

## Market Deeping Industrial Premises Blenheim Way Northfield Industrial Estate Lincolnshire PE6 8LV

- **Freehold Industrial Investment**
- Situated within an established industrial area
- Comprising 2,906.65 sq m (31,275 sq ft) of accommodation
- Site area of 1.3 acres (0.52 hectares)
- Annual Rent Reviews linked to RPI (2% and 5% cap and collar)
- Rent Review 2014
- Current Rent Reserved

**£107,102 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

The market town of Market Deeping, which has a population of approximately 14,500 people, is located some 9 miles north of Peterborough and 8 miles east of Stamford.

The property is situated in a prominent corner position at the junction of Whitley Way and Blenheim Way on the Northfield Industrial Estate which is accessed via Blenheim Way. The A15 is located less than a mile to the west (via North Field Road) which in turn provides access to the A1 dual carriageway 10 miles to the west.

Occupiers on the estate include Mitie Strategic Outsourcing, Northrop Grumman and a variety of industrial users.

### Description

The property is arranged on ground and part first floor to provide an industrial unit with ancillary office accommodation to the front. The property has a site area of 1.3 acres (0.52 hectares) and provides parking for approximately 20 cars along the Whitley Way frontage and 8 cars at the corner of Blenheim Way.

The property has been internally divided to provide the following accommodation:

#### Advanced Handling Limited

Ground Floor Industrial	1,473.00 sq m	(15,850 sq ft)
Reception, Offices, Kitchen and WCs	253.25 sq m	(2,725 sq ft)
First Floor Offices	106.00 sq m	(1,140 sq ft)
Welland Supplies (1)		
Trade Counter and Offices	97.60 sq m	(1,050 sq ft)
Warehouse	976.80 sq m	(10,510 sq ft)
<b>Total Accommodation (GIA)</b>	<b>2,906.65 sq m</b>	<b>(31,275 sq ft)</b>

### Tenancy

The entire property is at present let to ADVANCED HANDLING LIMITED for a term of 5 years from 3rd December 2012 at a current rent of £107,102 per annum. The lease provides for annual rent reviews increased in line with the Retail Price Index subject to minimum and maximum uplifts of 2% and 5% per annum. The lease also contains full repairing and insuring covenants subject to a schedule of condition.

(1) Part of the property is sublet to Welland Supplies Ltd on a lease which has just been renewed for a term expiring 30th November 2017 at a subrent by £38,134 pa.

### Tenant Information

Advanced Handling Limited are a UK based manufacturer of materials handling products whose clients include ASDA, Coca-Cola, Eurostar, Sainsbury's, Tesco, Cadbury's and McDonald's (Source: [www.advancedhandling.co.uk](http://www.advancedhandling.co.uk) 06.01.2014).

Advanced Handling are wholly owned by Pronomic AB of Sweden who operate in 25 countries (Source: [www.pronomic.com](http://www.pronomic.com) 06.01.2014).

### VAT

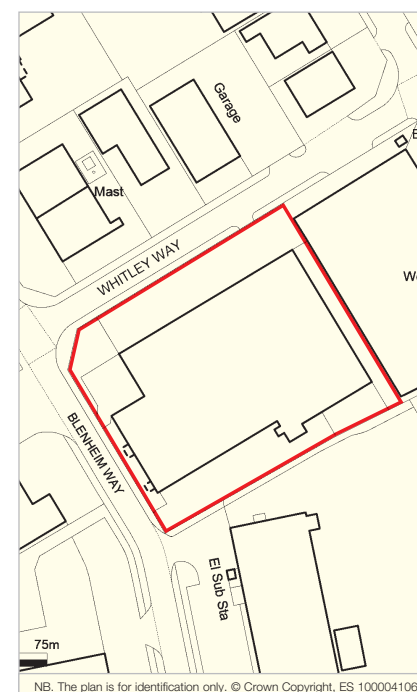
VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

EPC Rating 192 Band G (Copy available on 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** Mrs E Colville, Shepherd and Wedderburn. Tel: 0207 429 4900 e-mail: [elaine.colville@shepwedd.co.uk](mailto:elaine.colville@shepwedd.co.uk)

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