

6 WEEK COMPLETION



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SITUATION

Located within this predominantly residential area accessed via Money Lane being within close proximity of West Drayton Mainline Station with a direct service to Paddington Station. West Drayton lies 16 miles west of Central London and 2 miles north of Heathrow Airport and benefits from excellent road access via the M4 (Junction 4) and M25 (Junction 15).

PROPERTY

A **Self-Contained Office Building** arranged over Ground and First Floor. In addition, the property benefits from the right to park 7 cars on the land in front of the property.

ACCOMMODATION

Ground Floor Office

Office	Approx	115 sq ft
Meeting Room	Approx	385 sq ft
WC		

First Floor

Office	Approx	226 sq ft
Store	Approx	47 sq ft

Total NIA	Approx	773 sq ft
Total GIA	Approx	1,000 sq ft*

*Area supplied by Vendor.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Gas-Elec Safety Systems Limited (see Tenant Profile)** for a term of 6 years from 29th September 2007 **(in occupation since 1999)** at a current rent of **£19,000 per annum** exclusive.

TENANT PROFILE

For the Y/E 31/3/12, Gas-Elec Safety Systems Ltd reported Shareholders' Funds of £1.158m and Total Assets of £1.578m. The holding company, Gas-Elec Group Ltd, was established in 1996 and currently have 18 regional offices. The company offers gas and electrical safety inspection services throughout the UK (source: www.gas-elec.co.uk).

Note 1: The property intercommunicates with the adjoining Office building which is also occupied by Gas-Elec Safety Systems Ltd.

Note 2: There may be potential for Residential Development, subject to obtaining the necessary consents.

£19,000 per annum

The Surveyors dealing with this property are
NICHOLAS BORD and **MATTHEW BERGER**

VENDOR'S SOLICITORS

Liefman Rose & Co – Tel: 0161 740 7878
Ref: M Rose Esq – Email: ger.liefman@virgin.net

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) upon exchange of contracts