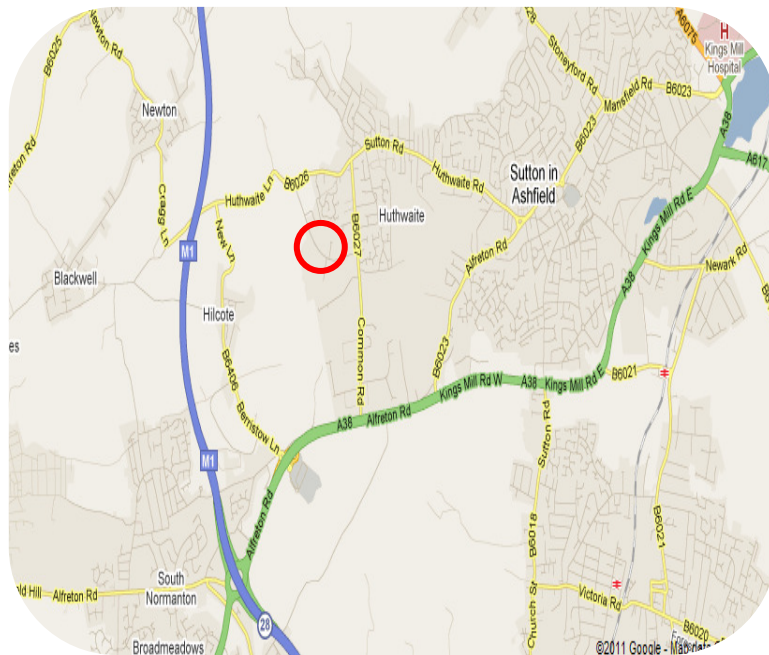


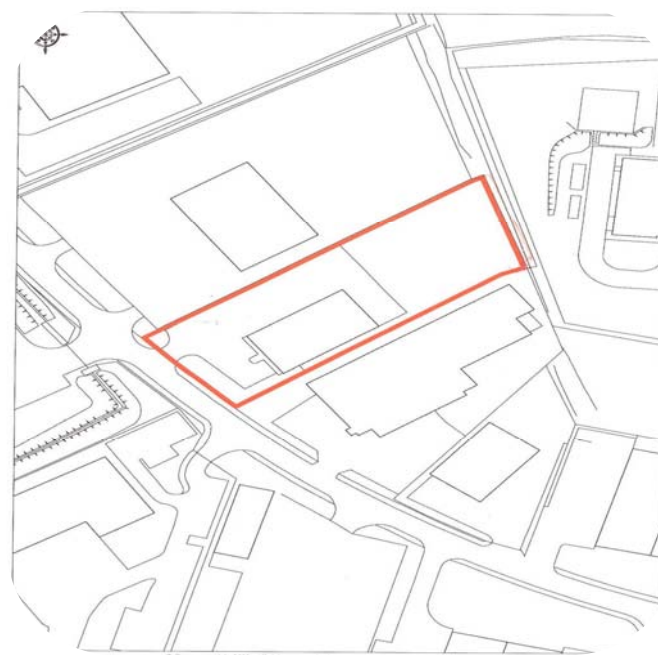
Investment!

Baris House
Nunn Brook Road
Huthwaite
Sutton in Ashfield
Nottinghamshire NG17 2HU

Baris House, Nunn Brook Road, Huthwaite, Sutton in Ashfield, Nottinghamshire, NG17 2HU



LOCATION PLAN



SITE PLAN
(PRE-DATES EXTENSION)

Invest!

Superb secure investment opportunity



- 2,092.7 sq m (22,526 sq ft)
- Long lease term unexpired
- Experian 'A' rated tenant, established on site for 25 years
- Quality, recently extended building with high office content

MISREPRESENTATION ACT

These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

17 The Ropewalk Nottingham NG1 5DU

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Call **0115 950 6611**
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Baris House, Nunn Brook Road, Huthwaite, Sutton in Ashfield, Nottinghamshire, NG17 2HU

What is it? First class freehold investment let to Grade 'A' rated tenant by way of a long lease.

Baris House is the Headquarters of the Baris Group, and comprises a detached warehouse building set within a self contained site with quality HQ offices to the front.

The original building is approximately 25 years old, with a recent warehouse extension added approximately 3 years ago.

There is a staff and visitor car park to the front of the building, with a fenced and gated yard / compound to the side.

How big is it? We calculate the following areas:-

Gross Internal Area: 2,092.7 sq m 22,526 sq ft

Included in the above area is approximately 1,016 sq m (10,936 sq ft) of quality air conditioned office accommodation, with the balance being warehouse and storage.

NB:- We have not carried out a measured survey, and accordingly these areas have been scaled from architects plans. We will be happy to arrange access for a full measured survey to a purchaser prior to completion of legal formalities.

Site area – 0.432 ha (1.07 acres). Area scaled from promap.

Where is it? The property is prominently located on Nunn Brook Road, forming part of the popular and well established Huthwaite industrial /warehouse area.

The location is located just off the A38 trunk road, a short distance from J28 of the M1 motorway and has become increasingly popular as a hub of industry, and transport and distribution over recent years.

Demand for property is drawn from several nearby conurbations

including Nottingham, Mansfield, Derby, Sutton in Ashfield, Chesterfield and Sheffield.

The location is now regarded as a prime M1 distribution hub located at the heart of the UK.

Other nearby occupiers include the East Midlands Designer Outlet (previously McArthurGlen), Citipost, Swiftool, Availablecar.com, Bunzl, Konica Minolta and Interlink Express.

Who are the tenants? Baris Group Limited. Background information regarding tenants business activities can be found at:-

www.baris.co.uk

We are advised that the company has occupied the current premises for approximately 25 years.

Baris Group Limited (04462921) have been allocated an 'A' score (very low risk) by Experian for 2011. The last year recorded turnover was £23.7 million.

As part of their ongoing commitment to the site, terms were agreed with the current landlord to construct a large extension to the warehouse facility, effectively doubling the size of the built footprint on site (approximately 3 years ago).

What are the lease terms? The tenant occupies the premises by way of a 15 year lease granted in August 2008, on FRI terms. Rent reviews are specified for years 5 and 10 (upwards only – OMV or RPI increase).

The current rent passing is £115,000 per annum exclusive.

Superb Investment Opportunity



So what was all that...?

- Long lease term remaining
- Strong tenant covenant
- Modern building. High, quality office content
- Popular industrial / warehouse location
- M1 / J28 location
- Superb investment opportunity!



How much is it? We are instructed to invite offers in the region of:-

£1,375,000
(One Million, Three Hundred & Seventy Five Thousand Pounds)

Who do I speak to? If you want to arrange to inspect the premises just to discuss matters further, please contact:-

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