

Guildford

Moorfield Point

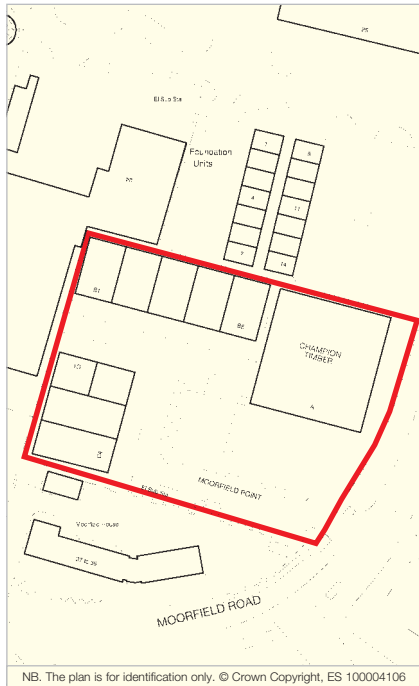
41 Moorfield Road

Slyfield Industrial Estate

GU1 1RU

- **Well Located Leasehold Industrial and Ground Rent Investment**
- **From Guildford Borough Council**
- **Comprises 10 units on 2.175 acre site**
- **Established industrial location**
- **Rent Reviews from September 2013**
- **Total Current Gross Rents Reserved**
£323,883 pa

SIX WEEK COMPLETION AVAILABLE



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

Tenure

Leasehold. Held on a lease from 25th December 1995 expiring 24th March 2077 (thus having some 64 years unexpired). The tenant has the right to renew the lease for a further 33 years and 9 months. A ground rent of £177,500 per annum is payable, subject to 5 yearly upward only rent reviews to the greater of 10% of land value or the ground rental value of the land as a cleared development site.

Location

The cathedral town of Guildford serves an affluent primary catchment area of some 470,000 and is the county town of Surrey. It is well established as a major retailing commercial centre. It enjoys excellent communications, being adjacent to the A3, which links to the M25 (Junction 10 – 8 miles) and frequent train services to London Waterloo.

The property is situated on the north side of Moorfields Road in Guildford's well established Slyfield Industrial Estate, which is located about 2 miles north of the city centre.

Occupiers close by include Vines BMW of Guildford, Toyota & Lexus of Guildford, Audi, Mercedes-Benz, Vauxhall, Colbournes Volkswagen, Big Yellow and Safe Store.

Description

The property comprises an industrial estate with ten individual self-contained units arranged on two terraces with one detached unit. The site extends to approximately 0.88 hectares (2.175 acres).

VAT

VAT is 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.

Unit	Tenant	Area sq m (sq ft)	Terms of Tenancy	Current Rent Reserved £ p.a.	Rent Review/Reversion
A	A W Champion Limited (1)	Ground Floor 1,393.94 sq m (15,004 sq ft) First Floor 289.39 sq m (3,115 sq ft) Total 1,683.33 sq m (18,119 sq ft)	From 02.08.2005 to 21.03.2077 Rent reviews every 5 years to 10% of land value FR & I	£66,203 p.a.	Rent Review 2012 outstanding
B1	NBS Technologies Limited	Ground Floor 229.03 sq m (2,465 sq ft) First Floor 60.73 sq m (654 sq ft) Total 289.76 sq m (3,119 sq ft)	From 30.09.2008 to 29.09.2018 Tenant break option on 30.06.2014 Rent reviews every 5 years FR & I	£37,284 p.a.	Rent Review 2013
B2 & B3	Herz Values UK Limited	Unit B2 Ground Floor 217.56 sq m (2,342 sq ft) First Floor 54.41 sq m (586 sq ft) Total 271.97 sq m (2,928 sq ft) Unit B3 Ground Floor 217.19 sq m (2,338 sq ft) First Floor 54.41 sq m (586 sq ft) Total 271.60 sq m (2,924 sq ft)	From 09.03.2011 to 08.03.2021 Tenant break option on 08.03.2016 Rent reviews every 5 years FR & I	£58,150 p.a.	Rent Review 2016
B4	Anaheim (UK) Limited	Ground Floor 217.56 sq m (2,342 sq ft) First Floor 54.41 sq m (586 sq ft) Total 271.97 sq m (2,928 sq ft)	From 09.06.2011 to 08.06.2016 FR & I	£24,000 p.a.	Reversion 2016
B5	Herz Valves UK Limited	Ground Floor 229.40 sq m (2,469 sq ft) First Floor 54.31 sq m (585 sq ft) Total 283.71 sq m (3,054 sq ft)	From 09.03.2011 to 08.03.2021 Tenant break option on 08.03.2016 Rent reviews every 5 years FR & I	£30,380 p.a.	Rent Review 2016
C1	Care Catering Limited	Ground Floor 115.80 sq m (1,246 sq ft) Total 115.80 sq m (1,246 sq ft)	From 25.07.2005 to 24.07.2015 Tenant break option passed Rent reviews every 5 years FR & I	£16,656 p.a.	Reversion 2015
C2	Oil & Vinegar UK Limited	Ground Floor (not inspected) 115.80 sq m (1,246 sq ft) Total 115.80 sq m (1,246 sq ft)	From 24.07.2009 to 23.07.2014 FR & I	£12,500 p.a.	Reversion 2014
C3	BEW Electrical Distributions Ltd (2)	Ground Floor 291.87 sq m (3,142 sq ft) First Floor 73.96 sq m (796 sq ft) Total 365.83 sq m (3,938 sq ft)	From 06.01.2012 to 05.01.2022 Tenant break option on 06.01.2017 Rent reviews every 5 years FR & I	£39,250 p.a.	Reversion 2017
C4	Headshore Holdings Ltd	Ground Floor 291.52 sq m (3,138 sq ft) First Floor 73.96 sq m (796 sq ft) First Floor Tenant's Addition 72.54 sq m (781 sq ft) Total 438.02 sq m (4,715 sq ft)	From 21.11.2011 to 20.11.2021 Rent reviews every 5 years FR & I	£39,460 p.a.	Reversion 2016
Grand Total		4,107.79 sq m (44,217 sq ft)		Total £323,883 p.a.	

NB: Areas supplied by Vendor.

(1) For the year ended 31st December 2011, A W Champion Limited reported a turnover of £21.8m, a pre-tax profit of £764,000, shareholders' funds of £6.64m and a net worth of £6.64m. (Source: riskdisk.com 01.02.2013.)

(2) For the year ended 30th April 2011, BEW Electrical Distributions Limited reported a turnover of £27.7m, a pre-tax profit of £217,000, shareholders' funds of £2.95m and a net worth of £2.95m. (Source: riskdisk.com 01.02.2013.)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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