

BARTLEY POINT, HOOK



Description

The property comprises a modern industrial estate of 8 units totalling 116,000 sq ft with individual units ranging from 5,000 sq ft to 40,000 sq ft. The estate is situated just off junction 5 of the M3 and was recently developed by Salmon Harvester Properties Ltd.

Tenancies

The property is let to four tenants with one vacant unit and three further units sold off on long 999 year leases.

Tenure

The property is held long lease for a term of 999 years with the management company owning the freehold.

Price

£13,000,000 producing a net initial yield of 6% (based off net purchase costs of 5.8%).

Transaction

Sold on behalf of Salmon Harvester Properties Ltd to the Property Income Trust for Charities administered by Mayfair Investment Management Ltd. Sold October 2015.