

# PROMINENT LONG LEASEHOLD SINGLE LET INDUSTRIAL INVESTMENT FOR SALE



**western house**

ARMSTRONG ROAD, DANESHILL INDUSTRIAL ESTATE, BASINGSTOKE, RG24 8QE



## investment summary

- ▶ Basingstoke is located approximately 47 miles south west of central London, 18 miles south of Reading and 28 miles north east of Southampton.
- ▶ Excellent south east location along the M3 corridor.
- ▶ Prime industrial location, within established industrial estate, and in close proximity to Junction 6 of the M3 motorway.
- ▶ The property comprises a single let industrial unit, with a gross internal area of 45,264 sq ft.
- ▶ Original 99 year long leasehold interest, to expire in May 2073, with 55 years unexpired.
- ▶ 14 year rent review pattern to bare site value.
- ▶ Passing rent **£83,595** per annum (EIGHTY THREE THOUSAND, FIVE HUNDRED AND NINETY FIVE POUNDS) established at rent review in May 2016.
- ▶ Next rent review May 2030.
- ▶ On a Sale and Leaseback proposal to the occupier Western House Ltd.
- ▶ New 15 year lease, with a 10 year tenant only break, and Schedule of Condition.
- ▶ Commencing rent **£250,000** per annum exclusive (TWO HUNDRED AND FIFTY THOUSAND POUNDS), reflecting a low base rent of only **£5.52** per sq ft.
- ▶ Net income therefore of **£166,405** per annum (ONE HUNDRED AND SIXTY SIX THOUSAND, FOUR HUNDRED AND FIVE POUNDS)
- ▶ We are instructed to seek offers in the region of **£1.475 million** (ONE MILLION, FOUR HUNDRED AND SEVENTY FIVE THOUSAND POUNDS), subject to contract and exclusive of VAT.
- ▶ A purchase at this level will reflect an attractive net initial yield of approximately **10.56%**, after allowing for purchasers costs of 6.8%.



## location

Basingstoke is a major commercial centre within north Hampshire. The town is located approximately 47 miles south west of central London, 18 miles south of Reading, and 28 miles north east of Southampton.

The town lies in a central position within the north Hampshire area, and has an immediate catchment population of circa 150,000. The town boasts a highly qualified and skilled workforce, with an above average percentage in both professional and managerial occupations.

**western house**  
ARMSTRONG ROAD, DANESHILL INDUSTRIAL ESTATE, BASINGSTOKE, RG24 8QE

## location *(Cont)*

Communications to the town are excellent, first and foremost, Basingstoke sits alongside the M3 motorway, and may be accessed from either Junction 6 or Junction 7. The M3 motorway in turn links Basingstoke with outer London and the M25 to the north east, and with Winchester, Southampton, and the South Coast generally to the south. The M4 motorway may be accessed at Junction 11 Reading via the A33, approximately 13 miles distant.

British Rail provides a mainline service to the town, with a fastest link to London Waterloo timetabled at approximately 43 minutes.

Heathrow and Gatwick Airports lie approximately 37 and 58 miles away respectively, and are easily accessible, via the M3, M4 and the M25 motorways.



*Improved Black Dam interchange*



*Basingstoke mainline station*



*Festival Place Shopping Centre*



*The Malls Shopping Centre, adjoining Festival Place*







**western house**  
ARMSTRONG ROAD, DANESHILL INDUSTRIAL ESTATE, BASINGSTOKE, RG24 8QE



## situation

Western House is prominently situated on Armstrong Road, which is the primary spur road through the Daneshill Industrial Estate, which lies approximately 1 mile to the north east of Basingstoke town centre.

Daneshill Industrial Estate enjoys fast road communications to the M3 at Junction 6.

The property is situated approximately 2 miles to the east of Basingstoke Railway Station.

Other major occupiers within Daneshill Industrial Estate include; Mars Drinks, DHL, Pickfords, Jewsons, Hertz, Bookers Cash & Carry, Pipe & Tube Group and Klix.



## description

The property was constructed in 1972, and comprises a four bay single storey warehouse, with an L-shaped two storey block to the front and side of the building, providing offices, and additional workshop space.

The property occupies a site which extends to approximately 0.9 hectares/2.22 acres, it is well fenced on all sides and backs on to the main London to Southampton railway line.

The warehouse accommodation is of steel portal frame construction, with pitched roofs, clad with profiled sheeting, incorporating 10% translucent panels in glass fibre.

The forward two bays of the warehouse space have a delivery and despatch area, with five roller shutter doors, and tailgate height bays with canopy.

The rear part of the warehouse has a single roller shutter door.

The property has a minimum eaves height of 6m, with a maximum eaves height of 8m.

The office space is divided by blockwork walls, and incorporates a showroom and reception area at ground floor level. The offices benefit from gas fired central heating, with radiators.

There is three phase electricity available throughout the building.





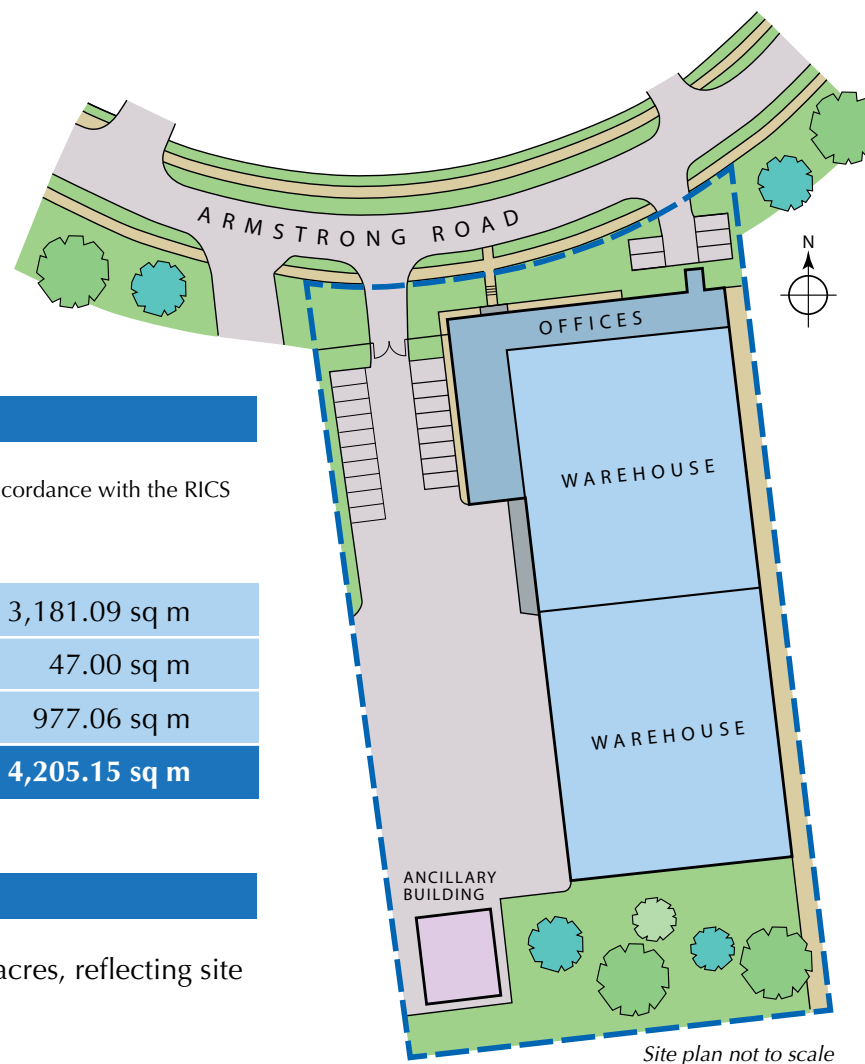
## accommodation

The property has been measured on a gross internal area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

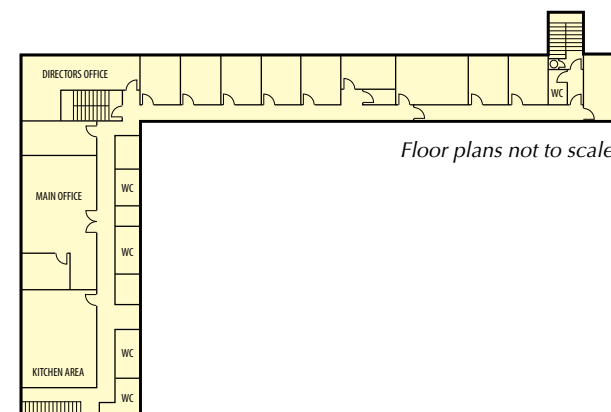
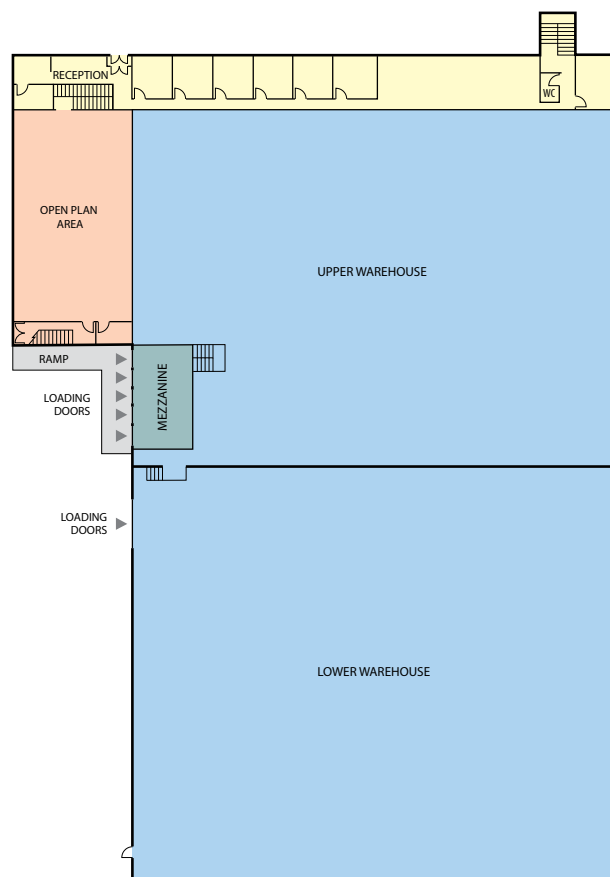
Warehouse	34,241 sq ft	3,181.09 sq m
Mezzanine	506 sq ft	47.00 sq m
Offices	10,517 sq ft	977.06 sq m
<b>Gross internal area</b>	<b>45,264 sq ft</b>	<b>4,205.15 sq m</b>

## site

The site extends to approximately 0.9 hectares/2.22 acres, reflecting site cover of 47.4%.







*Floor plans not to scale*

**epc**

**C** 51-75

**70**

This is how energy efficient the building is.

A comprehensive pdf report is available on request.

**western house**  
ARMSTRONG ROAD, DANESHILL INDUSTRIAL ESTATE, BASINGSTOKE, RG24 8QE



## head lease

The property is held on a lease for a term of 99 years, with effect from 20th May 1974, and therefore has an unexpired term of 55 years.

The next rent review is due as at 20th May 2030.

The passing rent, as agreed at the rent review effective 20th May 2016, is £83,595 pa (EIGHTY THREE THOUSAND FIVE HUNDRED AND NINETY FIVE POUNDS).

The rent is reviewed to bare site value.

The passing rent reflects approximately £37,825 per acre.

## tenant

The tenant is to be the current occupier of the property, Western House Ltd.

The company had net assets of £885,592 as at 31.3.2016. As part of a larger group, the company has a turnover of £3.8 million. It has been consistently profitable over the past five years and more.

Further financial information will be made available to seriously interested parties.





## proposal

It is proposed that the current occupier of the property, Western House Ltd, will take a new 15 year lease of the property, subject to a Schedule of Condition, and subject to a 10 year unconditional tenant only break, with 5 yearly upward only rent reviews, at a commencing rent of £250,000 (TWO HUNDRED AND FIFTY THOUSAND POUNDS) per annum exclusive.

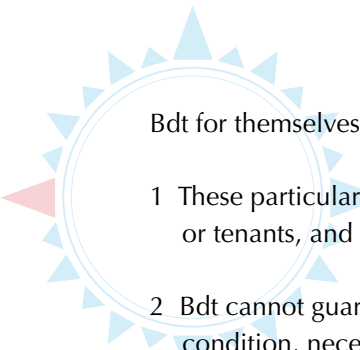
## price

We are instructed to quote a figure of **£1.475 million** for our clients long leasehold interest, subject to contract.

A purchase at this level would reflect a net initial yield of approximately **10.56%** after deduction of purchasers costs of 6.8%.







Bdt for themselves and for the Vendor of this property for whom they act, give notice that:

- 1 These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
- 2 Bdt cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use, occupation, and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy.
- 3 Rents and prices provided in these particulars may be subject to VAT.
- 4 Bdt will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.
- 5 The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirement.
- 6 No employee at Bdt has any authority to make or give any representation or warranty, or to enter into any contract whatsoever in relation to this property.
- 7 The information contained in these particulars has been prepared as at June 2017.

## contact

For further information or to arrange an inspection please contact the sole retained agents:



### Neil Davidson

neil.davidson@bdt.uk.com

Mob: 07932 747827

### Richard Thomas

richard.thomas@bdt.uk.com

Mob: 07957 680168

7 Faraday Office Park,  
Faraday Road, Basingstoke,  
Hampshire RG24 8QQ



**western house**  
ARMSTRONG ROAD, DANESHILL INDUSTRIAL ESTATE, BASINGSTOKE, RG24 8QE