

FREEHOLD B1 INDUSTRIAL INVESTMENT

Units 1 - 6, WEIGHBRIDGE ROW, READING,
BERKSHIRE RG1 8LX



- FULLY LET AND INCOME PRODUCING INVESTMENT
- NET INCOME OF £142,000 PER ANNUM
- ASSET MANAGEMENT OPPORTUNITIES
- OFFERS OVER £1,550,000 SUBJECT TO CONTRACT
- NET INITIAL YIELD OF 8.66% AFTER PURCHASE COSTS OF 5.8%

Chartered Surveyors

Marketing and Agency

Valuation and Rating

Property Management

Relocation and Acquisition

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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 Weighbridge Row Estate is located within the Cardiff Road 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 Richfield Industrial Estate and other Estates at nearby Portman and Loverock Roads.

DESCRIPTION

Weighbridge Row was constructed in 1989 and comprises six B1 two storey units in three semi-detached pairs of steel frame design with plastic coated profile sheet steel cladding to upper walls and roof, with brick/block walls to cill height. The units are typical of a type built during the 1980's, with concrete floors, ground floors unfitted with first floors finished to a high quality office standard including gas central heating with warm air provision to the lower level. A private access road leads to Cardiff Road. Each unit is allocated its own parking area of marked parking bays within a landscaped common area.

ACCOMMODATION

Floor areas are per the schedule attached.

SITE AREA

0.348 hectares (0.86 acres) calculated using Promap.

TENURE

Freehold

Let per the Tenancy Schedule on a full repair and insuring basis in accordance with the schedule and producing a net rental income of £142,000 per annum.†

† subject to tenant break options.

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 covenant summary information attached.

SERVICE CHARGE

The Landlord's service charge is currently running at £3,720 per annum (£0.17 per sq.ft.)

GUIDE PRICE

Offers over £ 1,550,000 subject to contract to show a purchaser a net initial yield of 8.66 % after deducting usual purchaser's costs estimated at 5.8%.

VAT

VAT will apply in this case. A sale as a transfer of a going concern (TOGC) is envisaged.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agent:

Nigel Baker BSc Hons FRICS
Hicks Baker
Consultant

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Weighbridge Row Cardiff Road Reading

02/09/2011

Address	Area sq ft	Tenant	Lease Term (in Years)	Next Review	Expiry	Tenant Break	Rent/ £p.a.	Rent/ £p.s.f.
Unit 1	3040	R.C.L. Ltd	2.56		24/03/2014		30,000	£9.87
Unit 2	3040	I.S.S. Facilities Services Ltd	3.81		23/06/2015		30,000	£9.87
Unit 3	3843	Euro Car Parts Ltd	4.31		24/12/2015	24/12/2013	19,000	£4.94
Unit 4	3843	Euro Car Parts Ltd	4.31		24/12/2015	24/12/2013	19,000	£4.94
Unit 5	3580	Christ Embassy	4.00		31/08/2015	31/08/2013	26,000	£7.26
Unit 6	4492	C.L.C. Contractors Ltd	4.33	01/01/2014	01/01/2016	01/01/2014	18000	£4.01
Total	21838						142,000	

Weighbridge Row Tenant Covenants

Unit	Tenant	Company No	Year to	Turnover	Pre-tax Profit	Net Worth	Experian Credit Score
1	Repair and Calibration Laboratories Ltd	02007369	30/06/2010 30/06/2009	n/a £31,000	n/a -0	£1,000 £1,000	D Very High Risk (extreme caution)
2	ISS Facility Services Ltd	00890885	31/12/2009 31/12/2008	£496.6m £490.2m	£21.07 m £19.34m	£41.48m £32.24m	A very low risk (confidence)
3 and 4	Euro Car Parts	02680212	31/12/2010 31/12/2009	£271.56m £186.93m	£15.79m £17.01m	£43.87m £32.99n	A very low risk (confidence)
5	Christ Embassy	Registered Charity No 1059247		No information			Not applicable
6	CLC Contractors Ltd	01230435	31/12/2009 31/12/2008	£59.73m £68.85m	£2.53m £2.1m	£12.2m £11.3m	A very low risk (confidence)



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