

Swanscombe

D2, D3, D5-D10

Northfleet and Kent

Kraft Industrial Estate

Lower Road

Kent

DA10 0PP

- **Freehold Industrial Investment**
- Established industrial location
- Multi-let industrial estate totalling 2,882.40 sq m (31,023 sq ft)
- Asset management opportunity
- Rent Reviews from 2014 and Reversions from 2013
- Total Current Rents and Licence Fee Reserved

£79,874.29 pa

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Unit 02



Unit D2/D3 Rear



Unit D6 (D5 to rear of Unit D6)



Unit D9

Tenure

Freehold.

Location

Swanscombe is a town in the borough of Dartford on the north Kent coast, just south of the River Thames. The town is accessed from the A226 Main Road which leads to the M25 motorway and the Dartford Crossing some two miles to the west and Northfleet some one mile to the east. The property is situated on an established industrial estate accessed via the A226 Main Road to the east of Junction 1A/B of the M25 motorway and south of the River Thames. Ebbsfleet International 'Eurostar' is close by to the east of the property. Occupiers close by include a variety of local traders and a local recycling centre.

Description

The property comprises 4 self-contained industrial/warehouse units, a self-contained single storey office building and three secure yards with temporary outbuildings on a large site area.

VAT

Please refer to the Special Conditions of Sale.

Documents

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

Unit	Present Lessee	Accommodation	Lease Terms	Current Rent & Licence £ p.a.	Next Review/ Reversion
D2	FMCS Ltd	Ground Floor (1) 711.00 sq m (7,653 sq ft)	21 years from 31.12.10 Rent review every fifth year FRI	£15,000 p.a.	Rent Review 2014
D3	FDA	Ground Floor 1,170.00 sq m (12,593 sq ft)	Licence for 36 months from 31.12.10	£33,600 p.a. (annualised)	Reversion 2013
D5	Profile Warehouse	Ground Floor 391.40 sq m (4,213 sq ft)	Tenancy at Will	£3,898.20 p.a. (annualised)	
D6	Steel Profiling & Grinding Ltd	Ground Floor 545.50 sq m (5,871 sq ft)	3 year Licence from 01.08.11	£5,400 p.a.	Reversion 2014
D7	Ace Car Breakers	Yard (used for parking)	Tenancy at Will	£2,157.15 p.a. (annualised)	
D8	John Alan Povey	Yard	Licence expired 19.03.08	£7,200 p.a. (annualised)	Holding over
D9 Office 3	FDA Ltd	Ground Floor 30.70 sq m (330 sq ft)	3 year Licence from 10.02.10	£1,820.04 p.a. (annualised)	Reversion 2013
D9 Office 1 & 2	FOA Logistics Ltd	Ground Floor 33.80 sq m (363 sq ft)	Tenancy at Will	£3,598.90 p.a. (annualised)	
D10	Gary S M Blazier	Yard	Licence expired 16.06.08	£7,200 p.a. (annualised)	Holding over
		Total 2,882.40 sq m (31,023 sq ft)	Total £79,874.29 p.a.		

(1) Not inspected by Allsop. Floor areas provided by Receivers.

(2) We understand that negotiations are ongoing with Steel Profiling & Grinding Ltd who temporarily occupy the accommodation.

(3) FDA Ltd have indicated they would be interested in Offices 1 and 2. Negotiations are ongoing with Receivers.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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