

UNITS 1-6

STATION YARD

BUSINESS PARK

HUNGERFORD • RG17 0DY

The logo consists of a solid grey square with the letters 'BWP' in a light blue, sans-serif font centered within it.

BWP

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STATION YARD

BUSINESS PARK



Being sold for the first time since its construction a rare opportunity to acquire the Freehold interest of Station Yard business park, ideally located next to Hungerford Railway station.

- The property consists of 9 units across 6 buildings totalling 2,465 sq m (26,529 sq ft).
- There are 7 occupiers, with one unit currently vacant, at a passing rent of £179,769 per annum (exclusive).
- Unit 4 is currently vacant and has an estimated rental value of £35,400 per annum, which would bring the total ERV up to £214,769 per annum (exclusive).
- The property is elected for VAT.

We are instructed to offer the property for sale at a Guide Price of £3.25m (excluding VAT) subject to contract for the freehold interest.

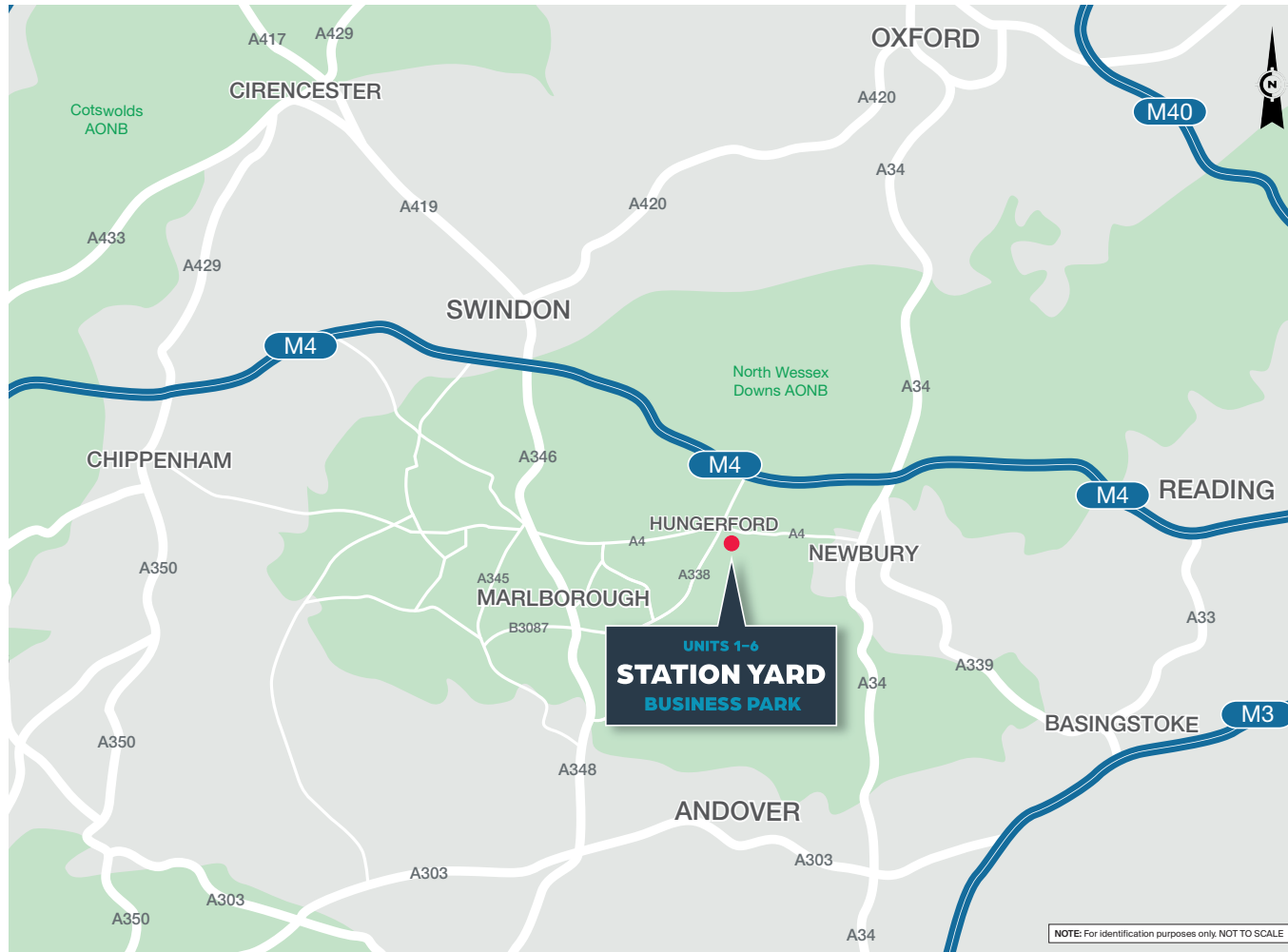
LOCATION OVERVIEW

Hungerford is a historic market town in Berkshire, within the North Wessex Downs Area of Outstanding Natural Beauty. The town is approximately 8 miles to the west of Newbury and 9 miles to the east of Marlborough.

Station Yard is adjacent to Hungerford Railway Station, on Station Road. The station is served by Great Western Railway, with trains to London Paddington, via Reading, with journey time of approximately 1 hour. The property is

also well connected with junction 14 of M4 motorway, 4.1 miles to the north (9 minute drive) and the A34 8.4 miles to the East (15 Minute Drive). The A303, to the south, is approximately 30 minute drive.

It is only a 5 minute walk from the Hungerford High Street, which has plenty of amenity with many cafés, bars, restaurants and retailers.



Images from top to bottom: Hungerford High Street, North Wessex Downs and The Hungerford Canal



UNIT 1

Unit 1 is a detached brick built office building measuring approx. 5,061 sq ft and which has recently been subject to a full internal refurbishment by the new tenant Tomorrows Guides Ltd who occupy both unit 1 and unit 2A, which are interconnected via a 1st floor walk way. Tomorrows Guides Ltd who are a leading Care Home and Nursery review publisher employ 86 people from the site and are on a 5 year lease from 2020. The unit which fronts the entrance to the Business Park enjoys its own designated parking spaces which are let as part of the commercial lease. The rateable value for Unit 1 is £37,750.



UNITS 2 & 2A

Units 2 & 2A are a two storey brick built detached building with metal cladding to first floor level measuring approx. 2,531 sq ft per floor with associated parking. Tomorrows Guides Ltd occupy the entire 1st floor which is known as 2A and is interconnected to unit 1 by a 1st floor footbridge. Westfield Distribution Ltd who are electrical manufacturers occupy the entire ground floor of unit 2 and have been in occupation for many years. They are currently holding over awaiting new lease negotiations. The rateable value for Unit 2A is £17,000 and for Unit 2 Ground is £14,750.

UNIT 3

Unit 3 is a brick built two storey building with metal cladding to the 1st floor and extends to approx. 5,061 sq ft with associated parking. The unit is occupied by Fuel Cell Systems Ltd who manufacture Hydrogen fuel cells and who have recently signed a new 5 year lease. The unit has a roller shutter door to provide workshop access on the ground floor with associated offices above. The rateable value for Unit 3 is £29,750.



UNIT 4

Unit 4 is the only vacant unit, is a detached brick built building with metal cladding to the first floor and extending to approx. 5,061 sq ft with associated parking. The unit which was recently vacated by Tomorrows Guides Ltd would benefit from some refurbishment and could be reconfigured to incorporate more open plan office space, or alternatively a mix of warehouse and office space. The unit is currently on the market for let. The rateable value for Unit 4 is £30,500.

UNITS 5 (A, B & C)

Units 5 A-C are brick built single storey buildings, they range in size from 1,926 sq ft for unit A, to the smallest being unit C at 811 sq ft. Unit 5A is occupied by Thermatek Ltd who have recently signed a new lease, unit 5B is used as storage by solicitors Dickins Hopgood Chidley LLP, and unit C is let to Mint Dental Labs Ltd. There may be scope to enlarge these units by adding a first floor subject to the usual planning consents. The rateable value for Unit 5A is £12,000, Unit 5B is £6,500 and Unit 5C is £5,800.



UNIT 6

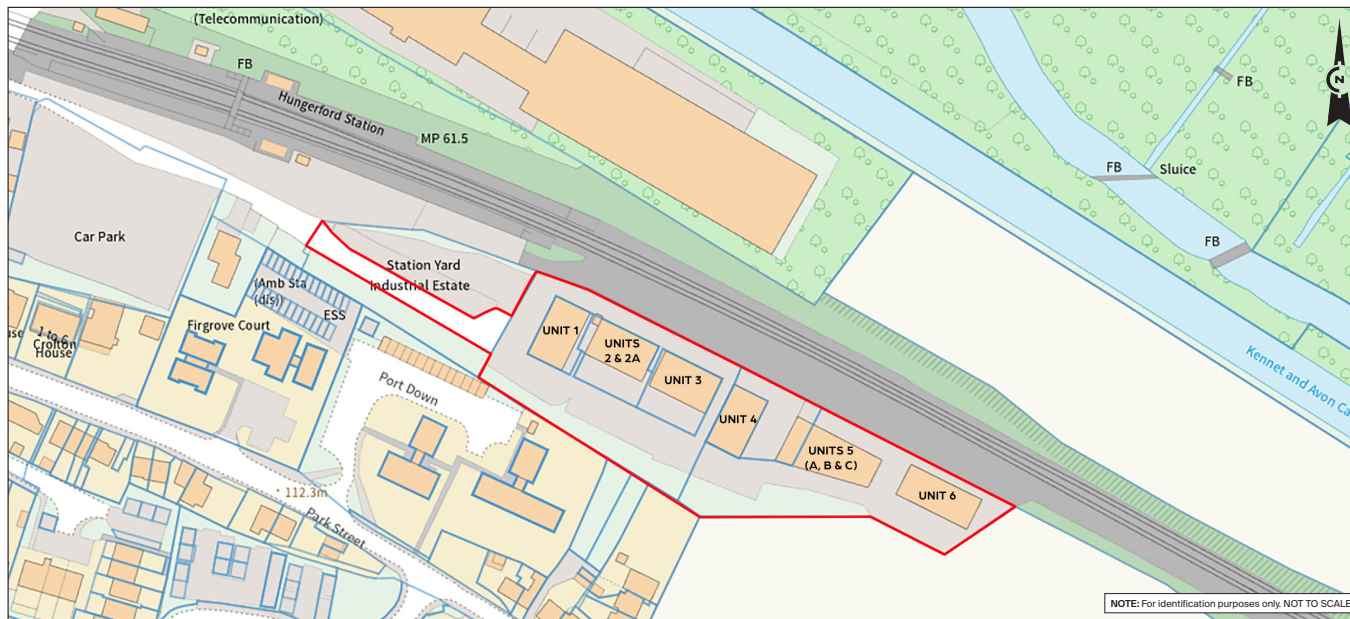
Unit 6 is a single storey brick built workshop measuring 2,613 sq ft and let entirely to Basset Down Balancing Ltd who are a motorsport precision engineering firm and who have been in occupation for many years. Again there may be scope to expand this building subject to the usual planning consents. The rateable value for Unit 6 is £17,000.

TENANCY SCHEDULE

No	Tenant	Tenancy Start Date	Tenancy End Date	Break	Area sq ft	Service Charge
1	Tomorrows Guides Ltd	29th July 2021	2025	3 Year	5,061	70p per sq ft
2A	Tomorrows Guides Ltd	29th July 2021	2025	3 Year	2,531	70p per sq ft
2	Westfield Distribution Ltd	31st September 2002	Holding Over		2,531	50p per sq ft
3	Fuel Cell Systems Ltd	1st January 2022	2026	3 Year	5,061	70p per sq ft
4	Vacant	N/A	N/A	N/A	5,061	
5A	Thermatek Ltd	9th May 2021	2026		1,926	70p per sq ft
5B	Dickins Hopgood Chidley LLP	24th June 2018	2024		934	70p per sq ft
5C	Mint Dental Labs Ltd	9th January 2012	2022		811	50p per sq ft
6	Basset Down Balancing Ltd	1st April 2017	2022		2,613	50p per sq ft

NOTE: All measurements and property sizes have been provided by the vendor, BWP have not carried out a measured survey.

SITE PLAN



FUTURE POTENTIAL

There is the possibility of long term residential potential on the site especially given 7 houses are currently under construction as you enter the Business Park adjacent to Unit 1. Any purchasers should make their own enquiries with the local authority with regard to this.

PROPOSAL

We are instructed to offer the property for sale at a Guide Price of £3.25m (excl) subject to contract for the freehold interest reflecting a NIY of 5.21%, and a reversionary NIY of 6.22% based on the ERV and assuming purchasers costs of 6.18%. The property is elected for VAT and the sale will be treated as a SOGC.

EPC

Energy Performance Certificates and reports are available on request.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

TENURE

The property is held freehold under title numbers BK353120, BK255603 and BK273079.



Viewing is strictly by prior appointment.

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