

Ref: I/2003

BLACKBUSHE BUSINESS PARK YATELEY, HANTS.

AN IMPRESSIVE MODERN DETACHED INDUSTRIAL/WAREHOUSE WITH ANCILLARY OFFICES AND SECURE OPEN STORAGE

25,580 ft² (2,376 m²)

**HAS PLANNING CONSENT FOR AN EXTENSION
5,920 ft² (550m²)**

FOR SALE FREEHOLD – NO VAT



ADDRESS: Ace 4 Kebabs, 4 Tuscany Way, Blackbushe Business Park, Yateley, Hampshire. GU46 6GF.

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Matthew Pellereau is the trading name of Matthew Pellereau Limited.

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LOCATION: The Property is located in an attractive landscaped setting at the front of Blackbushe Business Park, Yateley which is adjacent to Blackbushe Airport. Neighbours on the Park include Sonardyne Group Ltd and Samsung Electronics. The Park is accessed from Vigo Lane via two access points off Tuscany Way.

The Park has excellent communications being ¼ mile from the A30 Trunk Road, approximately 2 miles from Junction 4A of the M3 motorway and within 3 miles of Fleet Station (Waterloo 45 mins). The M3 motorway provides access to the M25 motorway including Heathrow Airport and Southampton.

DESCRIPTION: The building has a fully glazed entrance with a dramatic overhanging canopy roof supported on slanted steel columns.

The Production/Warehouse elements of the building are of steel portal framed structure with profiled metal wall cladding. The wall cladding is taken above the main roof level with a parapet and concealed gutters and roof pitches.

There is a car park at the front of the property accessed from Tuscany Way and a secure yard at the rear accessed from Saxony Way through an electrically operated gate. The main rear yard provides loading, parking and storage areas. A recent Warehouse extension along the western side of the building adjoins an inner secure service yard and has the benefit of a loading dock area.

ACCOMMODATION: Based on the RICS Code of Measuring Practice and the scale drawings prepared by Laser Surveys (scale copies of which are available on request) we confirm that the Gross Internal Areas of the property are as follows:

Floor	Use	ft ²	m ²
Ground	Offices	2,582.8	239.9
Ground	Production/Warehouse		
	Full height	9,366.5	870.0
	Under Mezzanine	6,015.0	558.7
First	Offices	1,600.5	148.8
	Mezzanine	<u>6,015.0</u>	<u>558.7</u>
Total Gross Internal Area		25,579.8	2,376.1

Site Area is 1.285 acres (0.52 Hectares)
Secure Open Storage Approx 6,000 ft² (557.4m²)

**PERMITTED PLANNING
INCLUDING UNUSED
CONSENT:**

The Property has permitted consent for Production and Warehouse for B2 and B8 Uses (general industrial, storage and distribution) together with ancillary offices. The existing mezzanine has Established Use. In respect of Permission No. 06/01901/FUL three elements are still unused.

A 5,920 ft² (550 m²) extension to Warehouse/Production area, 14 additional car spaces at the front and a further 5 cycle racks.

We are advised that as the planning consent has commenced there is no time limit regarding implementation.

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Aerial view of the Property showing location of the Solar Panels.

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AMENITIES:

- Glazed reception area.
- Modern offices with gas fired central heating and electric powered air-conditioning.
- Modern kitchens, toilets and restrooms with showers. Hot water is provided by electric and gas fired boilers.
- Clear Eaves height of approx 21 ft (6.3 m) in warehouse area.
- LED lighting, CCTV and fire alarm systems.
- Electrically operated roller shutter doors.
- West side loading doors leading to Dock Levellers.
- 18 car parking spaces at front of the property with planning consent for a further 14 spaces.
- At the rear of the Property fenced secure yards with access through electrically operated security gates.
- Planning consent to extend warehouse/production area by 5,920 ft.² (550 m²). This area currently provides additional secure open storage.
- Modern bike shelter in car park. There is Planning Consent for a further five cycle stands.
- Various electrically powered freezers and chiller areas are located throughout the building. (More details available on request).

(NOTE: The service installations are believed to be in operational condition but they have not been tested therefore no warranty can be made by the Vendor or their agents.)

SERVICES:

The property benefits from mains water, gas, electricity including three-phase power and drainage to a mains sewer. The gas pipe has recently been enhanced (details available on request). On-site sub stations have a capacity of 1,000 kVA. The electric supply is enhanced by 619 Solar Panels located on the roofs.

BUSINESS RATES:

The Valuation Office Agency confirms that the Property is described as Warehouse and Premises in the current list from April 2017 with a Rateable Value of £133,000.

EPC:

The Energy Efficiency Rating for the property is 59 in Band C. The EPC Recommendations Report is available on request.

PURCHASE PRICE:

We are instructed to seek offers in the region of £6,250,000 for our Client's freehold interest in the above property with full vacant possession, subject to contract alone.

VAT:

The property is not elected for VAT and therefore VAT will not be payable on the purchase price.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VIEWING:

Strictly by appointment with the Sole Agent:-
Matthew Pellereau Limited
Tel: 01276 601791
Email : matthew@matthewpellereau.co.uk
www.matthewpellereau.co.uk

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Promap
LANDMARK INFORMATION

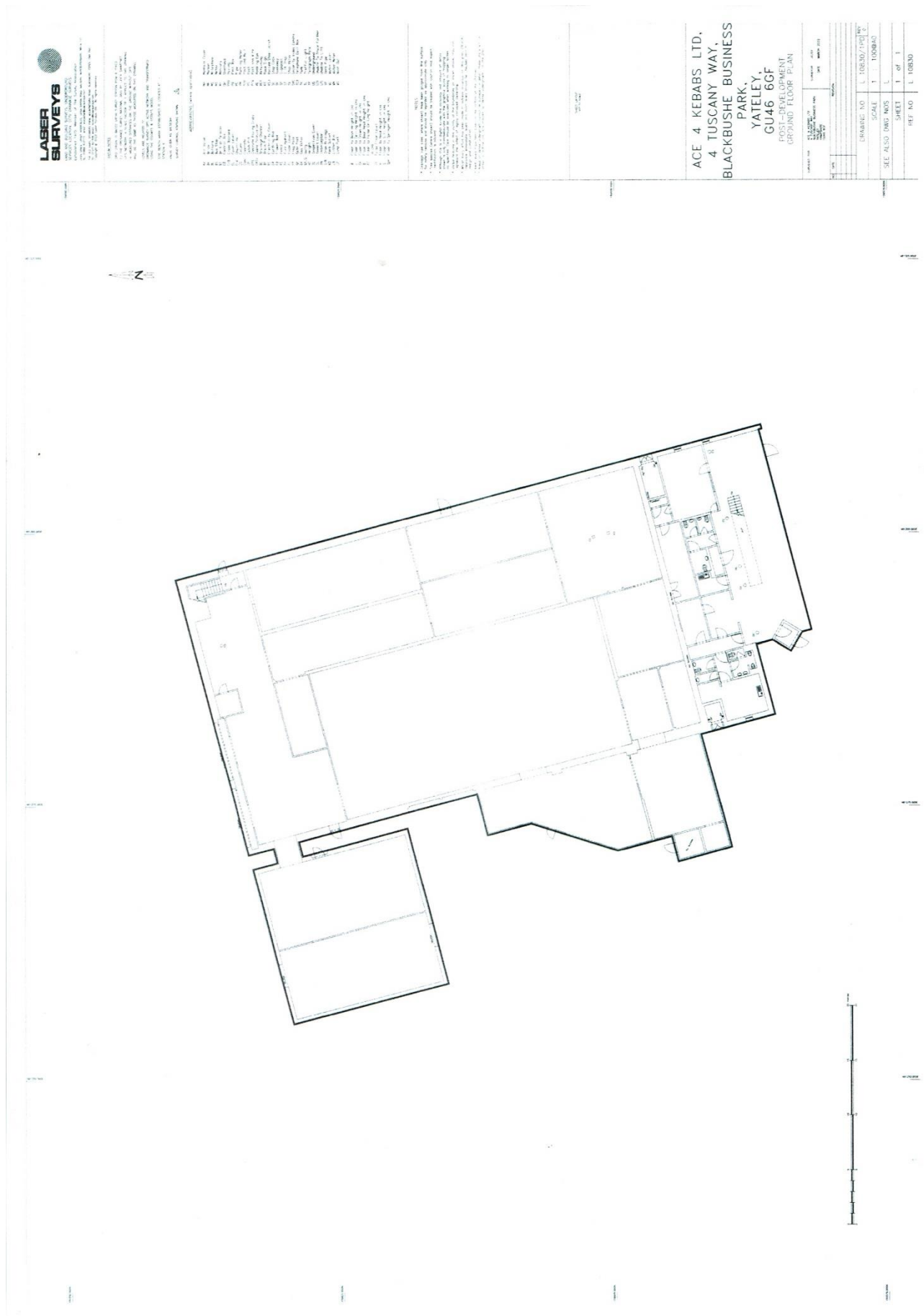
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Plotted Scale - 1:1250. Paper Size - A4

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Energy performance certificate (EPC)

ACE 4 KEBABS LTD
TUSCANY WAY
BLACKBUSHE BUSINESS PARK
YATELEY
GU46 6GF

Energy rating

C

Valid until: **20 September 2032**

Certificate number: **7592-6002-7025-3622-4904**

Property type

General Industrial and Special Industrial Groups

Total floor area

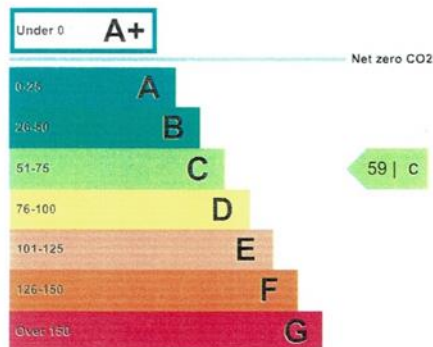
2681 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

18 | A

If typical of the existing stock

72 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	13.63
Primary energy use (kWh/m ² per year)	117

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9795-8770-8634-1764-7563\)](#).
