

# Telford Kingsland Estate Halesfield 9 Shropshire TF7 4QW

- Freehold Industrial Investment
- Established industrial location
- Multi let industrial estate
- Totalling 4,250.80 sq m (45,757 sq ft)
- Site area 1.337 hectares (3.305 acres)
- Asset Management Opportunity
- Rents rising annually up to £127,546 pa by 2017 (1)
- Total Current Rents Reserved **£103,720 pa <sup>(1)</sup>**

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

allsop



## Tenure

Freehold.

## Location

Telford was designated a new town in 1963 and has a resident population of 120,000. The town is located 12 miles east of Shrewsbury and 30 miles north-west of Birmingham and the West Midlands conurbation. Telford benefits from excellent communications, being served by the M54 Motorway (Junctions 4, 5, 6 and 7) which provides a direct link to the M6 Motorway, and also by the A442 and A464 dual carriageways. The property is located on Kingsland Estate on Halesfield 9 & 10, some 4 miles south of Telford Town Centre. Occupiers close by include Proto Labs, DAF, Fruit of the Loom and the Haybrook Industrial Estate with various local tenants.

## Description

The property is a multi let estate arranged on ground and part first floor to provide industrial units and offices extending to some 4,250.80 sq m (45,757 sq ft) in total, together with a secure external storage yard of 1.337 hectares (3.305 acres). The yard may lend itself for further development/extensions, subject to obtaining all necessary consents.

## VAT

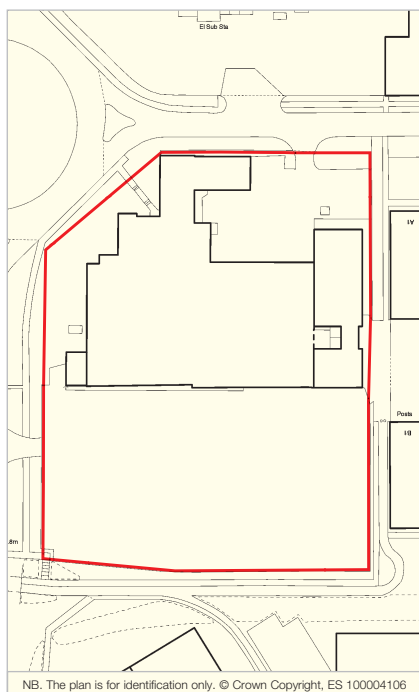
VAT is applicable to this lot.

## Documents

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

## Energy Performance Certificate

Range from EPC Rating 90-218 Bands D-G (Copies available on website).



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

No.	Present Lessee	Accommodation (Provided by Joint Auctioneer)		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Units 1-4	J M Worthington & Co. Limited	Ground Floor	483.1 sq m (5,200 sq ft)	6 years from 01.01.2013 Rent review on 3rd year FR & I	£19,250 p.a.	Rent Review 2016
Unit 6	Clardon (UK) LLP	Ground Floor & Part Yard	687.9 sq m (7,405 sq ft)	10 years from 01.02.2011 Rent review every fifth year. FR & I	£25,000 p.a.	Rent Review 2016
Unit 7	Elite Precast Concrete Limited	Ground Floor & Part Yard	623.5 sq m (6,712 sq ft)	On a lease from 12.02.2014 to 30.11.2017 with fixed uplifts FR & I	£10,470 p.a.	Rents rising: (1) year 2 £11,747 year 3 £13,021 year 4 £14,296
Units 5, 8, 9, 10, 11 & 14	Elite Precast Concrete Limited	Ground Floor & Part Yard	2,456.3 sq m (26,440 sq ft)	On a lease from 01.12.2012 to 30.11.2017 with fixed uplifts FR & I	£49,000 p.a.	Rents rising: (1) year 2 £54,000 year 3 £59,000 year 4 £64,000 year 5 £69,000
Total		4,250.80 sq m (45,757 sq ft)		Total £103,720 p.a. and rising on 30.11.2017 to £127,546 (1)		

NB. Floor areas provided by Joint Auctioneer.

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** John Duffy, Addleshaw Goddard LLP. Tel: 0161 934 6655 e-mail: [john.duffy@addleshawgoddard.com](mailto:john.duffy@addleshawgoddard.com)

**Joint Auctioneer** A Smith Esq, Andrew Dixon and Co. Tel: 01952 521000 e-mail: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)



