

**GUNNEBO, THE GATE HOUSE, ASHDOWN BUSINESS PARK,
MARESFIELD, EAST SUSSEX TN22 2DU**



DESCRIPTION

The property comprises a newly constructed B1, B2 and B8 unit of 19,160 sq ft. Built to a high standard of specification, design and fit-out and well located in a south east business park setting.

TENANCY

Gunnebo Entrance Control Ltd occupy by way of a 15 year lease from March 2018 at an initial rental of £177,000 pa (£9.23 psf). Five yearly upwards only rent reviews to higher of uncapped RPI or CPI.

TENURE

Freehold.

PRICE AND YIELD

£3,360,000, reflecting a net initial yield of 4.95% (net of standard Purchaser's Costs).

TRANSACTION

HSM, with joint agents, Fraser Whyte & Co, acted for Salmon Developments Ltd on the sale in July 2018 to clients of Allsops, Orion Holdings Ltd.