

## Lambwood Industrial Estate, Grazely, Reading



Acting on behalf of John Laing Pension Trust Ltd, Parkinson Holt sold Lambwood Industrial Estate. The development comprised a total of 4 warehouse/industrial units on a self-contained site of approximately 1.3 acres. Unit 1 comprised 3,811 sq ft, Unit 2 comprised 5,682 sq ft and both were vacant, whereas Unit 3 comprised 5,700 sq ft and was let to Nationwide Paper Traders Ltd on a 15 year FRI lease commencing from July 2000 at a passing rent of £42,575 pax. Unit 4 comprised 3,900 sq ft was let to RO Technics on a 15 year lease from January 2009 at £24,000 pax.

An owner occupier purchased the total development for £975,000 (Nine hundred and seventy five thousand pounds) and occupies Units 1 and 2 and holds 3 and 4 as an investment.