

Pentagon Secure Packaging, Beam Heath Way

Nantwich, CW5 6PQ



Single Let Industrial Investment



FOR SALE

5,823 sq ft (540.97 sq m)





Summary

- Quoting £795,000 which reflects a NIY of 6.25% assuming purchasers costs of 5.48%
- Passing Rent of £52,400 per annum
- Let to Pentagon Secure Packaging Ltd on an FRI lease for a term of 8 years from 03/07/2025
- 5,823 square ft (540.97 sq metres)
- Steel Portal Frame Construction
- Detached and Self Contained
- 0.37 Acres
- Freehold

Description

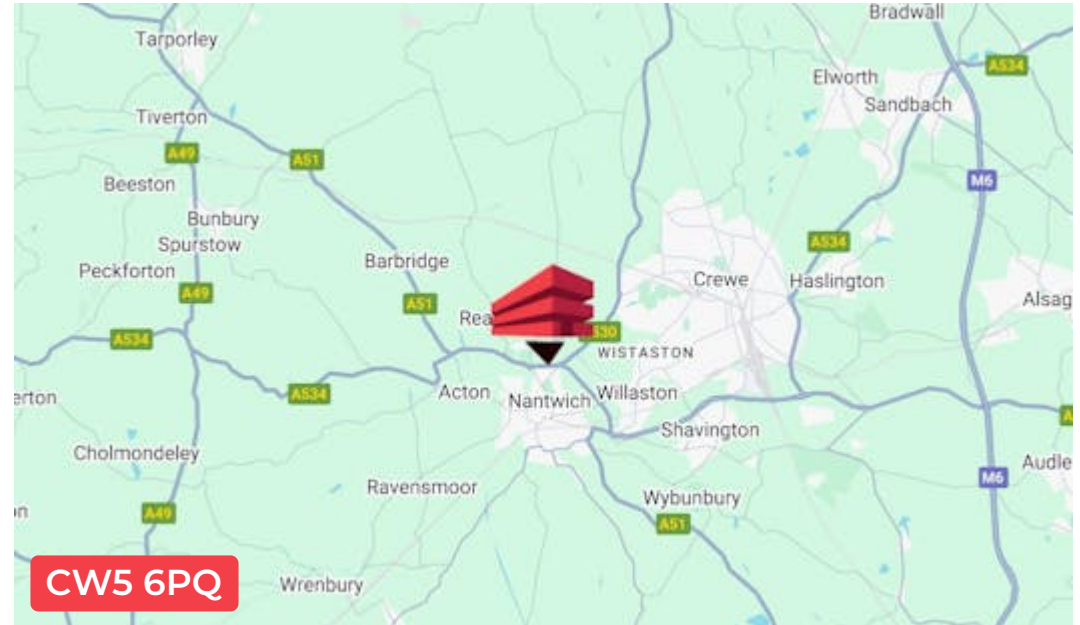
The property comprises the following:

- Detached manufacturing/ warehouse unit situated on a self-contained site
- Steel portal frame construction with part blockwork and part steel insulated sheet cladding
- Steel sheet cladding with translucent light panels to the roof
- Warehouse area fitted out with racking
- Ground floor office incorporating a welfare and reception area
- First floor office which comprises further office accommodation
- Servicing is by way of 2 x loading doors with one to the front and side elevation
- Good external area with L shaped yard providing car parking.
- Self contained with perimeter fencing and gates
- 7 metre eaves

Location

Beam Heath Way is a mixed use estate located to the north of Nantwich and towards Crewe. The estate has very good access onto the A51 which is the main arterial route to Crewe and to Junction 16 of the M6.

The unit is situated at the end off Beam Heath Way, Nantwich. Beam Heath Estate comprises a mixture of commercial uses including, retail, trade counter builders merchants and offices. Occupiers in the vicinity include Sainsburys, Huws Gray, D&D Tyres and Screwfix





Accommodation

The Property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Name	sq ft	sq m
Ground - Warehouse/Office	5,297	492.11
1st - Office	526	48.87
Total	5,823	540.98

Proposal

We are instructed to seek offers in excess of £795,000 subject to contract and exclusive of VAT

A purchase at this level reflects a NIY of 6.25% assuming purchasers costs of 5.48%

Tenure

The Property is held Freehold (Title Numbers: CH444067 and CH444068)

VAT

The property is elected for VAT and it is the intention to treat the transaction as a Transfer of Going Concern

Covenant

Pentagon Secure Packaging Ltd have an Experian rating of 100 and "very low risk".

The company specialise in the packaging, storing and distribution of paper sacks and associated products. The premises hold a range of stock products including paper sacks, FIBC's, pallet covers, stretch wrap, crepe, yarns and twines. The company supplies many different industry sectors including food manufactures, flour millers, animal feed manufacturers and quarries.

The company has been operating in different names since 1979

Tenancy

The Property is let on the following basis:

- A full repairing and insuring lease to Pentagon Secure Packaging Ltd (Company Reg: 10472655).
- An 8 year lease from 03/07/2025 to 02/07/2033.
- A passing rent per annum of £52,400 which reflects a rate per sq ft of £9.00.
- Rent Review 03/07/2029 linked to OMV
- No break notices.
- The tenant has been in occupation since 2022.

Misrepresentation

The information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact.

Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.

Further Information

Viewings are strictly via the sole agents, please get in touch for further information.

Business Rates

Rateable Value: £40,500
 Rates Payable: £22,477.50 per annum

EPC

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