



# Freehold Industrial Ground Lease



Use	Tenant	Ground Rent (GR) pa	Lease Expiry	Rent Re-view Pattern	Next Rent Review	Indexation	Beds	Amenities	Area GIA sqft	Acres	GR Rate per Bed	GR Rate per sqft
Industrial	Shropshire County Council	£70,302	03/01/2132	Annual	04/10/2024	Uncapped RPI						



Designed to accommodate 12 incubator businesses within the local food industry, dating from 2006 the building is let to Shropshire County Council, with nine sub tenants fully occupying the building.



Average annual growth over a ten year period from 2023 was <sup>^^</sup>%.

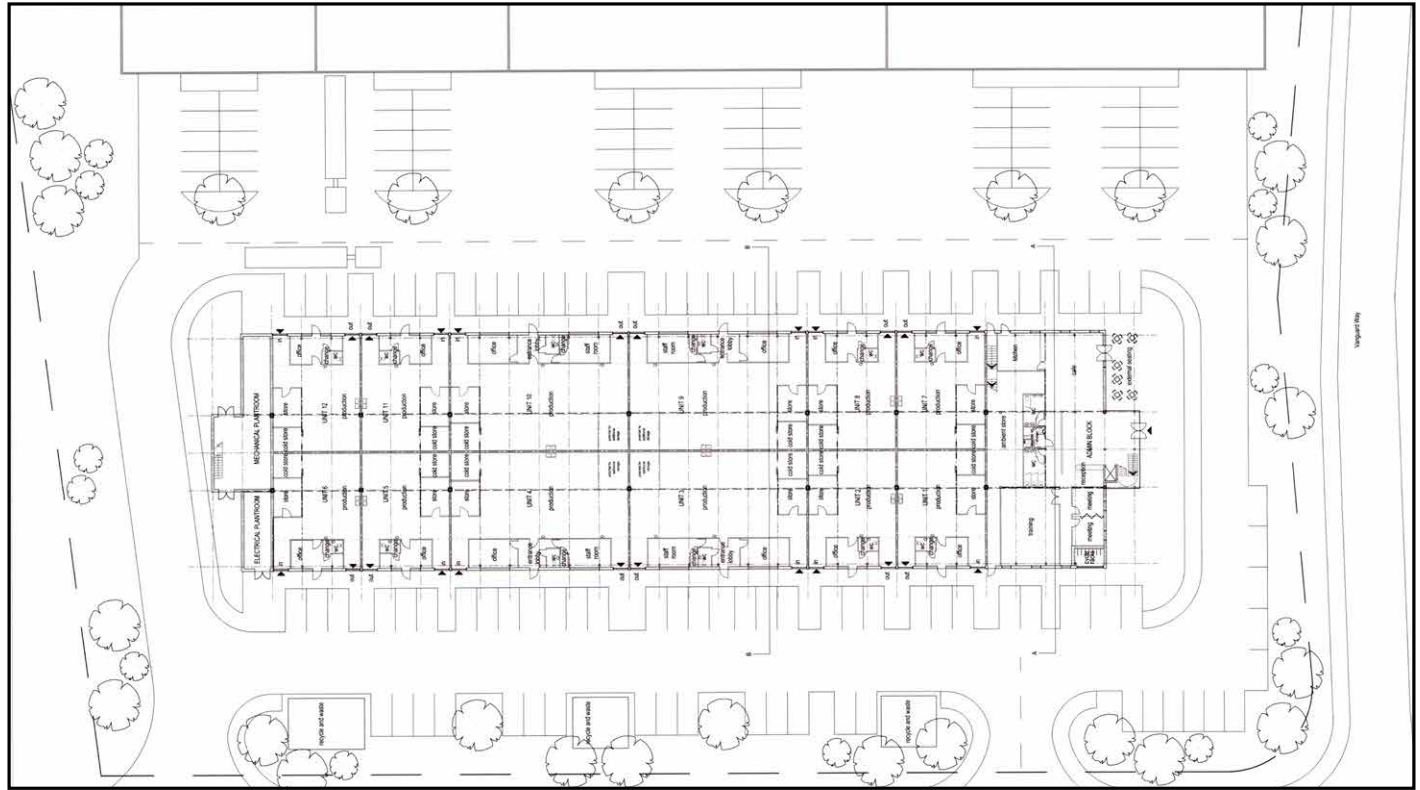
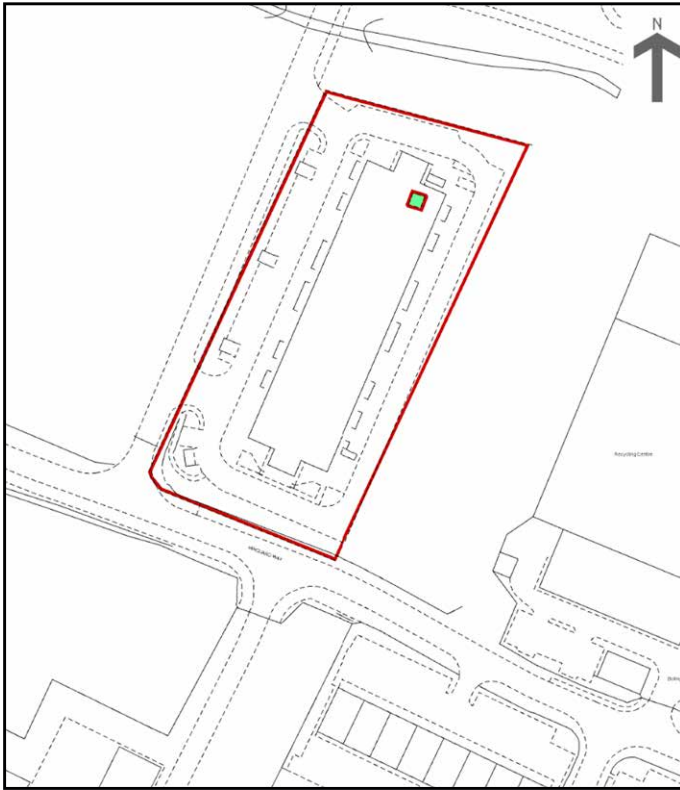


Industrial rents have achieved £8 per sqft and site values of £9.50 per acre were reported in 2023.



The lease commenced 4th October 2007 at an initial rent of £20,000 pa.





**FURTHER INFORMATION**  
For further information please visit the website:  
[hendersonherdlongincome.com](https://hendersonherdlongincome.com)

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