

****PRIME FREEHOLD INDUSTRIAL INVESTMENT****
UNITS 4, 5A & 5B, HARTNESS ROAD, GILWILLY INDUSTRIAL ESTATE,
PENRITH, CUMBRIA

Exciting new commercial investment opportunity adjacent to the M6 motorway on the edge of the Lake District. The investment comprises 3 detached modern industrial units constructed in the last 3 years to high quality matching specification.

The units are let to a single tenant, Reisswolf, on two separate 10 year full repairing and insuring lease agreements with 5 yearly rent reviews. A German company, Reisswolf is fast developing a strong reputation across Europe as a market leader in data security and confidential documentation. The investment currently produces a rental income of £60,020 per annum rising to £62,100 per annum as of 1 December 2009.

This is a unique opportunity to acquire FREEHOLD premises in a popular commercial business location at the interchange of the M6 and A66 (leading to M1/A1M). Interested parties should contact Stephen Sewell for further information.