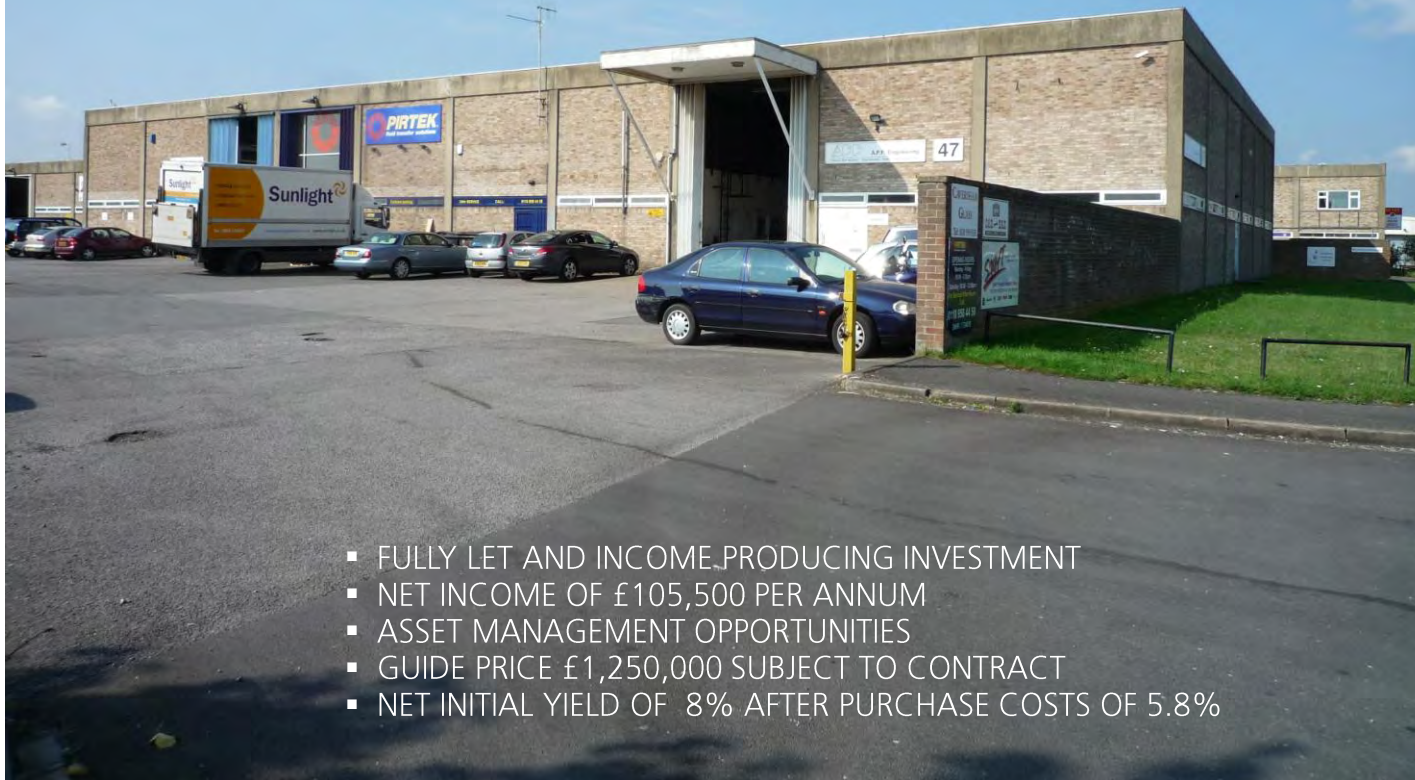


FREEHOLD INDUSTRIAL INVESTMENT

**Units 47,49,51,55,57, LOVEROCK ROAD,
READING, BERKSHIRE, RG30 1DZ**



- FULLY LET AND INCOME PRODUCING INVESTMENT
- NET INCOME OF £105,500 PER ANNUM
- ASSET MANAGEMENT OPPORTUNITIES
- GUIDE PRICE £1,250,000 SUBJECT TO CONTRACT
- NET INITIAL YIELD OF 8% AFTER PURCHASE COSTS OF 5.8%

Chartered Surveyors

Marketing and Agency

Valuation and Rating

Property Management

Relocation and Acquisition

Corporate Consultancy

Dilapidations and Surveys

Investment Sales and Acquisitions

Land Development and Planning

Market Research

Rent Reviews and Lease Renewals

LOCATION

Reading the County town of Berkshire, is located on the River Thames approximately 40 miles west of central London. Reading enjoys excellent road communications to the National motorway network via the M4 motorway. The mainline direct rail service to London Paddington from Reading takes typically less than 30 minutes. The property is located within Battle Farm Industrial Area roughly one mile to the north of Reading's town centre in an established industrial location close to many other industrial estates including Stadium Way and Deacon Way Estates.

DESCRIPTION

The five contiguous premises comprise a purpose built block of Light Industrial units constructed circa 1970 of concrete portal frame design enclosed by full height brick panel walls under a flat roof deck of bituminous felt covering. The units are accessed across the tar macadam apron via full height shutter doors having an eaves height of about 6.6m (21feet 9ins.)

ACCOMMODATION

Per the schedule attached.

TENURE

Freehold

Let on five leases on an effective full repair and insuring basis in accordance with the schedule to produce a net income of £105,500 per annum upon completion of the lease renewal at unit 49 to Harkstone Limited. The vendor will make up any rent shortfall until 30/10/2012, to provide the investor with the stated net income.

Hicks Baker for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of 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. 3. No person in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.

TENANT COVENANTS

Please refer to the attached summary.

GUIDE PRICE

£ 1,250,000 subject to contract to show a purchaser a net initial yield of 8.0% after deducting usual purchaser's costs estimated at 5.8%.

VAT

VAT will not apply in this case.

LEGAL COSTS

Each party is to bear its own legal and transaction costs.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agent:

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Tel: 0118 955 7081
Mob: 07785 763967
Email: n.baker@hicksbaker.co.uk

47 - 57 Loverock Road Reading

06/09/2011

Address	Area sq ft	Tenant	Lease Terms (in Years)	Next Review	Expiry	Tenant Break	Rent/ £p.a.	Rent/ £p.s.f.
47 Loverock Road	5985	Messrs Alexander & Pembroke t/a APP Engineering	2.30		24/12/2013		39,000	£6.52
49 Loverock Road	2200	Harkstone Ltd. †	11.16	2014/17/20	30/10/2022		16,500	£7.50
51 Loverock Road	2200	Caversham Window Co Ltd ‡	10.07	2014/17/20	28/09/2021		16,750	£7.61
55 Loverock Road	2200	FAS 2000 Ltd φ	1.71		21/05/2013		16,500	£7.50
57 Loverock Road	2200	FAS 2000 Ltd φ	1.71		21/05/2013		16,750	£7.61
Total	14785						105,500	

Footnotes:

- † A new ten year lease has been agreed with the tenant at £16,500 per annum - in solicitors hands
- ‡ A new ten year lease has been agreed with the tenant at £16,750 per annum - in solicitors hands
- φ By legal assignment from Surrey Fish Company Limited

47 - 57 Loverock Road Reading

Unit	Tenant	Company No	Year to	Turnover	Pre-tax Profit	Net Worth	Experian Credit Score	Comment
47 Loverock Road	Nigel Alexander and Trevor Pembroke t/a APP Engineering Consultants	n/a	n/a	n/a	n/a	n/a	n/a	
49 Loverock Road	Harkstone Ltd	04157902	31/07/2010 31/07/2009	n/a n/a	n/a n/a	£74,000 £38,000	A very low risk (confidence)	Lease renewal in progress
51 Loverock Road	Caversham Window Company Ltd	06775163	31/03/2010	£317,000	-£15	£43.87m £32.99n	D very high risk	New lease in solicitors hands
55 and 57 Loverock Road	F A S 2000 Ltd	01845847	28/03/2010 28/03/2009	£17.74m £9.5m	£267,000 £109,000	£815,000 £616,000	A very low risk (confidence)	



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