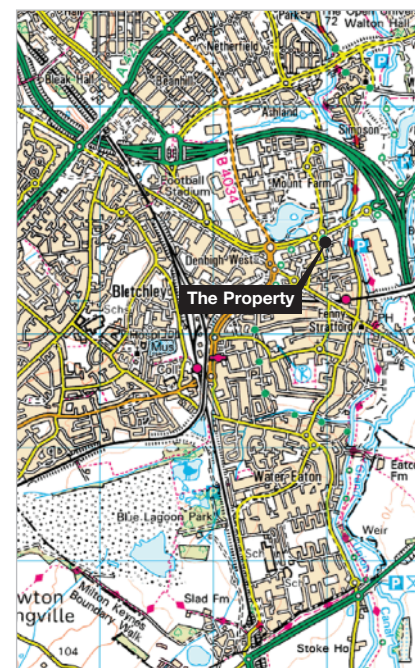


Milton Keynes Unit 4 Enigma Centre Bilton Road Bletchley MK1 1HW

- **Freehold Industrial Investment**
- Entirely let to Samworth Brothers Ltd
- Located within an established Industrial Area
- Nearby occupiers include Safestore and National Tyres and Autocare
- Let at £2.70 psf
- Reversion 2017
- Current Rent Reserved
£53,505 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Milton Keynes, with a population of 195,687, lies approximately 50 miles to the north of London, 70 miles south-east of Birmingham and 40 miles north-east of Oxford. The town benefits from good communications with Junctions 13 and 14 of the M1 to the north-east. The district of Bletchley is approximately 4 miles to the south of Milton Keynes.

The property is situated within an established industrial area on Bilton Road, close to its junction with Bond Avenue which leads to Bletcham Way (A4146). Bletcham Way connects with the A5 approx 0.6 miles from the property.

Occupiers close by include Safestore, National Tyre and Autocare and a variety of local traders.

Description

The property is arranged on ground and one upper floor to provide large storage and office space. The property benefits from a number of car parking spaces.

The property provides the following accommodation and dimensions:

Ground Floor 1,846.30 sq m (19,874 sq ft)

Tenancy

The entire property is at present let to SAMWORTH BROTHERS LTD for a term of 10 years from 14th May 2007 at a current rent of £53,505 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants, subject to a schedule of condition.

Tenant Information

Samworth Brothers are a fourth generation family company with 13 businesses producing high quality chilled foods for the British market.

Website Address: www.samworthbrothers.co.uk

For the year ended 2012, the lessee reported a turnover of £767,205,000, a pre-tax profit of £41,443,000 and a net worth of £161,911,000. (Source: riskdisk.com 09.09.2014.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.