

## Investment Opportunity 2 Industrial Sites

Church Lane, Dinnington &  
Holmes Lock Works, Rotherham



## Investment Opportunity Size 65,320 sq ft over 2 sites

- Modern New Build, High Spec Units
- Current Rent of £295,230 pa
- Rare Opportunity

# Investment Opportunity

## Size 65,320 sq ft over 2 sites

### Location

The two subject estates are located at established commercial locations in the newly developed Church Lane, Dinnington and Holmes Lock Works in Rotherham.

The Dinnington site (S25 2LY) fronts Church Lane in Dinnington a short distance from Junction 31 of the M1 and approximately 7 miles from both Sheffield and Rotherham centres.

The Holmes Lock Works site (S61 1DF) is accessed via Psalters Lane and Meadowbank Road, which is approximately 1km from Junction 34 of the M1 Motorway. Holmes Lock is a short distance from Rotherham Town Centre.

### Description

Church Lane comprises a new development of 2 pre-let industrial units completed in 2018 & 2019 for Units 2 & 3 respectively. The estate comprises units set within a secure perimeter fenced estate, sharing a generous yard.

Holmes Locks Works comprises 2 industrial units.

### Accommodation

From the measurements provided we understand that the property benefits from the following gross internal area:-

Unit	Description	Sq m	Sq ft
2 Church Lane – Ulma	Warehouse & Offices	1,269	13,663
3 Church Lane - Electro	Warehouse & Offices	1,041	11,205
Sizer – Holmes Lock	Warehouse & Offices	1,294	13,931
AFL Ltd – Holmes Lock	Warehouse & Offices	2,463	26,521
	<b>Total</b>	<b>6,067</b>	<b>65,320</b>

### Tenancy Information

Unit	Tenant	Lease Break	Lease Expiry	Rent PA
2 Church Lane *	Ulma	May 2025	June 2030	£78,000
3 Church Lane*	Electro Enterprises	June 2026	June 2029	£67,230
HLW	Sizer	Nov 22	Nov 2027	£60,000
HLW	AFL Ltd	June 26	June 2029	£90,000

\*Church Lanes leases contain an option to purchase at £900,000 (Unit 3) and £1,100,000 (Unit 2) in years 3 to 4 on each unit.

**Seeking offers at £3,370,000 assuming purchasers' costs of 6.49% (TOGC Sale) which reflects a NIY of 8.23%.**

Consideration will be given to individual site sales.



### EPC Rating

Available upon request.

### VAT

We understand the properties are elected for VAT and therefore we anticipate any transaction will proceed by way of a TOGC.

### Further Information

For further information please contact the sole agent, CPP.

Ed Norris

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### Date of Particulars

November 2019



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