

# Wembley

## Units 9 & 10

### Abercorn Commercial Centre

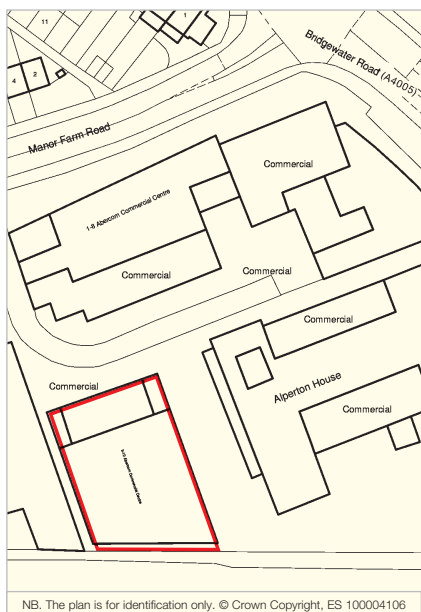
#### Manor Farm Road

#### Middlesex

#### HA0 1AN

- **Freehold Industrial Investment**
  - Comprising two industrial units totalling 1,340 sq m (14,426 sq ft)
  - Let to Edmundson Electrical Limited, sub-let to Marvel International Food Logistics Limited
  - Close to Hanger Lane Gyratory, A40 Western Avenue/A406 North Circular Intersection
  - Sub-leases expire in 2018
  - VAT is not applicable
  - Current Rent Reserved
- £80,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



### Tenure

Freehold.

### Location

Wembley is a densely populated Outer London suburb, located approximately 8 miles to the north-west of Central London. The area is well served by road and rail being a short distance from both the North Circular (A406) and Western Avenue (A40) as well as having London Underground (Bakerloo Line) and Overground Rail services via Wembley Central Station.

The property is situated in the Abercorn Commercial Centre which comprises ten units with a central estate road situated on the south side of Manor Farm Road immediately to the west of the roundabout junction with Bridgewater Road (A4005). Alpertown Underground Station (Piccadilly Line) is close by.

Occupiers close by include Jewson (adjacent), Simply Beds and other local businesses.

### Description

The property is arranged on ground and one upper floor to provide two light industrial units each of which benefits from ground floor warehouse (4m eaves) with first floor offices and staff ancillary accommodation. There is forecourt parking for some 14 cars.

The property provides the following Gross Internal Floor Areas:

<b>Unit 9</b>		
Ground Floor	607.00 sq m	(6,534 sq ft)
First Floor	96.50 sq m	(1,039 sq ft)
<b>Unit 10</b>		
Ground Floor	540.00 sq m	(5,814 sq ft)
First Floor	96.50 sq m	(1,039 sq ft)
<b>Total</b>	<b>1,340.00 sq m</b>	<b>(14,426 sq ft)</b>

### Tenancy

The entire property is at present let to EDMUNDSON ELECTRICAL LIMITED for a term of 25 years from 29th September 1992 (1) at a current rent of £80,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) There is a discrepancy between the Landlord's and the Tenant's versions of the lease whereby in Clause 2.2 the lease term is for 25 years from 29th September 1992 in the Landlord's copy but from 29th September 1993 in the Tenant's copy (copies of the leases and copy correspondence is available in the legal pack).

The property has been sub-let on two leases to Marvel International Food Logistics Limited, each for a term of years expiring 27th September 2018.

### Tenant Information

For the year ended 31st December 2012, Edmundson Electrical Limited reported a turnover of £1.116bn, a pre-tax profit of £64.741m, shareholders' funds of £310.716m and a net worth of £302.526m. (Source: riskdisk.com 19.08.2014.)

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

Unit 9 EPC Rating 80 Band D (Copy available on website).

Unit 10 EPC Rating 84 Band D (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** Ms J Boot, Wallace LLP. Tel: 020 7636 4422 e-mail: [jackie.boot@wallace.co.uk](mailto:jackie.boot@wallace.co.uk)

**Joint Auctioneer** N Lamb Esq, Jones Lang La Salle. Tel: 020 7087 5403 e-mail: [nick.lamb@eu.jll.com](mailto:nick.lamb@eu.jll.com)