



FOR SALE



Modern Freehold Office Investment Opportunity

Unit 8 Brooklands Court, Venture Park, Kettering, NN15 6FD

OFFERS BASED ON:

£375,000

KEY FEATURES

Set within high quality modern office development.

2,324 square feet (215.98 sq m) over two floors.

Fully let producing £27,635 per annum.

Both tenants have renewed their leases.

11 onsite car parking spaces.

Low capital value of £166 psf.

Freehold – offers based on £375,000, equating to a net initial yield of 7.09% (after usual purchasers costs).



LOCATION

Brooklands Court' is located on Kettering Venture Park on the southern edge of Kettering. Kettering Venture Park is a 3.6 acre self contained site with excellent connectivity to the major road networks and lies immediately adjacent to the A14 (J9) trunk road linking directly to the M6/M1 (J18) to the west and A1/M11 to the east. It benefits from a mainline rail station a few minutes away giving a twice hourly service connecting London St Pancras and Sheffield.

DESCRIPTION

Unit 8 comprises a two storey office building within Brooklands Court which, itself, consists of 18 offices. The property extends to 2,324 sq ft (215.98 sq m) over two floors. There is a total of 11 on site allocated car parking spaces . The property has its own entrance directly off the car park and the grounds of Brooklands Court are attractively landscaped to include decorative walkways.

ACCOMMODATION

The property comprises office accommodation spread over ground and first floors.

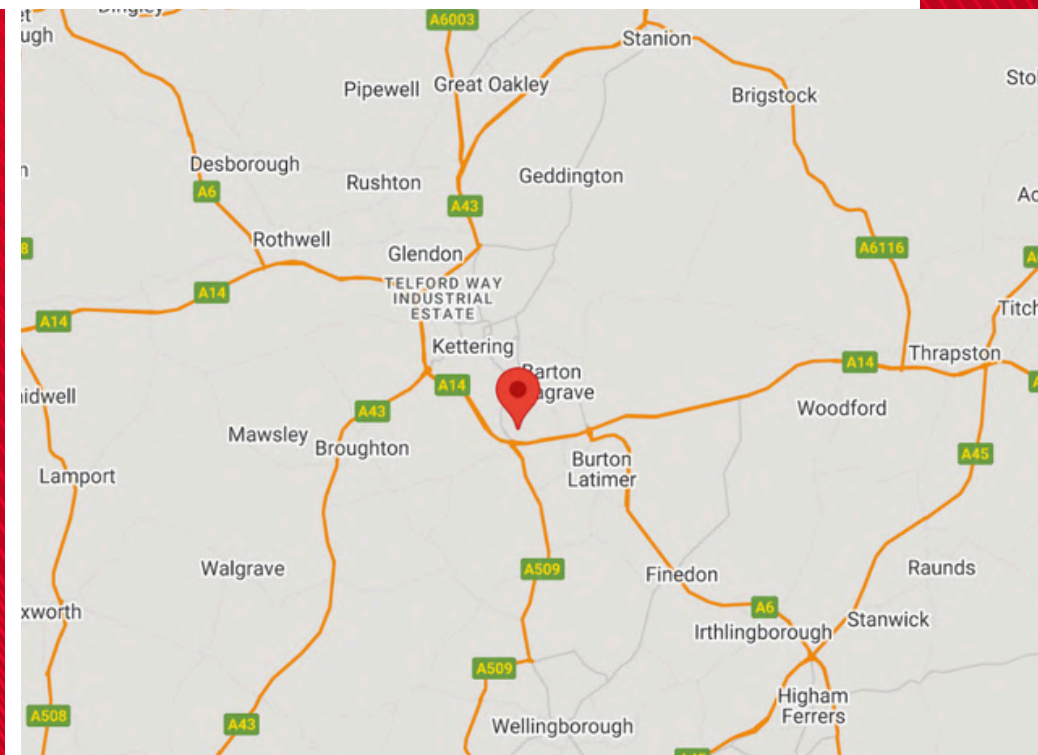
Benefits include: Comfort cooling with reversible heat pumps for heating, Suspended ceilings, LG3 Cat 2 lighting, Carpet tiles throughout, Emergency lighting and fire alarms, DDA compliant access and Double glazed windows and doors.

TENANCY

Ground floor - 1,130 sq. ft. Let to Seventy9 Creative Ltd on a renewed lease for a term of 5 years, expiring 19/2/2028. The passing rent is £13,000 per annum. There is a rent review and break clause at the third anniversary.

First Floor - 1,194 sq. ft. Let to Novus Digital Ltd on a 5-year lease from 23/5/2022 at a passing rent of £14,625 per annum. There is an RPI linked rent review at the third anniversary.

The total rent is £27,125 per annum.



TENANT PROFILES

Seventy9 Creative Ltd - Formed in 2005, Seventy9 is a full service creative and digital marketing agency, specialising in the design, build and maintenance of digitally-led websites. Seventy9 serves an active client list of over 150 businesses, from cottage industry to multi-national.

Novus Digital Ltd is a marketing services company specialising in SEO, SEO Consultancy, SEO Auditing, Technical SEO, Local SEO, National SEO, Global SEO, Digital Marketing, and Conversion Optimisation.

EPC

This property has an EPC rating of D.

Tenure

Freehold subject to existing tenancies.

SERVICE CHARGE

A nominal service charge is applicable for the upkeep and maintenance of the common areas of the Brooklands Court Development. This is reconciled annually and apportioned by the management company on a unit by unit basis.

VAT

The property is elected for VAT, although it is anticipated that the sale will be dealt with by way of a TOGC.

PRICE

Offers based on £375,000 are sought for the freehold interest. A purchase at this level represents a net initial yield of 7.09%, after usual purchaser costs.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



CONTACTS

James Mattin

0121 524 1172

jmattin@bondwolfe.com

Birmingham Office

0121 525 0600

agency@bondwolfe.com



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