

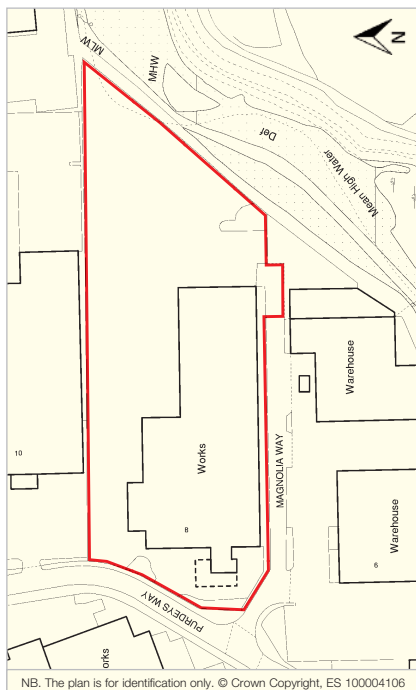
Rochford

8 Purdeys Way Purdeys Industrial Estate Southend-On-Sea Essex SS4 1NE

- **Well Located Freehold Industrial Investment**
- Let to KLX Aerospace Solutions II Ltd (guaranteed by Satair A/S, an Airbus Industrie subsidiary)
- Close to expanding London Southend Airport
- Site Area 1.09 Hectares (2.7 Acres)
- Current Rent Reserved
£256,017 pa

On the Instructions of an Investment Trust

SIX WEEK COMPLETION



Tenure

Freehold.

Location

Rochford is situated 3 miles north of Southend, and 2 miles north of the A127 Southend to London arterial road. Southend benefits from its own international airport (London Southend Airport), whilst there are frequent train services from the Airport to London (approximately 51 minutes). In addition, the M25 Motorway is only 20 miles to the west. The property is situated on the Purdeys Industrial Estate, about half a mile north-east of London Southend Airport. The estate is well established, with occupiers including Buildbase, Albion Engineering and Manufacturing plc, Mark One Hire, St Johns Ambulance, Hanson etc.

The property is located on a prominent site close to the entrance of the estate off Sutton Road. Due to the property's proximity to the expanding Airport, it is anticipated there will be further demand in the area from airport related businesses.

Description

The property comprises a twin bay industrial unit, with a two storey office section to the front of the property. The property benefits from two loading doors, one in each bay, together with a large external yard area, all on a site area of 1.09 hectares (2.7 acres).

The property provides the following accommodation which has been supplied by the vendor.

Main Workshop	1,764.9 sq m	(18,990 sq ft)
Ancillary Dispatch/Store	111.5 sq m	(1,200 sq ft)
Rear Warehouse	1,105 sq m	(11,890 sq ft)
Ground Floor Offices/Ancillary	590.1 sq m	(6,350 sq ft)
First Floor Offices/Ancillary	590.1 sq m	(6,350 sq ft)
Ground Floor Office (Purdeys Way frontage)	74.3 sq m	(800 sq ft)
First Floor Office (Purdeys Way frontage)	176.6 sq m	(1,900 sq ft)
Second Floor Office (Purdeys Way frontage)	176.6 sq m	(1,900 sq ft)
Total	4,589.1 sq m	(49,380 sq ft)

Tenancy

The entire property is at present let to KLX AEROSPACE SOLUTIONS II LIMITED (guaranteed by Satair A/S) for a term of 15 years from 22nd March 2004 at a current rent of £256,017 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.klxaerospace.com

For the year ended 31st January 2015, KLX Aerospace Solutions II Limited reported a turnover of £9.691m, a pre-tax profit of £2.317m, shareholders' funds of £4.383m and a net worth of £4.383m. (Source: Experian 08.01.2016.)

KLX Aerospace Solutions II Ltd are a subsidiary of KLX INC based in Florida with a market capitalisation of US\$1.5bn on NASDAQ.

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 82 Band D (Copy available on website).

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@alltop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 85 Rochford**.

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 Lauren McLeod, Shepherd and Wedderburn. Tel: 020 7429 4959 e-mail: lauren.mcleod@shepward.co.uk

