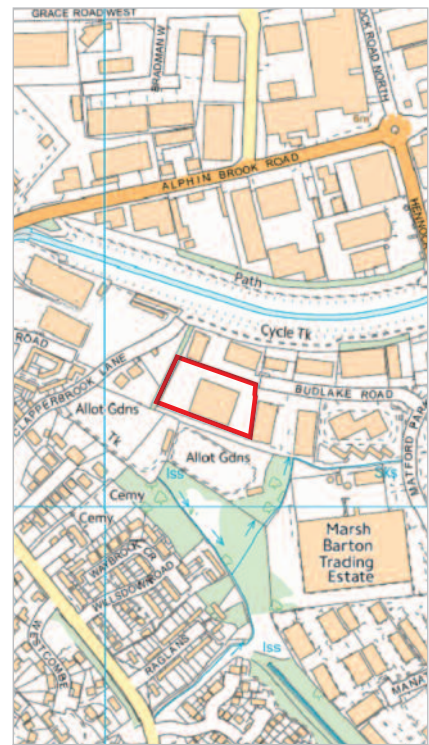


Exeter **SIG Unit** **Budlake Road** **Marsh Barton Trading** **Estate** **Devon** **EX2 8PY**

- **Virtual Freehold Industrial Investment**
- Established warehouse location close to M5 Motorway
- Two acre site with low site cover
- Let to SIG Trading Limited on a lease expiring 2027 (1)
- Rent Review 2022
- Total Current Rents Reserved
£120,000 pa

SIX WEEK COMPLETION AVAILABLE



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Tenure
 Long Leasehold. Held on a lease from Exeter City Council for a term of 999 years from 29th September 1999 (thus having some 980 years unexpired) at a ground rent of a peppercorn. The headlease does not contain any obligation for the tenant to seek landlord's consent to redevelop, within a range of permitted uses.

Location
 The city of Exeter is a major regional centre for the South West peninsula, serving a resident population of some 129,000, and is at 'the heart of a travel to work area of 470,000' (Source: Exeter City Council). The city sits adjacent to the M5 Motorway and also benefits from an airport.
 The property is situated on the Marsh Barton Trading Estate, a well established business location, about 2 miles south of the city centre. The A30, which links to the M5 (Junction 31) is about 1.5 miles to the west.
 Occupiers close by include main dealerships for Porsche, Ferrari, BMW, Audi, Jaguar, VW, Volvo and Citroën, together with Speedy Hire, Makro, Bestway, BSS, Wolseley, Screwfix and Magnet.

Description
 The property comprises a single storey industrial/warehouse unit, with integral office accommodation. The site, which is gated and fenced, extends to some 8,400 sq m (2 acres – approximately 25% site cover).

The property provides the following accommodation and dimensions:

Ground Floor Warehouse	1,630 sq m	(17,545 sq ft)
Ground Floor Office	322 sq m	(3,466 sq ft)
First Floor Office	322 sq m	(3,466 sq ft)
Sub Total	2,274 sq m	(24,477 sq ft)
Loading Canopy	58 sq m	(624 sq ft)
Total	2,332 sq m	(25,101 sq ft)

NB. Area sourced from VOA.

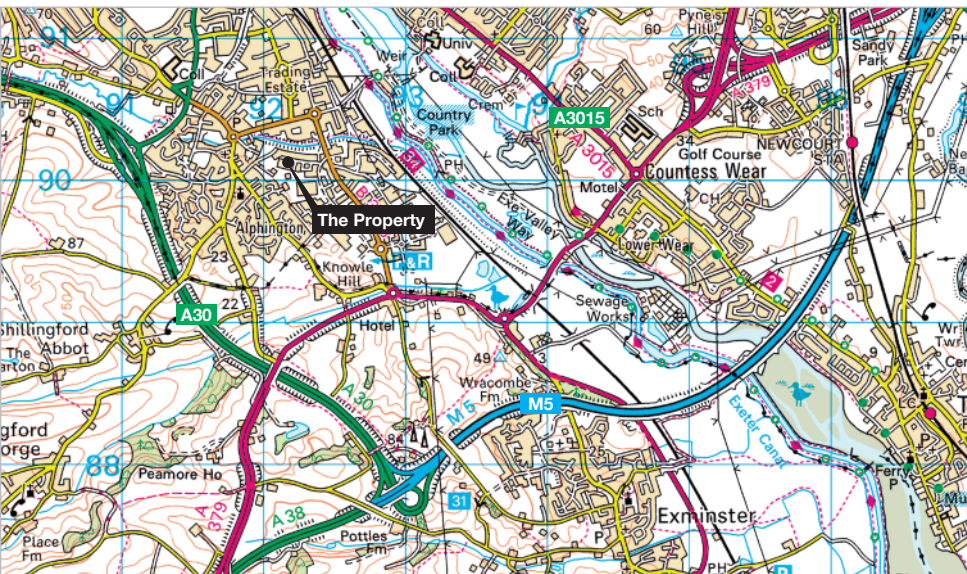
Tenancy
 The entire property is at present let to SIG TRADING LIMITED for a term of 10 years from 21st September 2017 at a current rent of £120,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants, subject to a schedule of condition. The lessee has the benefit of a break option in 2022 (subject, inter alia, to a payment of £50,000 by the tenant to the Landlord) (1).

Tenant Information
 Website Address: www.sigplc.com
 For the year ended 31st December 2016, SIG Trading Limited reported a turnover of £1.339bn, a pre-tax loss of £46m and a net worth of £99m. (Source: Experian July 2018.)

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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