



SITUATION

The property is situated in Sherwood Park being a popular industrial location and regarded as one of the Midlands prime Business Parks and benefits from good road links via the M1 (Junction 27) just under ¼ mile away. Annesley lies 11 miles north of Nottingham with East Midlands Airport being some 13 miles to the south-west.

PROPERTY

A modern, well-specified two-storey **Detached Office Building** with open plan accommodation benefitting from a car park with **approx. 73 car parking spaces**. **In 2013 the tenant undertook an extensive internal and external refurbishment programme costing circa £500,000.**

VAT is payable in respect of this Lot

£164,250 per annum

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

TENURE

Leasehold for a term of 999 years from 25th December 1995 at a peppercorn ground rent.

ACCOMMODATION*

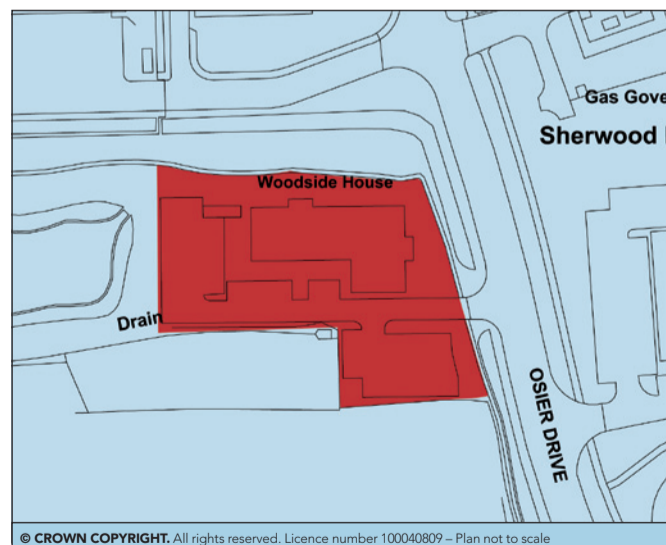
Ground Floor Offices		
NIA	Approx	6,140 sq ft
2 WCs		
First Floor Offices		
NIA	Approx	6,155 sq ft
2 WCs		
Total NIA	Approx	12,295 sq ft

*Areas provided by Vendor

TENANCY

The entire property is let on a full repairing and insuring lease to **Arrow Enterprise Computing Solutions Limited (T/O for Y/E 31/12/12 £576.3m, Pre-Tax Profit £9.25m and Net Worth £17.62m)** for a term of 10 years from November 2012 at a current rent of **£164,250 per annum** exclusive.

Rent Review and Tenant's Break 2017



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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 £500 (including VAT) upon exchange of contracts