

Marchington Buildings 39 & 40 Marchington Industrial Estate Staffordshire ST14 8LP

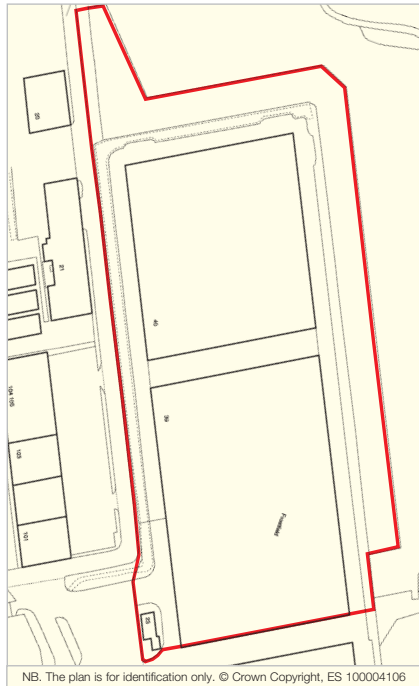
- **Long Leasehold Vacant Commercial Buildings**
- Gross Internal Area 16,008 sq m (172,313 sq ft)

Vacant Possession upon completion

**RESERVE NOT TO EXCEED
£310,000 (£1.80 PSF CAPITAL
VALUE)**

**On the Instructions of Capricorn
Timber Ltd (In liquidation),
acting by Joint Liquidators
D Dattani and P Ellward**

**SIX WEEK COMPLETION
AVAILABLE**



NB. The photograph is for identification only.

Tenure

Leasehold. Held under a lease from Mourant Property Trustees Ltd and others for a term of 150 years from 4th December 2006 at a peppercorn fixed for the duration of the term. There is an annual service charge payable.

Location

Marchington is located five miles south-east of Uttoxeter, about four miles south of the A50 dual carriageway which leads to the M6 to the west and M1 to the east. The property is located on the well established Marchington Industrial Estate which is located off the B5017 about 2 miles to the west of its junction with the A515. Major occupiers on the estate include DHL and Wincanton together with a number of smaller occupiers.

Description

The property comprises two units known as buildings 39-40 which are constructed in 8 and 6 bays respectively providing in the main open sided coverage. Two bays of building 40 have been refurbished and benefits from wooden cladding, translucent roof lights, high bay lighting and ancillary office accommodation.

The property provides the following accommodation and dimensions:

Building 39	9,147 sq m	(98,460 sq ft)
Building 40	6,861 sq m	(73,853 sq ft)

Total **16,008 sq m (172,313 sq ft)**

NB. The areas have been supplied by the Vendors. The units have not been measured by Allsop LLP.

Tenancy

To be offered with VACANT POSSESSION UPON COMPLETION.

Business Rates

Rateable Value: £243,000

For further information please check with the VOA and East Staffordshire Borough Council website address: www.voa.co.uk

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

The estate is gated with security and therefore viewings are by appointment only. Please email your request with full contact details to: viewings@allsop.co.uk.

In the subject box of your email please ensure that you enter **Lot 48 Marchington**.

Notice

The Joint Liquidators act as Agents of Capricorn Timber Ltd and ACT without personal liability at all times.

The property is sold by Joint Liquidators and is strictly subject to the buyer's own inspection and survey.

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 Jenna Poulton, Eversheds. Tel: 0845 497 9797 Fax: 0845 497 1900 e-mail: jennapoulton@eversheds.com

Joint Auctioneer N Bestwick Esq, Sanderson Weatherall. Tel: 0113 221 6000 Fax: 0113 221 6200 email: neil.bestwick@sandersonweatherall.com