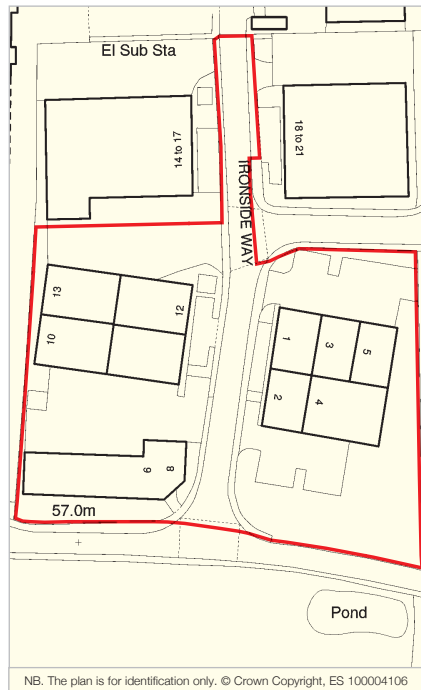


Hingham
Units 1-5, 6 & 8 and
10-13
Ironsides Way
Norwich
Norfolk
NR9 4LF

- **Freehold Industrial Investment**
- Comprising 11 units extending to 2,507.20 sq m (26,988 sq ft) arranged in three blocks
- Prominent roadside frontage
- Total site area 0.806 hectares (1.992 acres)
- Rent Reviews from 2017
- Total Current Rents Reserved
£88,795 pa
rising to £94,295 in 2018

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The market town of Hingham is located in the county of Norfolk, approximately 15 miles west of Norwich and 8 miles south of Dereham. The A47 and A11 are easily accessible to the north and south respectively, whilst the nearby Wymondham Rail Station provides regular services to Norwich and London. The property is situated to the east of the town centre and forms part of an established commercial location.

Description

The property is arranged in three detached blocks either side of Ironsides Way to provide 11 ground floor units. Several of the units benefit from mezzanine floors, which we understand are a combination of landlord and tenants' improvements. The total site area is 0.806 hectares (1.992 acres).

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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 Ms N Matkar, Mills & Reeve. Tel: 01603 693329 e-mail: namita.matkar@mills-reeve.com

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Units 2 & 4

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	Marrison Agriculture Ltd	Ground Floor 140.20 sq m (1,509 sq ft)	6 years from 30.11.2011 Rent review in the 3rd year Effectively FR & I	£6,250 p.a.	Reversion 2017
2	Totally Floored (EA) Ltd	Ground Floor Mezzanine 147.80 sq m 15.20 sq m (1,591 sq ft) (164 sq ft)	5 years from 26.08.2014 Rent review in the 3rd year Effectively FR & I	£7,250 p.a.	Reversion 2019
3	SPB UPS & DC Power Services Limited	Ground Floor 147.05 sq m (1,583 sq ft)	3 years from 02.09.2013 Effectively FR & I	£5,250 p.a.	Holding over
4	Romba Footwear Ltd	Ground Floor 230.40 sq m (2,480 sq ft)	5 years from 01.03.2016 Effectively FR & I	£10,750 p.a.	Reversion 2021
5	Dawson & Johnson	Ground Floor 199.65 sq m (2,149 sq ft)	5 years from 12.04.2016 Rent review in the 3rd year Effectively FR & I	£7,600 p.a.	Rent Review 2019
		Subtotal	880.30 sq m (9,476 sq ft)	Subtotal £37,100 p.a.	
6	Cobalt Aerospace Limited	Ground Floor Mezzanine 207.35 sq m 78.75 sq m (2,232 sq ft) (848 sq ft)	5 years from 12.02.2016 Rent review in the 3rd year Effectively FR & I	£5,500 p.a.	Fixed uplift to £11,000 in February 2018
8	Cosine Ltd	Ground Floor Mezzanine 182.10 sq m 151.20 sq m (1,960 sq ft) (1,628 sq ft)	6 years from 10.04.2010 Effectively FR & I	£9,250 p.a. (1)	Holding over
		Subtotal	619.40 sq m (6,668 sq ft)	Subtotal £14,750 p.a.	
10	Life Solutions UK Ltd	Ground Floor Mezzanine 203.10 sq m 55.85 sq m (2,186 sq ft) (601 sq ft)	6 years from 01.10.2016 Rent review in the 3rd year Effectively FR & I	£8,945 p.a.	Rent Review 2019
11	Rodtech UK Ltd	Ground Floor Mezzanine 203.00 sq m 43.05 sq m (2,185 sq ft) (463 sq ft)	5 years from 13.09.2016 Effectively FR & I	£8,500 p.a.	Reversion 2021
12	Rodtech UK Ltd	Ground Floor Mezzanine 229.45 sq m 43.60 sq m (2,470 sq ft) (469 sq ft)	5 years from 21.04.2016 Effectively FR & I	£9,500 p.a.	Reversion 2021
13	PACT Animal Sanctuary	Ground Floor 229.45 sq m (2,470 sq ft)	5 years from 24.12.2014 Rent review in the 3rd year Effectively FR & I	£10,000 p.a.	Rent Review 2017
		Subtotal	1,007.50 sq m (10,844 sq ft)	Subtotal £36,945 p.a.	
		Total	2,507.20 sq m (26,988 sq ft)	Total £88,795 p.a.	

(1) The tenant makes no contribution to service charge.