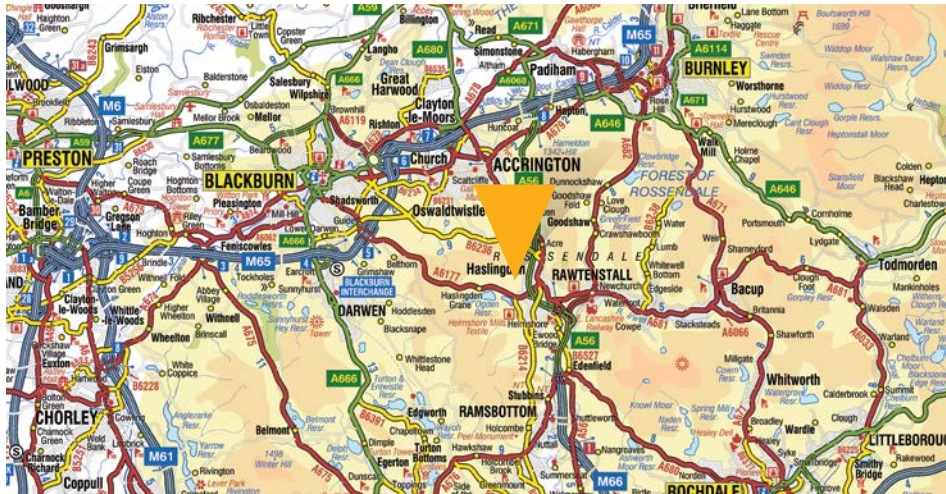


1A BRADWOOD COURT

UNIT 1A, BRADWOOD COURT, ST CRISPIN WAY, HASLINGDEN, LANCASHIRE BB4 4PW

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LOCATION

Haslingden is 19 miles north of Manchester. Nearby towns include Burnley (10 miles to the north), Bolton (12 miles to the south west) and Rochdale (12 miles to the south east).

Haslingden forms part of a conurbation with Bacup and Rawtenstall, and can be reached from either Junction 5 or 8 of the M65 Motorway or from the start of the M66 Motorway.

SITUATION

Bradwood Court is on Saint Crispin Way, approximately 1/3 of a mile from the main A56 north-south arterial dual carriageway, three miles from the start of the M66, seven miles from Junction 8 of the M65 and five miles from Junction 5 of the M65. The property is therefore well positioned for access to the regional and national motorway networks and for serving the Lancashire and Greater Manchester conurbations.

In addition to the tenant of Bradwood Court, major industrial occupiers in the area include Interfloor (250,000 sq ft), Courtesy Shoes and Foremost Furniture.

DESCRIPTION

A single storey industrial unit built in the 1990s of steel portal frame construction with steel clad elevations and a mono pitched profile steel roof incorporating translucent light panels. Internally the warehouse benefits from blockwork elevations to an approximate height of 2.00 metres. It is one of five units of varying sizes which together form Bradwood Court.

ACCOMMODATION (GIA)

Floor	Use	Sq M	Sq Ft
Ground Floor	Warehouse/Office	878.34	9,454
Mezzanine	Storage/Office/Canteen	878.34	9,454
Total		1,756.68	18,908

The property includes 10 parking spaces – 2 in front of the unit by its entrance and 8 elsewhere in the court, bordered red in the plan on page 5.



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TENANCY

- Tenant** Texecom Limited. Note that Texecom also occupies the other four units in Bradwood Court.
- Lease** Full repairing and insuring lease for a term of 9 years and 8 months from 13 October 2010, expiring 30 June 2020, without break.
- Passing Rent** £55,500 per annum.
- Rent Reviews** 1 July 2015, upward only, to open market rental value.



TENURE

Freehold.

EPC

The property has an EPC rating of C58.

LOCAL MARKET OCCUPANCY

The industrial vacancy rate within a 1 mile radius of the property (an inventory of about 850,000 sq ft) is reported to be a little below 6%. (Source: Costar)

PROPOSAL

We are instructed to seek offers in excess of £475,000 subject to contract and exclusive of VAT. A purchase price at this level reflects an attractive net initial yield of approximately 11.15%, assuming standard purchaser's costs of 4.80%.







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FURTHER INFORMATION

DATA ROOM

Copy legal documents and other information are in the data room. Please email the agents for access.

SERVICES

Services have not been tested and no warranty is made or implied.

VAT

VAT will be charged on transactions where it is due. Some of the properties may be eligible for sale as a TOGC. Please see data room for further information.

CONTACTS

To request access to the data room please contact David Klein at D&P Klein david@kleinonline.co.uk or Anthony Bianchi at Bianchi Chartered Surveyors anthony.bianchi@blueyonder.co.uk

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