

South Woodham Ferrers

**33-35 Cutlers Road
Chelmsford
Essex
CM3 5XJ**

- **Freehold Industrial Ground Rent Investment**
- Industrial unit totalling 478 sq m (5,745 sq ft)
- Let to Lighting and Ceiling Louvres Ltd (1)
- Lease expiry 2108
- Rent geared to 20% of market rent reviewable every fifth year
- Rent Review 2017
- Current Rent Reserved

£5,385 pa



Tenure

Freehold.

Location

South Woodham Ferrers is a town in the borough of Chelmsford, in the county of Essex. It is located some 19 miles south-east of Chelmsford and some 12 miles north-east of Basildon. The town is accessed via the A130 and A132 main roads.

The property is situated on the east side of South Woodham Ferrers in an established industrial location on Cutlers Road which is accessed via Ferrers Road and the Outer Ring Road (B1012) of the town. Occupiers close by include a variety of local traders on the estate.

Description

The property comprises two adjoining and interconnecting units and is arranged on ground floor only to provide an industrial unit totalling 478 sq m (5,745 sq ft). The property benefits from roller shutter door access to the front.

The property provides the following gross internal accommodation and dimensions:

Ground Floor **478 sq m** **(5,745 sq ft)**

Tenancy

The entire property is at present let to LIGHTING AND CEILING LOUVRES LTD (not in occupation) for a term of 111 years and 3 days from 8th October 1997 at a current rent of £5,385 per annum. The lease provides for rent reviews geared to 20% proportion of the rack rental value of the demised premises every fifth year of the term and contains full repairing and insuring covenants. There is an additional underlease to Welsted Joinery Ltd on a lease expiring 2108 at a rental unknown (1).

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

