, Arqiva Services Ltd reported a turnover of £331.811m, pre-tax profits of £72.08m and a net worth of £592.38m. (Source: riskdisk.com 11.11.2010.)

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)