

Multi-let Investment For Sale

CORE
COMMERCIAL
01892 834483



Diamond Works
Maidstone Road

NETTLESTEAD

Near Maidstone
Kent ME18 5HP

Location

Located just off of the dualled A228, south west of Maidstone, within 7 miles of the M20 and M26 motorways.

Description

A multi-let industrial investment of four portal frame buildings with lined asbestos cement roofs and brick or profiled steel cladding. Roller shutter/sliding doors. 3 phase power. 24 hour usage. Eaves heights 12'7" to 15'6". Site area approx 1.25 acre (30% cover).

Unit 1	5,558	
Unit 2	4,899	
Unit 3	2,456	
Unit 4	3,259	16,172 sqft

Terms

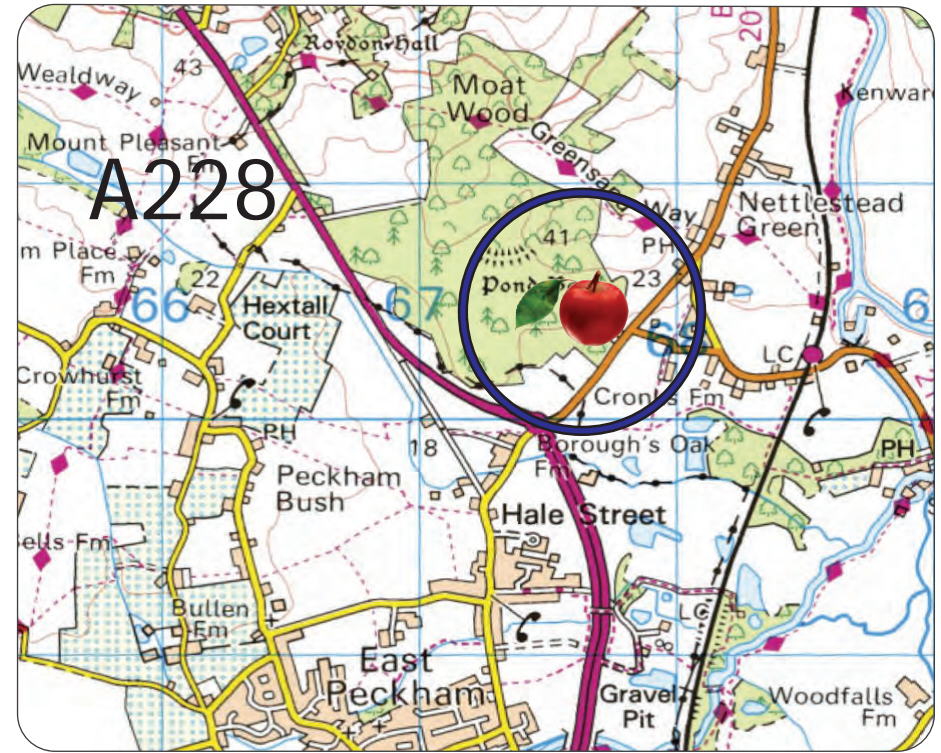
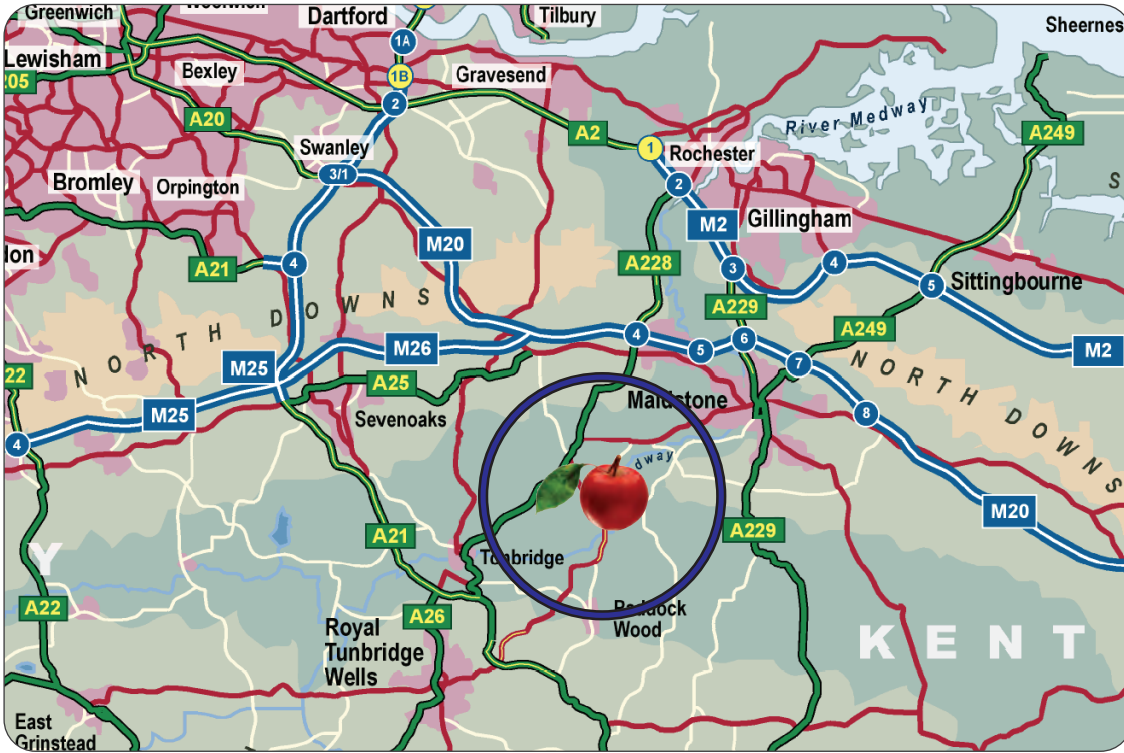
Investment for sale at offers over **£1.75 million** plus vat, subject to contract. Gross initial yield of 6.1% rising to estimated 8.3%, £92 per sqft overall. All leases outside 1954 Act and FR&I (except two offices on tenancies at will) Opportunity to enhance the value through active management and maximising development potential.

16,172 sqft
£1,750,000
6.1% -> 8.3%

Tenancies

Unit	Tenant	Sq ft	Rent pa
1 Works	Diamond Photofoil Ltd (vendor)	3,930	£25,000
1 Grd Offices	Diamond Photofoil Ltd	814	£12,000
1 First Offices	PPA & 1st Accounts	814	£12,000
2 Rear	Bedz4Zzzz Retail Ltd	2,948	£16,640
2 Rear Mezz	Bedz4Zzzz Retail Ltd	1,665	
2 Front Sto/Off	Esquire Print Ltd	1,195	£6,040
2 Front Stores	Diamond Photofoil Ltd	756	£6,000
2 Front Mezz	Diamond Photofoil Ltd	872	
3 Showroom	Bedz4Zzzz Retail Ltd	2,456	£13,585
3 Mezzanine	Bedz4Zzzz Retail Ltd	370	
4 Works	DV Godden Engineering Ltd	3,259	£15,330
4 Mezzanine(tenants)		(636)	
		16,172 sqft	£106,595
	(Landlord's mezzanines)	2,907 sqft	
	Total Area	19,079 sqft	
	Estimated annual market rental value (Based upon £7.95 psf plus £2 psf on Landlords mezzanines).		£145,867





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These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.

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