

**UNIT G, ASCOT BUSINESS PARK, ASCOT SL5 9FE**



**Description**

A modern self-contained industrial unit measuring 7,761 sq ft (721 sq m). The property is situated on the western side of Ascot Business Park. The park comprises a newly built scheme totalling 40,465 sq ft (3,760 sq m) of offices, 10,741 sq ft (1,000 sq m) of studios and 40,736 sq ft (3,785 sq m) of warehouse accommodation.

**Tenancies**

Let to Howden Joinery Properties Ltd on a 15 year FRI lease from 30<sup>th</sup> December 2013. The lease contains 5 yearly upward only rent reviews with a commencing rent of £97,012.50 pa.

**Tenure**

Long leasehold – New 999 year lease at a peppercorn rent

**Price**

£1,450,000

**Yield**

6.32%

**Transaction**

Vendor – Salmon Developments  
Purchaser – Clipstone Industrial Trust