



Investment Consideration:

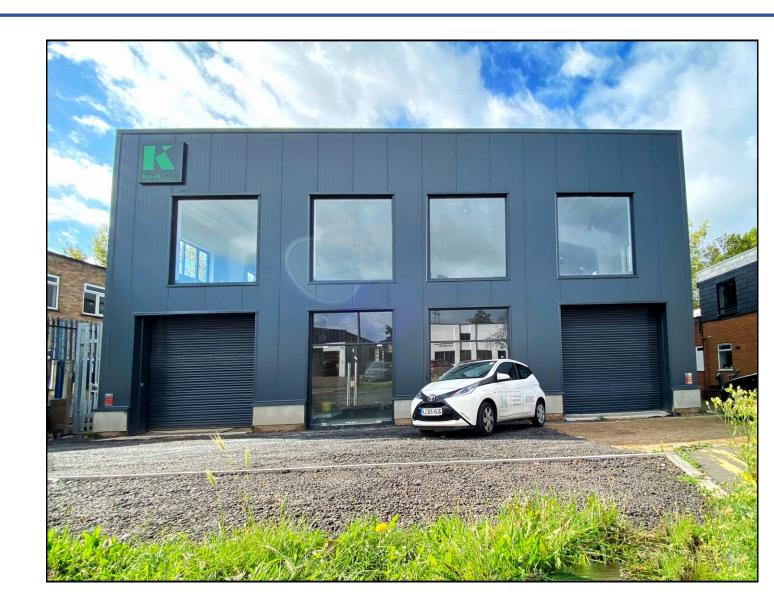
OIEO: £2,000,000

■ Rental Income: £219,000 p.a. + 3 vacant units

■ Total ERV: £255,000 p.a. GIY: 12.75%

VAT is NOT applicable to this property

- Sale Leaseback. Property owned by an owner occupier. New 5 year lease to be signed upon sale completion for Unit 6, while remaining units currently let to individuals/businesses
- Comprises detached two-storey newly refurbished warehouse and office building
- Provides 9 new office and 2 warehouse units
- Benefits from main reception, communal meeting room, air conditioning system and break out area with pool table and coffee station
- Situated in the heart of Kimpton Business Park with occupiers nearby including Parcelforce, Screwfix, HSS Hire, Tesco Extra and Halfords Autocentre, amongst others.





Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Unit 1	Ground Floor Warehouse: 227 sq m (2,443 sq ft)	Padawan Outpost Ltd	1 Year from 27 July 2023	£49,000	Note 1: License to occupy Note 2: Holding over
Units 2 & 7 and rear yard	Unit 2 - Ground Floor Warehouse: 211 sq m (2,271 sq ft) Unit 7 - First Floor Office Unit: 46 sq m (495 sq ft)	City Stone Ltd	1 Year from 20 December 2023	£95,000	Note 1: License to occupy Note 2: Holding over
Unit 3	First Floor Office Unit: 66 sq m (710 sq ft)	Individual	1 Year from 25 August 2023	£18,000	Note 1: License to occupy Note 2: Holding over Note 3: Deposit held of £3,750
Unit 4	First Floor Office Unit: 17 sq m (183 sq ft)	Vacant		ERV: £12,000	
Unit 5	First Floor Office Unit: 17 sq m (183 sq ft)	Sol4r Energy Ltd	1 Year from 25 April 2023	£12,000	Note 1: License to occupy Note 2: Holding over Note 3: Deposit held of £3,000
Unit 6	First Floor Office Unit: 22 sq m (237 sq ft)	Kisiel Limited	5 Years from sale completion	£12,000	Note 1: Sale and leaseback
Unit 8	First Floor Office Unit: 63 sq m (678 sq ft)	Vendo Digital Ltd	1 Year from 4 August 2023	£24,000	Note 1: License to occupy Note 2: Holding over Note 3: Deposit held of £1,000
Unit 9	First Floor Office Unit: 21 sq m (226 sq ft)	Vacant		ERV: £12,000	
Unit 10	First Floor Office Unit: 21 sq m (226 sq ft)	Padawan Outpost Ltd	1 Year from 27 July 2023	£9,000	Note 1: License to occupy Note 2: Holding over
Unit 11	First Floor Office Unit: 21 sq m (226 sq ft)		Vacant	ERV: £12,000	
			Total ERV:	£219,000 £255,000	



Property Description:

Comprises detached two-storey newly refurbished warehouse and office building, which includes main reception, 2 warehouse units with separate entrance and 9 office units with communal break out areas with coffee station, air condition & alarm systems, providing the following accommodation and dimensions:

Ground Floor: 438 sq m (4,714 sq ft)

Unit 1 - Warehouse 227 sq m (2,443 sq ft)

Unit 2 - Warehouse 211 sq m (2,271 sq ft)

First Floor: 294 sq m (3,164 sq ft)

Unit 3 - Office 66 sq m (710 sq ft)

Unit 4 - Office 17 sq m (183 sq ft)

Unit 5 - Office 17 sq m (183 sq ft)

01111 5 011100 17 3q 111 (103 3q 11

Unit 6 - Office 22 sq m (237 sq ft)

Unit 7 - Office 46 sq m (495 sq ft)

Unit 8 - Office 63 sq m (678 sq ft)

Unit 9 - Office 21 sq m (226 sq ft)

Unit 10 - Office 21 sq m (226 sq ft)

Unit 11 - Office 21 sq m (226 sq ft)

Communal meeting room

Total office NIA: 732 sq m (7,878 sq ft)

Total building GIA: 1,021 sq m (11,000 sq ft)







Tenancy:

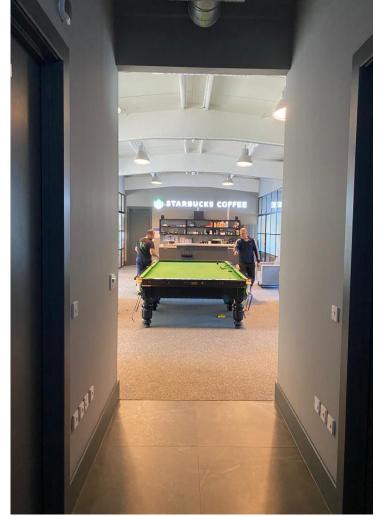
The property will be sold and leased back for Unit 6 by the existing owner occupier for a term of 5 years from successful sale completion at agreed rent of £12,000 p.a. All remaining units have been let on license to occupy, except units 4,9,11 which are at present vacant. For full tenancy information please refer to the tenancy schedule on page 3 of these particulars.

Tenure:

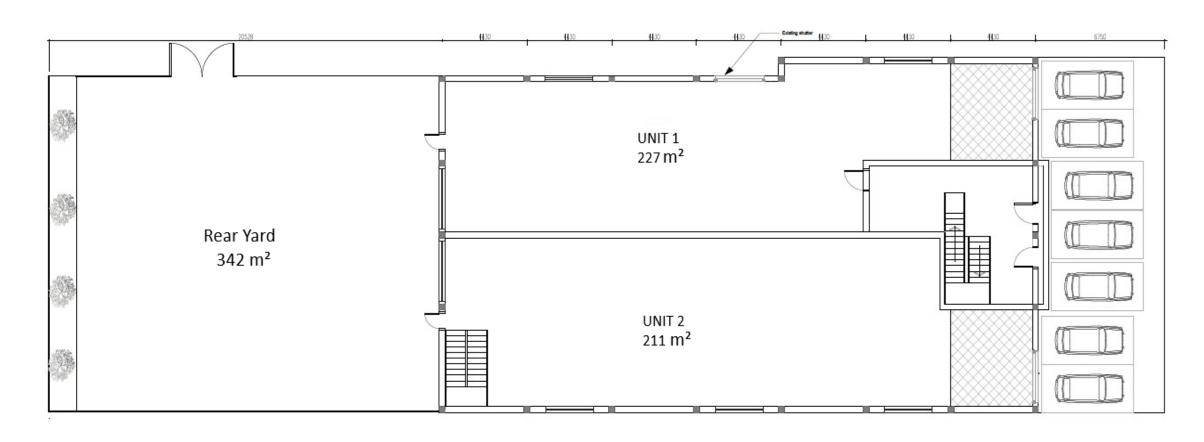
Long Leasehold. Held on a 125 year lease from 29th September 1988 at a ground rent of £20,900 p.a. Rent review on 29th September 2028 and every 10th year after (open market upward only).





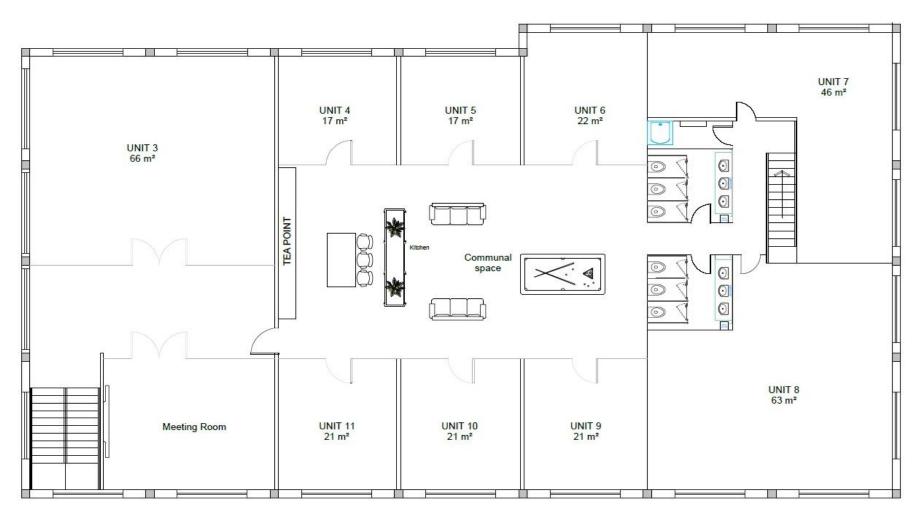






Ground Floor





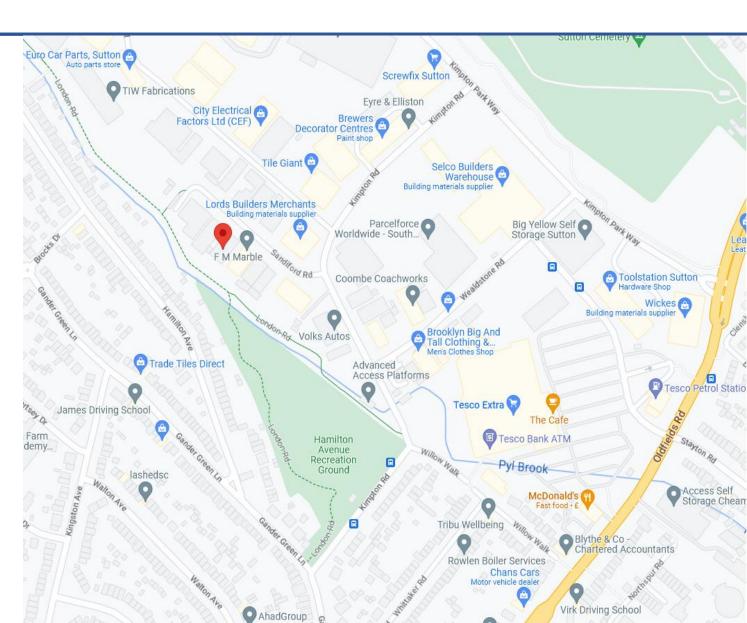
First Floor





Location:

The property is located in the heart of Kimpton Industrial Estate, which can be easily accessed from the A217. This road offers convenient connections to Central London and Junction 8 of the M25. In addition, the estate has good public transportation options, including Sutton Common train station, which is just 0.7 miles away, as well as several bus routes. Situated in the heart of Kimpton Business Park with occupiers nearby including Parcelforce, Screwfix, HSS Hire, Tesco Extra, Halfords Autocentre and many more.



Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO M: +44(0)77236 19270 E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings M: +44(0)75545 57088 E: sam@bluealpine.com



PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.