

CHERRY TREE INDUSTRIAL PARK

BOTLEY ROAD, BURRIDGE, SO31 1BQ

RARE OPPORTUNITY TO ACQUIRE A 3.41 ACRE OPEN STORAGE FACILITY



allsop

CHERRY TREE INDUSTRIAL PARK

BOTLEY ROAD, BURRIDGE, SO31 1BQ

RARE OPPORTUNITY TO ACQUIRE A 3.41 ACRE OPEN STORAGE FACILITY

INVESTMENT RATIONALE



3.41 ACRE
FREEHOLD SITE



PRIME INDUSTRIAL
RENTS ACHIEVING IN
EXCESS OF £14 PSF



MULTI LET TO
15 TENANTS
BY WAY OF TENANCY AT WILLS



CIRCA
£3.50 PSF
ESTIMATE RENTAL VALUE



LOW CURRENT
PASSING RENT OF
£276,600 PA



FLEXIBLE
LEASE TERMS
ASSET MANAGEMENT OPPORTUNITY
TO CAPTURE REVERSION



GATEWAY SITE
IDEALLY LOCATED 2.3 MILES
(7 MINS DRIVE) FROM THE
M27 JUNCTION 9



9.31%
MINIMUM REVERSIONARY YIELD
UPON LETTING UP VACANCY



FUTURE RESIDENTIAL REDEVELOPMENT POTENTIAL (STP)
IN EXCESS OF 440 NEW HOMES RECENTLY BUILT IN THE IMMEDIATE SURROUNDS,
WITH ENTRY VALUES AT £123,000 PER UNIT BEING ACHIEVED IN RECENT YEARS



2 WEEKS TO
3 MONTHS
VACANT POSSESSION OBTAINABLE



SECURED
GATED SITE

CHERRY TREE INDUSTRIAL PARK

BOTLEV ROAD, BURRIDGE, SO31 1BQ

RARE OPPORTUNITY TO ACQUIRE A 3.41 ACRE OPEN STORAGE FACILITY



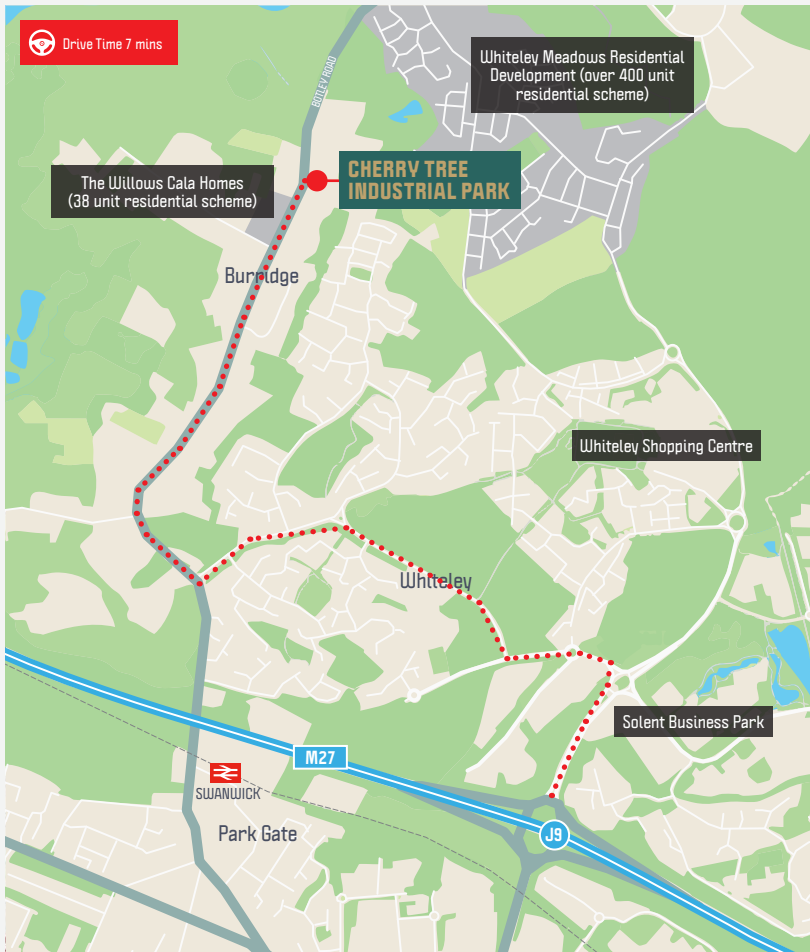
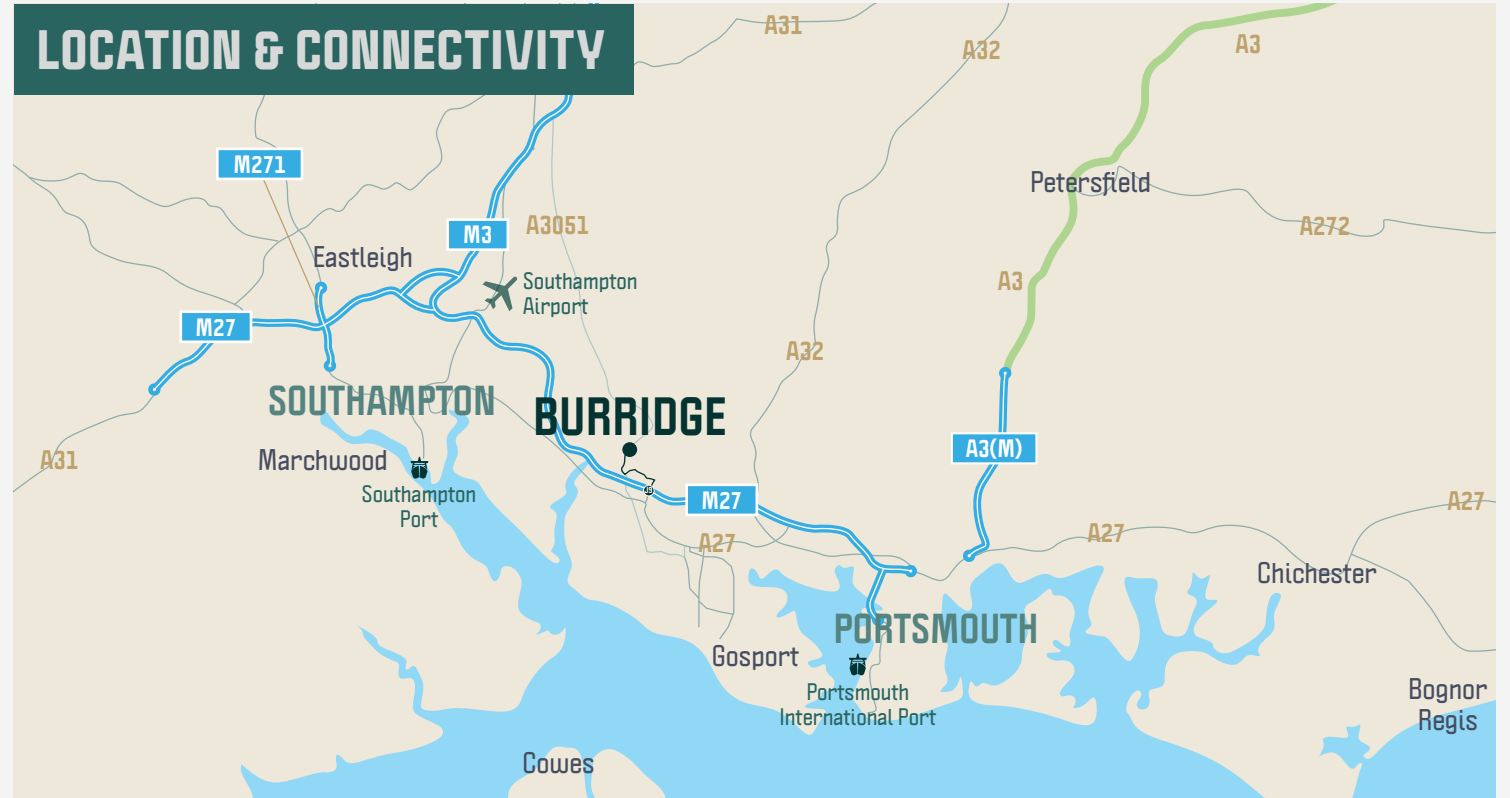
CHERRY TREE INDUSTRIAL PARK

BOTLEY ROAD, BURRIDGE, SO31 1BQ

RARE OPPORTUNITY TO ACQUIRE A 3.41 ACRE OPEN STORAGE FACILITY



LOCATION & CONNECTIVITY



BY ROAD

M27 JUNCTION 9	2.3 miles	7 mins
M3 JUNCTION 13	10.5 miles	24 mins
SOUTHAMPTON PORT	7.5 miles	22 mins
PORTSMOUTH INTERNATIONAL PORT	13.3 miles	23 mins
WINCHESTER	19.7 miles	31 mins
BOURNEMOUTH	40.7 miles	50 mins
LONDON	86 miles	2 hrs 5 mins



BY TRAIN

SWANWICK RAILWAY STATION	1.15 miles	4 mins
SOUTHAMPTON TRAIN STATION	9 miles	27 mins
DESTINATIONS	Frequency	Time
LONDON WATERLOO	20 mins	1 hr 15 mins
PORTSMOUTH & SOUTHSEA	30 mins	30 mins
WINCHESTER	20 mins	15 mins
BOURNEMOUTH	15 mins	26 mins

CHERRY TREE INDUSTRIAL PARK

BOTLEV ROAD, BURRIDGE, SO31 1BQ

RARE OPPORTUNITY TO ACQUIRE A 3.41 ACRE OPEN STORAGE FACILITY



THE SITE

DESCRIPTION

The site area totals approximately 3.41 acres. Comprising a mixture of hardstanding and built units with a dedicated access road, the site benefits from a gated entrance and a secured perimeter.

TENURE

The site is held Freehold (HP656424).

TENANCY

Multi let to 15 individual tenants passing of £276,600 per annum 100% of the income is secured against tenancy at wills.

The tenancy at wills provide for vacant possession ranging from 2 weeks to 3 months, if required.

Upon letting up existing vacancy the rent roll will increase to a minimum of £396,600 per annum.

Please see the rent sheet in the data room for further detail.

Outlines for indicative purposes only.

CHERRY TREE INDUSTRIAL PARK

BOTLEY ROAD, BURRIDGE, SO31 1BQ

RARE OPPORTUNITY TO ACQUIRE A 3.41 ACRE OPEN STORAGE FACILITY



FURTHER INFORMATION

DATA ROOM

Further detail and supporting documents can be found in the data room accessed via the following link:

[CHERRY TREE DATA ROOM](#)

ANTI-MONEY-LAUNDERING

A successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

PROPOSAL

We are instructed to seek offers of **£4,000,000**

(assuming purchasers costs at 6.54%).

A purchase at this price reflects:

Net Initial Yield of 6.50%

Minimum Reversionary Yield of 9.31% (upon letting vacancy)

Subject to Contract, exclusive of VAT.

CONTACTS

For further information or to make arrangements for viewing please contact:

HENRY KILMISTER

07733 469 391

henry.kilmister@allsop.co.uk

OLIVER DIXON

07341 635 082

oliver.dixon@allsop.co.uk

allsop.co.uk

allsop