



**Whirledge
&Nott**

Land • Property • Development

Investment for Sale

Blackall Industrial Estate, Hamberts Rd, South Woodham Ferrers, Chelmsford CM3 5UW

Rare complete freehold industrial estate formed of 12 units on a site of 2.3 Acres (0.9 ha)

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Location

South Woodham Ferrers is located between the cities of Chelmsford and Southend on Sea. The settlement is accessed predominantly via the A130 which in turn is linked to the strategic A12, A127 and A13 highways via the A130 junction by road. South Woodham Ferrers also benefits from its own railway station with connections into London Liverpool Street via Wickford. The railway station is only 0.5 miles from the Blackall Industrial Estate by foot.

The Blackall Estate forms part of the wider South Woodham Ferrers industrial area. The Blackall Estate enjoys a prominent location fronting onto the main Burnham Road. The site benefits from its own private access from Hamberts Road allowing the freeholder complete control over the estate and it's infrastructure.

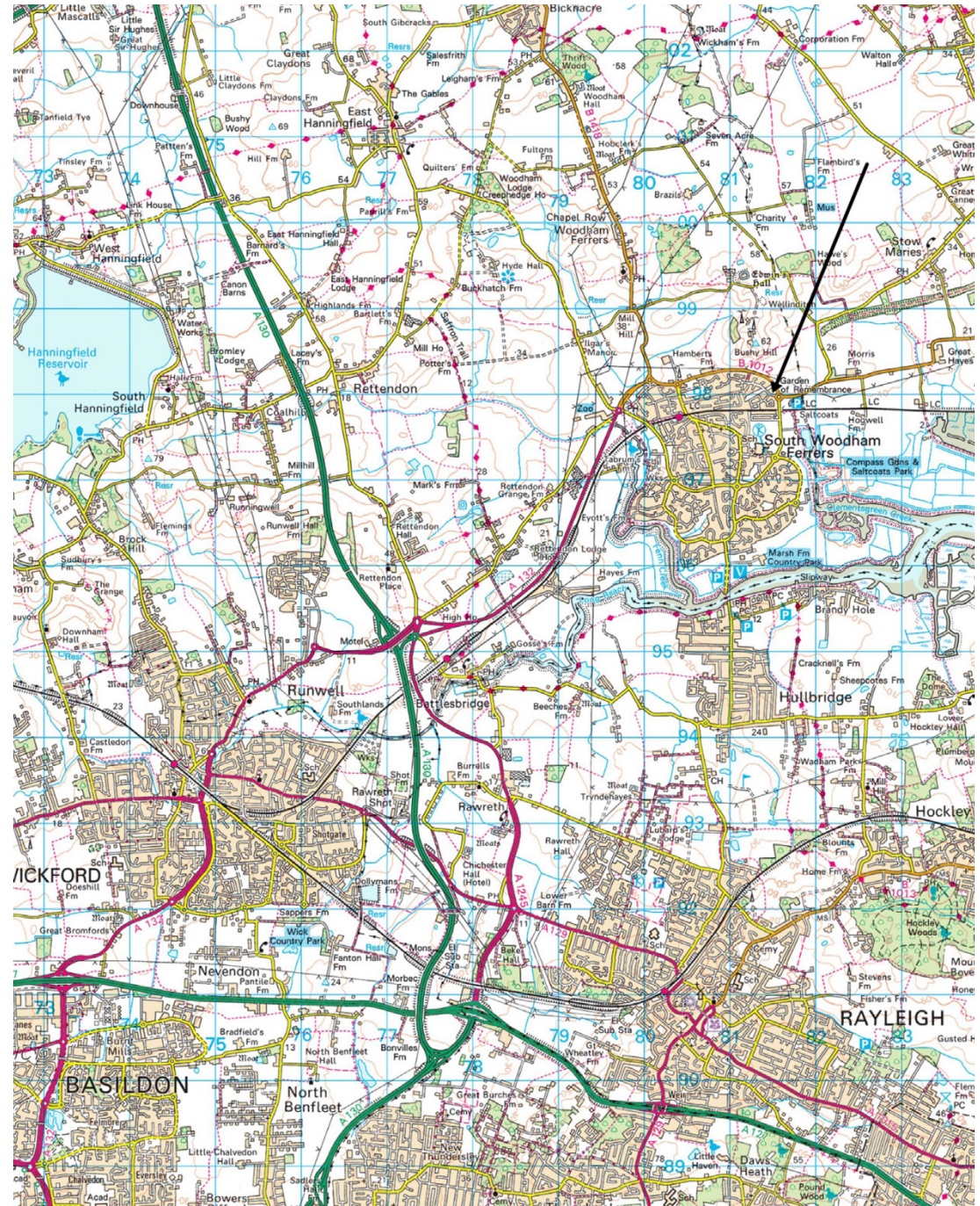
Description

- 12 industrial units of various sizes.
- Gross area approximately 2.3 acres/0.9 hectares (Land App).*
- Fully occupied.
- Gross rent of £290,763 per annum.
- WAULT of 4 years.
- Service charge payable by all tenants on an annual basis.
- Opportunity for enhanced rent in the short term.
- Single owner since construction in 1979.

* We have measured the site via digital mapping.

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Units	Tenant	Unit (sqft)*	% Floor area	Lease Start	Lease Breaks	Lease End	Rent Review	Unexpired Lease Term	Passing Rent p.a	Rent per sq ft	Rateable Value	1954 Act Protected (Yes / No)	EPC
1 and 2	Smiths Environmental Products Ltd	21,701	53%	29/09/2014	N/A	28/09/2026	N/A	1.7	£ 125,000	£ 5.76	£ 145,000	Yes	D
3	West One Wood Flooring International Ltd	2,224	5%	02/03/2020	02/03/2026 02/03/2029	01/03/2031	02/03/2026 02/03/2029	6.1	£ 17,500	£ 7.87	£ 17,500	Yes	E
4	Rudiemods Ltd	1,962	5%	18/04/2019	N/A	24/03/2026	25/03/2025	1.1	£ 14,435	£ 7.36	£ 14,250	No	C
5	Michael Terry Poole	1,964	5%	25/03/2014	N/A	24/03/2026	25/03/2025	1.1	£ 14,435	£ 7.35	£ 14,000	Yes	C
6	EPS Services & Tooling Ltd	2,404	6%	25/12/2020	24/12/2026 24/12/2029	24/12/2032	24/12/2026 24/12/2029	7.9	£ 18,000	£ 7.49	£ 16,750	Yes	C
7	Kingdom Industrial Supplies Ltd	2,313	6%	21/07/2022	20/07/2025 20/07/2028 20/07/2031	20/07/2034	21/07/2027 21/07/2032	9.5	£ 18,500	£ 8.00	£ 13,000	No	D
7a	Ms E-Rringshaw T/A Chameleon Theatre Arts	1,207	3%	11/07/2024	01/07/2027	10/07/2029	01/07/2027	4.4	£ 18,000	£ 14.91	£ 10,750	No	D
8 and 9	H & V 2000 Ltd	4,110	10%	25/03/2018	25/03/2026	24/03/2030	25/03/2026	5.1	£ 30,233	£ 7.36	£ 30,000	Yes	E
Container	H & V 2000 Ltd	20ft	N/A	01/06/2024	N/A	31/05/2027	N/A	2.3	£ 960	N/A	N/A	No	N/A
10	Sol Fuels Ltd	1,292	3%	06/02/2024	N/A	05/02/2027	N/A	2.0	£ 13,200	£ 10.22	£ 12,500	No	D
11	Dold Industries Ltd	1,688	4%	01/09/2024	26/03/2028 26/03/2032	31/08/2036	26/03/2028 26/03/2032	11.6	£ 20,500	£ 12.14	£ 13,500	Yes	E
		40,865	100%						£ 290,763		£ 287,250		

* All measurements are taken from the ground and do not include tenants fixtures or fittings. Units 1, 2, 10 and 11 have been measured using GIA. Unit 7a has been measured using IPMS 3. All other measurements have been supplied by the client from the insurance schedule.

Tenancy Agreement

The tenancies for the site are predominantly long term agreements currently producing a gross rental income of £290,763 per annum. A number of the tenancies are either due for review or are due to come to an end within the next few years. This includes Smiths Environmental who occupy over half of the floor area on the site. The site has a WAULT of 4 years.

Services

All mains services are believed to be supplied to the property. All interested parties should satisfy themselves in this respect.

Planning

The site is located in the local authority of Chelmsford City Council. The site is located immediately adjacent to a residential area which lies to the north west. All interested parties should satisfy themselves of existing and future planning potential.

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Method of Sale

The property is offered for sale freehold.

We have been instructed to accept UNCONDITIONAL offers only.

All offers must provide supporting documentation including proof of financial ability to purchase at the offer price and timescales for exchange and completion.

Guide Price

Offers in excess of £4,250,000.

VAT

Sale of the property will be subject to VAT.

Viewing

Being an investment property all viewings must be strictly by appointment with sole agents Whirledge & Nott Ltd

Legal Costs

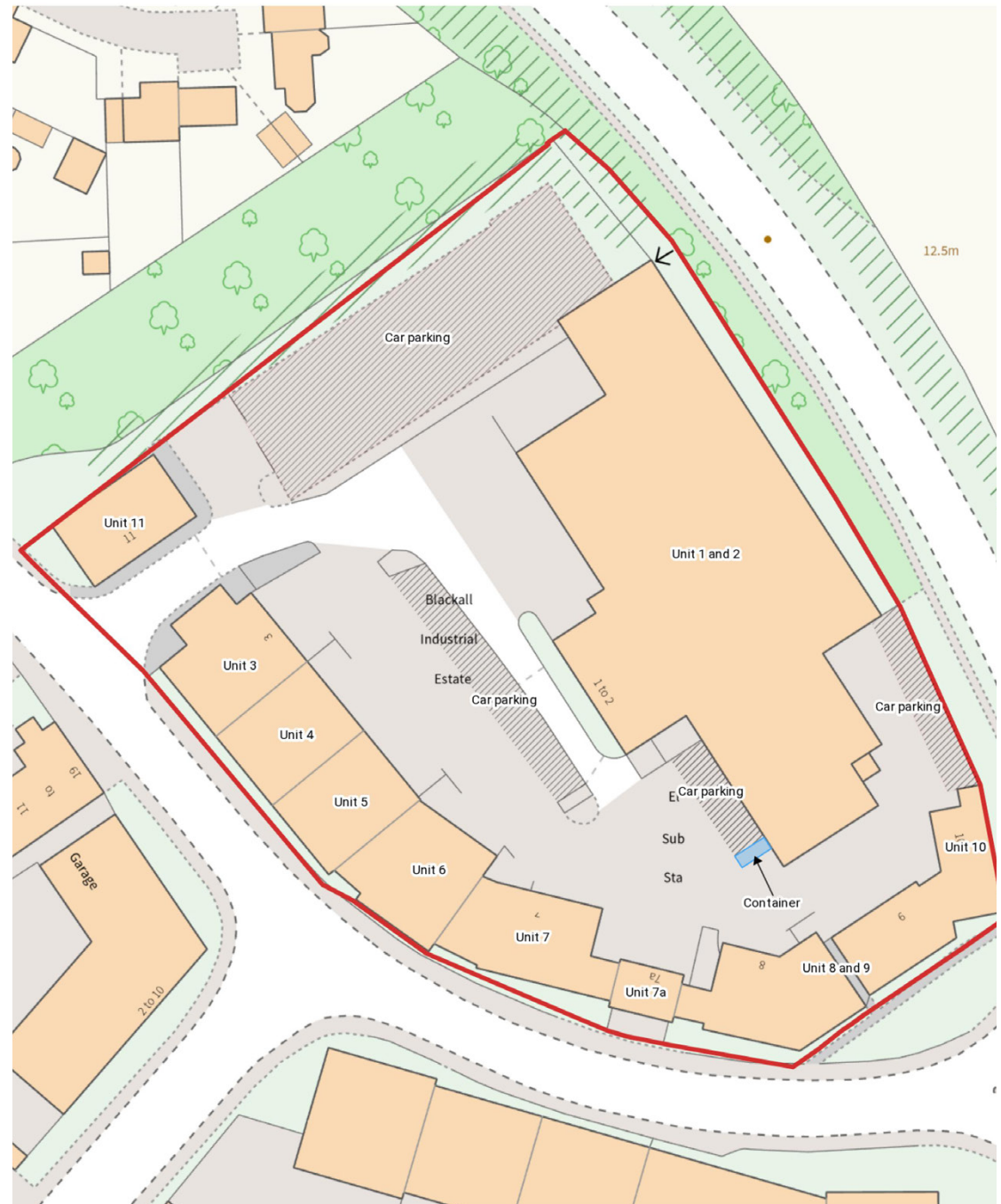
Each party to bear their own legal costs.

Anti Money Laundering

The purchaser will be required to satisfy anti money laundering regulations prior to solicitors being instructed.

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Data Room

For access to the data room please contact James Dagg directly. Contact details below.

Contact

All enquiries to be directed to the sole agent:
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