

**6 WEEK COMPLETION  
OFFICE INVESTMENT PLUS VACANT BUILDING  
(WITH RESIDENTIAL POTENTIAL)**



Lot 7 – Cippenham Lodge

**SITUATION**

Situated at the corner with Weekes Drive in this mixed commercial and residential area, close to Slough Business Park which houses such occupiers as **Wickes** and **Homebase**. The properties benefit from excellent transport links being situated on the main access route to the A4 Bath Road and M4 (Junction 6).

Slough is a prosperous commercial town, located approximately 8 miles from Heathrow and 22 miles from Central London.

**PROPERTIES**

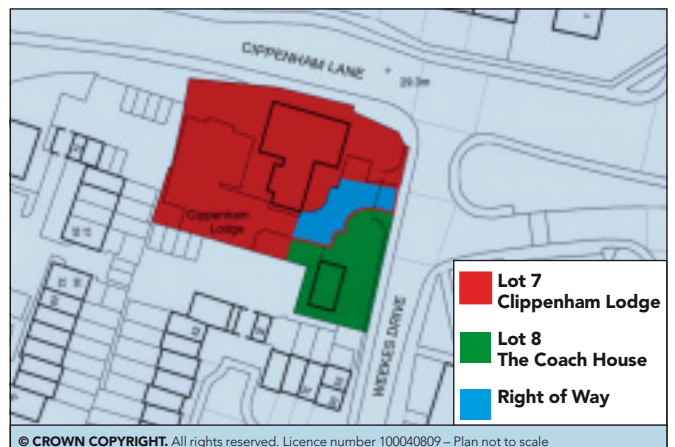
A large corner site (**0.46 acres**) comprising **Two Detached Period Office Buildings** having been refurbished to a high standard (each with central heating) with **car parking for 25 cars**.

**Lot 7 – Cippenham Lodge** is a Grade II Listed Building with Royal connections back to 1709 with **Offices** arranged on ground, first and second floors plus **Ancillary Accommodation** at basement level.

**Lot 8 – The Coach House** comprises **Offices** on ground and first floors.



Lot 8 – The Coach House – view from Weekes Drive



- Lot 7  
Cippenham Lodge
- Lot 8  
The Coach House
- Right of Way

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The Surveyors dealing with these properties are  
**JOHN BARNETT** and **SOPHIE TAYLOR**

**Cippenham Lodge and The Coach House,  
Cippenham Lane, Weekes Drive,  
Slough, Berkshire SL1 5AN**

LOTS  
**7 & 8**



Lot 7 – Rear of Cippenham Lodge

**VAT is payable in respect of these Lots**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
<b>Lot 7 Reserve Below £500,000</b>	Cippenham Lodge Plus 20 Parking Spaces	<b>Ground Floor</b> 6 Offices, 2 Kitchens, 4 WCs GIA Approx. 2,355 sq ft <b>Basement Ancillary</b> GIA Approx. 120 sq ft <b>First Floor</b> 6 Rooms, 2 WCs GIA Approx. 1,595 sq ft <b>Second Floor</b> Open Plan Room GIA Approx. 765 sq ft <hr/> <b>Total GIA Approx. 4,835 sq ft</b>	<b>Roger Wilkinson &amp; Joyce Sylvia Peck t/a The Look Inn (Market Research Viewing Studios)</b>	10 years from 25th March 2012 <b>(Renewal of a previous lease – In occupation since 2002)</b>	<b>£45,000</b>	FRI excluding any inherent damp to Basement <b>Tenant's Break 2017. Rent Deposit £5,000 held.</b>
<b>Lot 8 Reserve Below £150,000</b>	The Coach House Plus 3 Parking Spaces	<b>Ground Floor Offices</b> 2 Rooms, Kitchen, WC GIA Approx. 500 sq ft <b>First Floor Offices</b> 3 Rooms GIA Approx. 500 sq ft <hr/> <b>Total GIA Approx. 1,000 sq ft</b>	<p><b>VACANT</b></p> <p>There may be potential to develop The Coach House into residential accommodation, subject to obtaining necessary planning consents.</p>			

**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) per lot upon exchange of contracts