

Rugeley **Lea Hall Enterprise** **Park** **Wheelhouse Road** **Staffordshire** **WS15 1LH**

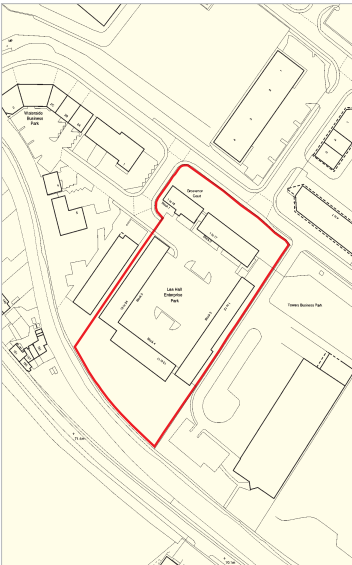
- **Freehold Industrial and Office Investment**
- Forms part of an Enterprise/Business Park
- Comprises 2,797 sq m (30,093 sq ft)
- Total Current Rents Reserved

£115,443 pa

Vacant Possession of
1,201 sq m
(12,915 sq ft)

On the Instructions of Peter
Welborn as Sole LPA Receiver

SIX WEEK COMPLETION
AVAILABLE



NB. The plan is for identification only. © Crown Copyright, ES 100004106



NB. The photograph is for identification only.

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 and provides 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. Occupiers close by include Amazon.

Description

The property comprises a quadrangle development of industrial units, studio workshops and offices of varying sizes set around a central service courtyard and car park. The industrial units form three sides of the square, the offices are on two floors in Grosvenor House and the single storey studio block is adjacent. In total the property provides for 2,797 sq m (30,093 sq ft) and the site extends to some 1.3 hectares 3.2 acres.

VAT

VAT is applicable to this lot.

Documents

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



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 2	Renewable Mechanical Solutions Ltd Rent Deposit £1,050	Ground Floor 46.45 sq m (500 sq ft)	Commencing 27.05.2011 Expiring 26.05.2014 R & I, fixed s/c £736.21 p.a. + VAT	£3,500 p.a.	Reversion 2014
Unit 3	Associated Plumbing and Heating Ltd	Ground Floor 46.45 sq m (500 sq ft)	Commencing 02.10.2009 Expiring 01.10.2012 R & I, fixed s/c £735.21 p.a. + VAT	£3,600 p.a.	Holding over. New lease discussions in hand
Unit 4	Pro Port Canopies Ltd Rent Deposit £1,050	Ground Floor 46.45 sq m (500 sq ft)	Commencing 23.01.2012 Expiring 22.01.2013 R & I, fixed s/c £720.21 p.a. + VAT	£3,500 p.a.	Reversion 2013
Unit 7	Rugeley Glazing Ltd Rent Deposit £500	Ground Floor 46.45 sq m (500 sq ft)	Commencing 12.07.2011 Expiring 11.07.2016 R & I, fixed s/c £736.21 p.a. + VAT	£3,750 p.a.	Reversion 2016
Unit 8	Staffordshire Graphics and Workwear Ltd. Rent Deposit £1,080	Ground Floor 46.77 sq m (503 sq ft)	Commencing 17.02.2011 Expiring 16.02.2016 R & I, fixed s/c £740 p.a. + VAT	£3,600 p.a.	Reversion 2016
Unit 9	Julie Perrin (Café)	Ground Floor 46.84 sq m (504 sq ft)	Commencing 14.06.2011 Expiring 13.06.2014. R & I, fixed s/c £736.20 p.a. + VAT	£3,500 p.a.	Reversion 2014
Unit 10	Capeland Ltd Rent Deposit £220	Ground Floor 46.45 sq m (500 sq ft)	Commencing 01.10.1998. R & I. The rent is inc s/c, but excl of insurance Mutual break at any time on 2 months' notice	£3,655 p.a.	Holding over
Unit 12	Home Colours Ltd Rent Deposit £2,435	Ground Floor 205.77 sq m (2,215 sq ft)	Commencing 30.03.2012 Expiring 31.04.2015 Annual breaks subject to penalty. R & I, fixed s/c £3,191 p.a. + VAT	£9,750 p.a.	
Unit 14	Head First (GB) Ltd Rent Deposit £2,310	Ground Floor 69.41 sq m (747 sq ft)	Commencing 06.06.2012 Expiring 05.06.2015 Option to break 06.06.2013. R & I, fixed s/c £1,061 p.a. + VAT	£5,152 p.a.	Reversion 2015
Unit 16	Under offer to J B Hammond	Ground Floor 70.46 sq m (758 sq ft)	3 year lease, rolling break after 1st year on 2 months' notice. R & I, fixed s/c £1,078.99 p.a. + VAT. Completion monies paid. Awaiting signed photographic Schedule of Condition	£5,250 p.a.	
Unit 17	B Davies & T Robinson Rent Deposit £550	Ground Floor 136.87 sq m (1,473 sq ft)	Commencing 07.06.2012 Expiring 06.06.2015. Rolling option to break after 1st year on 3 months' notice. R & I, fixed s/c £2,180 p.a. + VAT	£6,500 p.a.	Reversion 2015
Unit 19	Total Motion Systems Ltd Rent Deposit £440	Ground Floor 69.74 sq m (750 sq ft)	Commencing 01.10.2004 Expiring 30.09.2005 Mutual break at any time on 2 months' notice. R & I, the rent is inc of s/c	£6,012 p.a.	Holding over
Unit 20	Total Motion Systems Ltd Rent Deposit £900	Ground Floor 70.61 sq m (760 sq ft)	Commencing 01.10.2004 Expiring 30.09.2005 Mutual break at any time on 2 months' notice. R & I, the rent is inc of s/c	£5,289 p.a.	Holding over
Unit 21	M & C Jones (t/a CPL) Rent Deposit £1,210	Ground Floor 70.45 sq m (758 sq ft)	Commencing 01.03.2004 Expiring no fixed date. Mutual break at any time on 2 months' notice. R & I, the rent is inc of s/c	£4,095 p.a.	
Unit 22	P Whittingham & M McMahon t/a P W Installations	Ground Floor 70.69 sq m (761 sq ft)	Commencing 05.07.2010 Expiring 04.07.2013. Mutual break on 3 months' notice. R & I, fixed s/c £1,117.73 p.a. + VAT	£4,900 p.a.	Reversion 2013
Units 1, 5, 6, 11, 13, 15, 18 & 23	Vacant	Ground Floor Total 768.61 sq m (8,267 sq ft)			
Unit 24	D N Pilbeam Rent Deposit £1,150.20	Ground Floor 140.30 sq m (1,510 sq ft)	Commencing 01.03.1998 Expiring no fixed date Mutual break at any time on 2 months' notice. R & I, fixed s/c £2,258.04 p.a. + VAT	£6,922 p.a.	Holding over
Office 2	G H Smith Rent Deposit £460	Ground Floor 25.17 sq m (271 sq ft)	Commencing 01.05.2004 Expiring no fixed date. Mutual break at any time on 2 months' notice. R & I, the rent is inc of s/c but ex of insurance and electricity	£2,870 p.a.	
Office 7	Capeland Ltd Rent Deposit £211.50	Ground Floor 25.54 sq m (275 sq ft)	Commencing 01.11.1999 Expiring no fixed date. Mutual break at any time on 2 months' notice. R & I. the rent is excl of insurance and electricity	£2,836 p.a.	
Office 8	Caretaker	Ground Floor 25.18 sq m (271 sq ft)			
Offices 1, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15 & 16	Vacant	Ground Floor Total 129.37 sq m (1,392 sq ft) First Floor Total 215.45 sq m (2,317 sq ft) Total 344.82 sq m (3,709 sq ft)			
Studio 2	Focus Multimedia Ltd Rent Deposit £490	Ground Floor 29.17 sq m (314 sq ft)	Commencing 01.08.2004 Expiring 31.07.2005 Mutual break at any time on 2 months' notice. R & I, the rent is inc of s/c	£3,014 p.a.	Holding over
Studio 3	Zoe Rochelle (t/a Angel Homecareing)	Ground Floor 45.33 sq m (488 sq ft)	Commencing 25.02.2008 Expiring 24.02.2013. R & I, fixed s/c £2,110.09 p.a. + VAT	£4,400 p.a.	Reversion 2013
Studio 5	Zoe Rochelle (t/a Angel Homecareing)	Ground Floor 18.21 sq m (196 sq ft)	Commencing 15.01.2009 Expiring 24.02.2013. R & I, fixed s/c £844.55 p.a. + VAT	£1,755 p.a.	Reversion 2013
Studios 9-17 (inc)	Focus Multimedia Ltd. Unit 17 rent deposit £1,340	Ground Floor 197 sq m (2,124 sq ft)	9 leases with various commencement dates from 11.11.1998 expiring no fixed date. Mutual break at any time on 2 months notice. R & I, fixed s/c totalling £5,880 + VAT (Unit 10 rent is inc s/c)	Total £21,593 p.a.	
Studios 1, 4, 6, 7 & 8	Vacant	Ground Floor 87.31 sq m (939 sq ft)			
		Total 2,797 sq m (30,093 sq ft)			

Total £115,443 p.a.