

# Castle Donington Unit 2 Sycamore Road Trent Lane Industrial Estate Leicestershire DE74 2NP

- **Freehold Industrial Investment**
- Competitive location with road, rail and air links near M1 Motorway
- Industrial building totalling 3,393.65 sq m (36,529 sq ft)
- Let to Sun Chemicals Ltd (1)
- Reversion 2019
- Current Rent Reserved  
**£148,750 pa**

On the Instructions of the  
Administrators of Alard  
Investments Ltd being Sarah  
Rayment and Shay Bannon of



LLP who act as agents and  
without personal liability



## Tenure

Freehold.

## Location

Located near the famous Donington Park circuit between Birmingham and Nottingham, Castle Donington benefits from excellent road, rail and air transport links.

The property is situated less than a kilometre from the M1 Motorway, and has access to East Midlands International Airport as well as rail use.

Occupiers close by include DGS Group plc, along with the Trent Lane Industrial Site in close proximity.

## Description

The property comprises a detached industrial/warehouse unit with an eaves height of 7.6m. The ground floor comprises warehouse, offices, storerooms, WCs and ancillary staff rooms, whilst the first floor provides further offices, meeting rooms, kitchen, WCs and further storage. In addition, a lower level mezzanine floor provides further storage space.

The property provides the following accommodation and dimensions:

|                     |                      |                       |
|---------------------|----------------------|-----------------------|
| <b>Ground Floor</b> | <b>2,942.30 sq m</b> | <b>(31,672 sq ft)</b> |
| <b>Mezzanine</b>    | <b>181.90 sq m</b>   | <b>(1,958 sq ft)</b>  |
| <b>First Floor</b>  | <b>269.45 sq m</b>   | <b>(2,900 sq ft)</b>  |
| <b>Total</b>        | <b>3,393.65 sq m</b> | <b>(36,530 sq ft)</b> |

## Tenancy

The entire property is at present let to SUN CHEMICALS LTD for a term of 25 years from 25th December 1994 at a current rent of £148,750 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants. The unit is sublet in its entirety to CH Robinson Worldwide (UK) Limited on a term expiring 3rd April 2018 (1).

## Tenant Information

No. of Branches: 176 subsidiaries across 63 countries.

Website Address: [www.sunchemicals.com](http://www.sunchemicals.com)

For the year ended 31st December 2014, Sun Chemicals Ltd reported a turnover of £253,318,000, a pre-tax profit of £8,603,000, shareholders' funds of -£3,252,000 and a net worth of -£10,084,000. (Source: riskdisk.com 15.04.2016.)

The parent company is Sun Chemical NV and ultimate holding company is DIC Corporation.

The subtenant CH Robinson is one of the leading freight forwarders in Europe. Website Address: [www.chrobinson.com](http://www.chrobinson.com)

## VAT

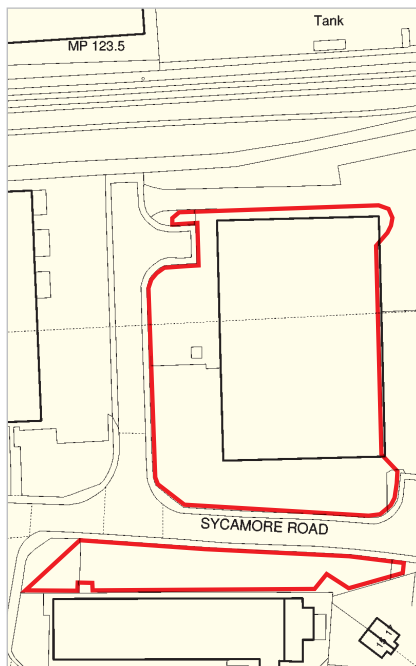
Please refer to the Special Conditions of Sale.

## Documents

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

## Energy Performance Certificate

For EPC Rating please see website.



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

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** Tim Maddison, DLA Piper. Tel: 0113 369 2518 e-mail: [tim.maddison@dlapiper.com](mailto:tim.maddison@dlapiper.com)



