

10 MW Grid Balancing Battery Storage Investment For Sale Freehold

Battery Storage | Battery Lane off Marsh Lane | Riverside Ind. Estate | PE21 7SJ



25 Year FRI Lease Commencing at £20,000 pax, Tenant Only Break 2035
CPI Annual Reviews Capped at Tailed at 1.75% - 4%
0.5 acre, 0.2 hectare Site

Investment For Sale Freehold
£350,000 Subject to Contract

Location...

Boston is located approximately 115 miles to the north of London on the South Lincolnshire Fens.

The town has a strong retail offering, good sports facilities and a population of approximately 68,000 residents.

The property is located to the south of the Town Centre on a long established Business Park, neighbouring properties include industrial warehousing and residential accommodation.

Access is via Beeston Lane.

Description...

The site comprises a half acre battery storage facility which has been fitted out by the tenant to enable back-up storage for the National Grid.

Tenure...

The lease is dated 1st April 2020, expiring in 2045, with the tenant having a break clause in 2035, the right to re-new for a further 5 years and is excluded from the Landlord and Tenant Act 1954 Part 2.

Rent is payable on the quarter days with the annual rent calculated at £20,000 per annum plus VAT.

The rent is reviewed annually at CPI capped at tailed at 1.75% - 4%.

The tenant, UK Energy Reserve Ltd (Company No. 10260309) is responsible for insuring and maintaining their own equipment.

Full copies of the lease are available on request.

VAT...

It is understood that the investment is not subject to VAT.

Viewings...

By arrangement through the agent.

Poyntons Consultancy Ltd

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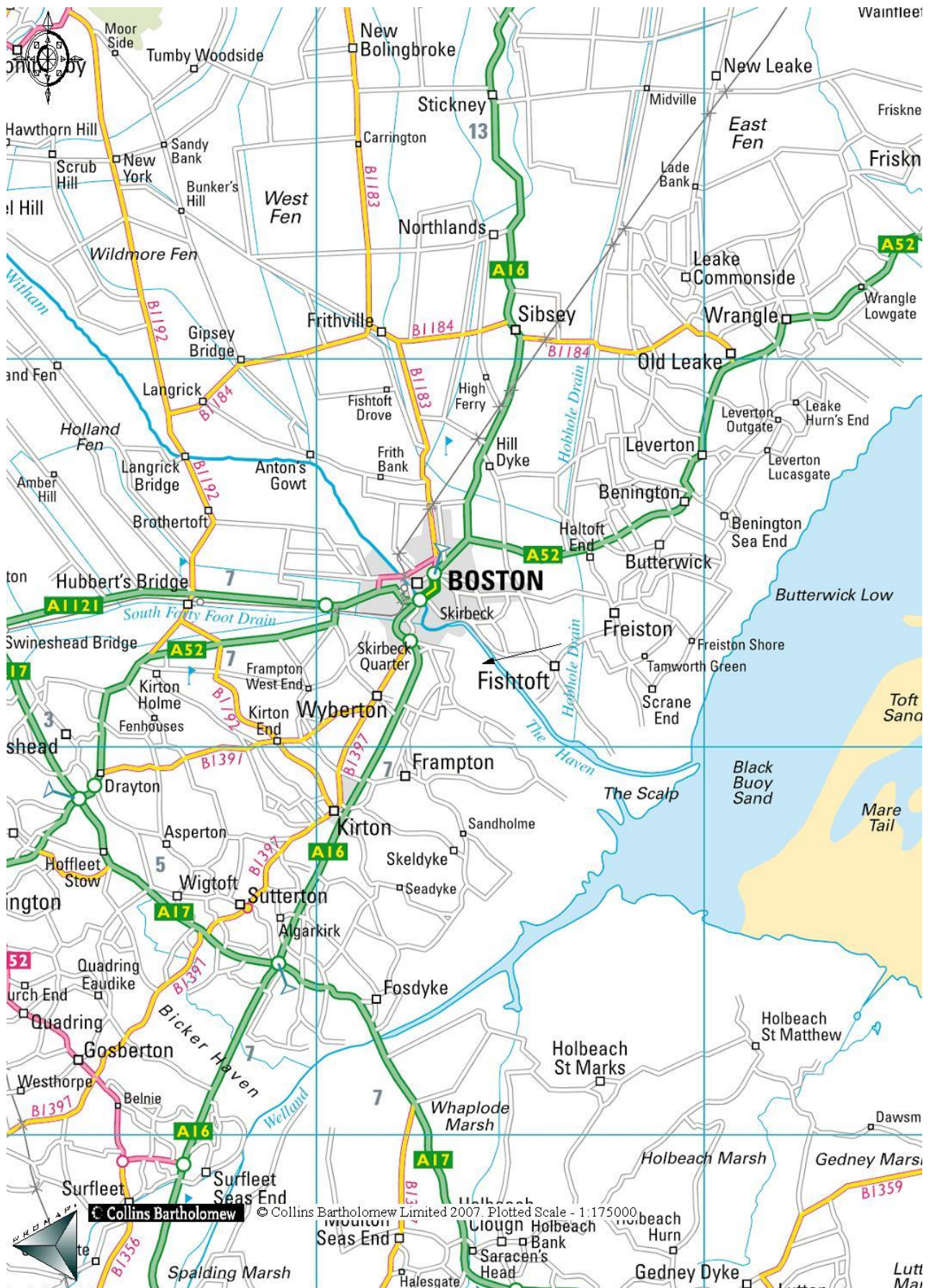


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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage. Sept 2020.

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