

FOR SALE

UNITS B7 & B8, HALESFIELD 11
TELFORD, TF7 4PH



INDUSTRIAL INVESTMENT

8,760 sq ft (813.81 sq m) (Approx. Total Gross Internal Area)

- Reversionary rent of £43,000 per annum exclusive
- Rent review June 2026
- Lease expiry June 2028
- Let to Sulzer Pumps Wastewater UK Limited

LOCATION

The property is located in Halesfield 11, within Halesfield Industrial Estate, and accessed off Halesfield 10. The A442 dual carriageway links north and south Telford and provides convenient access to Junctions 4 and 5 of the M54 approximately 4 miles to the north. Telford is located 33 miles north west of Birmingham, 15 miles south east of Shrewsbury and 17 miles north west of Wolverhampton.

ACCOMMODATION

	SQ M	SQ FT
Warehouse	491.82	5,294
Two storey office & ancillary	321.99	3,466
TOTAL Approx. Gross Internal Area	813.81	8,760
Plant room	58.99	635

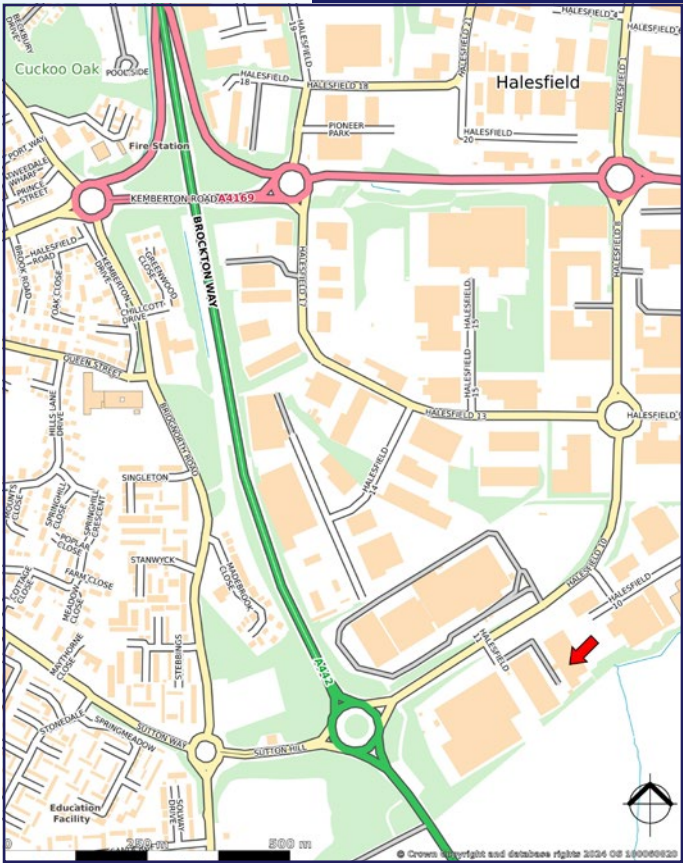
DESCRIPTION

The property comprises an end of terrace industrial property including two storey office and ancillary accommodation, rear loading yard, and adjoining land. The industrial area is built of steel frame construction surmounted by a pitched roof with full height brick/block elevation walls. A full height loading door to the rear leads to a fenced and gated service yard. The premises includes a mezzanine that provides first floor offices with ground floor single storey offices to the front of the building. Car parking is provided in a communal car park.

The adjoining land of approximately 0.065 acres (0.026 ha) is not included in the occupational lease to Sulzer



POSTCODE: TF7 4PH



TENURE

The property is held long leasehold on a 999 year lease from 24 June 1988.

The site freehold is vested in a management company, which is and can only be owned by the current long leaseholders, in direct proportion to the lease holding. Each leaseholder has a right to nominate a director to serve on the management company board. The management company is responsible for maintaining the common areas of the estate, levying service charges, and enforcing the terms of the long leases. The subject property has the benefit of a holding of 4/35ths of the management company share capital.

TENANCY

Tenant	Rent pax	Lease Start	Lease Expiry	Rent Review
Sulzer Pumps Wastewater UK Ltd	£43,000	21st June 2023	20th June 2028	21st June 2026

Sulzer Pumps Wastewater UK Limited (CRM: 02447926) have an annual turnover of £15,791,000 and a profit before tax of £609,000 (YE 31/12/2022). There is a guarantee from Sulzer (UK) Holdings Limited. Sulzer is a global leader in fluid engineering and chemical processing applications with a network of over 180 production and service sites around the world. Sulzer have been in occupation of the property since June 2008.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating C-60.

VAT

The property will be subject to VAT.

PROPOSAL

Offers are sought in excess of £555,000 (Five Hundred and Fifty Five Thousand Pounds) for the long leasehold interest, subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of 7.38% assuming purchaser costs of 4.95%, and a low capital value of £63.36 per sq ft overall.



MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: T2083 Date: 10/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:
(i) The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

