

Hucknall Enterprise Park Wigwam Lane Nottinghamshire NG15 7SZ

- **Freehold Industrial Investment**
- 33 multi-let units providing 6,146 sq m (66,150 sq ft)
- Site area 2.34 hectares (5.8 acres)
- Total Current Rents Reserved

£183,256 pa
Vacant Possession of
2,136 sq m (22,988 sq ft)

On the Instructions of
Peter Welborn as Sole LPA
Receiver

SIX WEEK COMPLETION
AVAILABLE



Tenure

Freehold.

Location

Hucknall, with a population of some 29,000, is situated 6 miles north of Nottingham and 18 miles north-east of Derby. The town is located on the A611 adjacent to the M1 motorway, midway between Junctions 26 and 27. More particularly Enterprise Park is located in an established industrial location, east of Hucknall town centre. There is convenient access to Hucknall Rail Station and Tram Stop whilst Junction 26 and 27 of the M1 motorway are both within 6 miles. Nearby occupiers include Komatsu, Veolia and Total Aggregates Ltd.

Description

The property comprises 33 warehouse/industrial units arranged in terraces within a gated development. Each unit has the benefit of electrically operated loading doors, car parking, WC facilities and a minimum eaves height of approximately 4.5 metres. In total the property provides some 6,146 sq m (66,150 sq ft) on a site extending to some 2.34 hectares (5.8 acres).

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 53 Band C (Copy available on website).

Viewings

To be held on Wednesday 8th May and Monday 13th May by appointment only, on at least 48 hours prior notice. Please e-mail your viewing request with full contact details including telephone number to viewings@alltop.co.uk.

In the subject box of your e-mail please ensure you enter

Lot 80 Hucknall.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
A1	Steven Morecoft Rent deposit £2,213.75 (but not held by the Seller)	Ground Floor 142.6 sq m (1,535 sq ft)	Commencing 18.02.2012 expiring 17.02.2015 Option to break 18/02/2014. Fixed Service Charge £855	£6,750 p.a.	Reversion 17/02/2015
A2	Portpack UK Ltd	Ground Floor 142.6 sq m (1,535 sq ft)	Commencing 12.02.2013 expiring 11.02.2016 Option to break 12/02/2015. Fixed Service Charge £900	£6,885 p.a.	Reversion 11/02/2016
B4	PC Station Ltd Rent deposit £1,200.00 (but not held by the Seller)	Ground Floor (1) 152.9 sq m (1,646 sq ft)	Commencing 19.02.2013 expiring 18.02.2014 Fixed Service Charge £925	£5,500 p.a.	Reversion 18/02/2014
C1	Wayne Alcock Rent deposit £1,980	Ground Floor 172.0 sq m (1,851 sq ft)	Commencing 31.01.2013 expiring 30.01.2016 Fixed Service Charge £1,039.00	£7,626 p.a. rising to £8,385 p.a. on 31/01/2014	Reversion 30/01/2016
C2	Vauxstar Autoparts Ltd Rent deposit £2,400.00	Ground Floor 172.0 sq m (1,851 sq ft)	Commencing 22.05.2012 expiring 17.01.2015 Fixed Service Charge £1,036	£8,165 p.a. rising to £8,847 p.a. on 18/01/2014	Reversion 17/01/2015
D2	Kinetic Conveyor and Roller Systems Ltd Rent deposit £1,944.00	Ground Floor (1) 133.3 sq m (1,435 sq ft)	Commencing 16.08.2012 expiring 15.08.2017 Option to break 16/08/2015 Fixed Service Charge £850.96	£4,800 p.a. rising to £6,240 p.a. on 16/08/2013 and to £6,840 p.a. on 16/08/2014	Reversion 15/08/2017
E1	Romance Wedding Cars Ltd Rent deposit £2,175	Ground Floor (1) 133.7 sq m (1,439 sq ft)	Commencing 16.12.2010 expiring 15.12.2013 Fixed Service Charge £863.40	£7,250 p.a.	Reversion 15/12/2013
E3	Jowett Supplies Ltd	Ground Floor (1) 132.8 sq m (1,430 sq ft)	Commencing 21.09.2012 expiring 21.09.2016. Fixed Service Charge £800.11	£5,700 p.a.	Reversion 21/09/2016
E5	Lincoln Green Brewery Company Ltd Rent Deposit £1,944.00	Ground Floor 132.9 sq m (1,430 sq ft)	Commencing 01.03.2012 expiring 28.02.2015 (2) Fixed Service Charge £850.96	£6,480 p.a.	Reversion 28/02/2015
F1 (Plus Compound)	Multicolour Limited Rent deposit £1,200	Ground Floor 172.9 sq m (1,860 sq ft)	Commencing 06.03.2012 expiring 05.09.2015 Fixed Service Charge £1,101	£8,340 p.a.	Reversion 05/09/2015
F2	Surebake Equipment Ltd	Ground Floor 201.5 sq m (2,169 sq ft)	Commencing 02.01.2013 expiring 01.01.2016. Fixed Service Charge £1,205	£9,000 p.a.	Reversion 01/01/2016
F4	Multicolour Ltd	Ground Floor 201.5 sq m (2,169 sq ft)	Commencing 25.12.2010 expiring 24.12.2015 Option to break 25/12/2013. Fixed Service Charge £1,291.20	£10,760 p.a.	Reversion 24/12/2015
G1 & G2	Polyverse Limited Rent deposit £7,050.00	Ground Floor 645.2 sq m (6,945 sq ft)	Commencing 25.03.2012 expiring 24.03.2015 Fixed Service Charge £3,791.40	£24,000 p.a.	Reversion 24/03/2015
G3	Lawrence Interiors Design Ltd Rent deposit £4,500.00	Ground Floor (1) 322.6 sq m (3,472 sq ft)	Commencing 03.05.2012 expiring 03.05.2015 Option to break 03/05/2014. Fixed Service Charge £2,221.27	£15,000 p.a.	Reversion 03/05/2015
G5	Zenteq Ltd	Ground Floor 307.0 sq m (3,305 sq ft)	3 year lease. Lease signed but not completed. Tenant is in occupation. Fixed Service Charge £1,920.00 (3)	£14,972 p.a.	
G6	Continental Auto Parts Ltd Rent deposit £2,400.00	Ground Floor 180.8 sq m (1,946 sq ft)	Commencing 23.05.2011 expiring 22.05.2014 Fixed Service Charge £1,213.95	£9,750 p.a.	Reversion 22/05/2014
G8	Kevin Terry and Paul Jones t/a Diamond Interiors. Rent deposit £1,500 (Lease states rent deposit £3,000 but only £1,500 collected on completion)	Ground Floor (1) 307.7 sq m (3,312 sq ft)	Commencing 28.09.2012 expiring 27.09.2017 Option to break 27/09/2015 Fixed Service Charge £2,041	£10,000 p.a. rising to £13,500 p.a. on 28/09/2013 and to £14,900 p.a. on 28/09/2014	Reversion 27/09/2017
G11	Portpack UK Ltd	Ground Floor 180.6 sq m (1,944 sq ft)	Commencing 12.02.2013 expiring 11.02.2016 Option to break 12/02/2015. Fixed Service Charge £1,150.00	£8,750 p.a.	Reversion 11/02/2016
G12	Park Colour Solutions Ltd Rent deposit £2,751.75 (but not held by the Seller)	Ground Floor 175.4 sq m (1,888 sq ft)	Commencing 11.05.2012 expiring 10.05.2015 Option to break 11/05/2014. Fixed Service Charge £1,130 (4)	£8,500 p.a.	Reversion 10/05/2015
Land behind Unit F4	02 (UK) Ltd	Land	Commencing 23.11.2001 expiring 22.11.2016. Rent paid annually. Rent reviewed 3 yearly to RPI	£5,028 p.a.	Rent Review 23/11/2013
B1, B2, B3, D1, E2, E4, F3, G4, G7, G9, G10, G13 & G14	Vacant Units	Ground Floor (1) 2,136 sq m (22,988 sq ft)			
		Total	6,146 sq m (66,150 sq ft)	Total £183,256 p.a.	

All leases are outside the Landlord & Tenant Act 1954.

(1) Not inspected by Allsop. Areas provided by the Vendor.

(2) Unit E5, Licence for alterations in relation to 2 breeze block rooms and drainage.

(3) Unit G5, Zenteq Ltd are in occupation under a Tenancy at Will and are paying rent. They have not yet executed their lease document correctly on G5 since moving from G10.

(4) Unit G12, There is a side letter where the Landlord agrees not to let a unit in this terrace to Zenteq Ltd.