

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

## PRIME INDUSTRIAL INVESTMENT

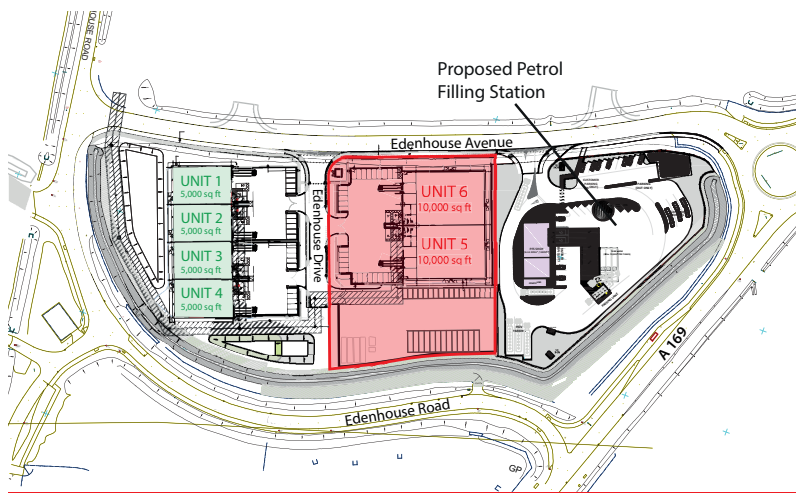
UNITS 5 & 6 PLUS ADDITIONAL LAND,  
EDEN BUSINESS PARK, MALTON, YO17 6AE



### INVESTMENT SUMMARY

- Well located estate adjacent to the A64 midway between York and Scarborough
- Newly completed modern industrial units with an additional 0.66 acre of concreted and drained site.
- Let on two new co terminus 10 year leases from August 2019 with Tenant break option at year 6 to an Experian 100/100 company.
- Part of the first phase of what is to become a substantial industrial/trade park with new infrastructure providing direct access to the A64.
- Current passing rent £150,000 pa.
- Offers in excess of £2.2m.
- Net initial yield 6.4% after deduction of purchasers costs.

[www.awsLtd.co.uk](http://www.awsLtd.co.uk)



## LOCATION

The Eden Business Park is located adjacent to the A64 at its intersection with the A169 some 18 miles from York and 23 miles from Scarborough.

This location has become established as an industrial/trade counter area with Eden Business Park forming a completely new development with direct access in both directions to the A64.

Phase one includes a petrol filling station at the entrance to the estate which once built completes this phase. There are already strong enquiries for phase 2 which is due to commence early next year.

## DESCRIPTION

The investment comprises 2 newly completed 10,000 sq ft industrial units with associated concreted yard areas and car parking.

The Tenant has taken a separate lease of an extra 0.66 of an acre of concreted and drained additional yard adjacent to the units.

The units have significant prominence, a generous concreted yard area and are of steel portal frame construction with PVC coated profile steel sheet roofs and walls.

Access to the property is from Eden House Avenue via a new access road providing access to this property and a terrace of 4 units opposite.

## TENURE

The property is for sale freehold.

The purchaser will in common with other owners of units on the estate, be obliged to enter into an agreement with the Management Company for payment of the appropriate service charge for common areas.

This obligation to pay the service charge is reflected in the occupational lease such that there is no shortfall to the purchaser of the investment.

## ACCOMMODATION

The property provides a total floor area of 20,000 sq ft (1,858.06 sq m).

The adjacent concreted site provides an additional 0.66 of an acre (2,678 sq m) of concreted yard area/hard standing.



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## TENANCY

The property is let on 2 co-terminus leases to Commscope Design and Integration UK Ltd on the following basis: -

Commencing rent - £115,000 for units 5 and 6 reflecting £5.75 psf plus £35,000 pa in respect of the additional site, total rent £150,000 pa.

10 year leases from 1st of August 2019 with a Tenant only break option on the 1st of August 2025 at 6 months' notice.

Rent review – on the 1st of August 2024 to open market value in respect of units 5 and 6. The review in respect of the lease of the site is to the same percentage uplift achieved on the review in respect of units 5 and 6.

Full service charge provisions are included within the leases.

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## COVENANT STRENGTH

Commscope Design and Integration Ltd, Company No: 05531272 have an Experian Rating of 100/100 "very low risk".

Their 31st of December 2017 accounts showed the following: -

Turnover £23,842,526.  
Pre-tax profit £899,893.  
Total net worth £30,152,576

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## PROPOSAL

Offers are invited in excess of £2,200,000 which reflects a net initial yield of 6.4% after graduated purchasers costs.

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## VAT

The property is elected for VAT and VAT will be chargeable on the purchase price, however, it is anticipated that the sale will take place by way of the transfer of a going concern (TOGC).

## ENERGY PERFORMANCE CERTIFICATES

A copy of the EPC is available upon request.

The unit has an EPC Rating of A(20)

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## ANTI MONEY LAUNDERING

The successful purchaser will be required to provide documentation to comply with Anti Money Laundering Legislation.

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## SUBJECT TO CONTRACT



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### VIEWING

By appointment with the joint agents, AWS Ltd, **Kevin Surplice** Tel: 0113 235 1362 or Lawrence Hannah, **Miles Lawrence** Tel: 01904 659 800



### MISREPRESENTATION ACT

AWS Ltd and Lawrence Hannah for themselves and for the Vendors and Lessors of this property whose agent they are give notice; i) These particulars are set as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute any part of, an offer or a contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) No person in the employment of AWS Ltd or Lawrence Hannah has any authority to make or give any representation or warranty whatever in relation to the property.

### ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.