



Tenure

Freehold.

Location

Swindon is a major Thames Valley commercial town some 70 miles west of London with a population of some 180,000. Swindon is situated between Junctions 15 and 16 of the M4 motorway and is served by regular rail services to London and the south-west. Major employers in Swindon include Honda, Nationwide Building Society, Zurich Financial Services, Npower and the National Trust. The property is situated on the Central Trading Estate, which is located approximately 1 mile to the south of the town centre, on the western edge of Signal Way within a mixed residential and commercial location.

Description

The property is arranged on ground and one upper floor to provide a detached warehouse unit with ancillary offices on a self-contained site. The building benefits from two concertina doors and an enclosed yard area.

The property provides the following accommodation and dimensions:

Ground Floor Warehouse	1,367.0 sq m	(14,715 sq ft)
First Floor Office	167.6 sq m	(1,804 sq ft)
Total	1,534.6 sq m	(16,519 sq ft)

Site Area circa 0.30 Hectares (0.75 Acres)

Tenancy

The entire property is at present let to T & S HOLDINGS LTD for a term of 125 years (less 10 days) from 15th March 2013 at a current rent of £16,750 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

For the year ended 31st March 2013, T & S Holdings Ltd reported an undisclosed turnover and pre-tax profit, shareholders' funds and a net worth of £773,905. (Source: riskdisk.com 16.09.2013)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 98 Band D (Copy available on website).

Swindon

**11-14 Central Trading Estate
Signal Way
SN3 1PD**

Freehold Ground Rent Investment

- Secured on an industrial unit totalling 1,534.6 sq m (16,519 sq ft)
- Let to T & S Holdings
- Over 93 years unexpired
- Large site area 0.30 hectares (0.75 acres)
- Rent Review 2019
- Current Rent Reserved

£16,750 pa

SIX WEEK COMPLETION AVAILABLE

