

6 WEEK COMPLETION



SITUATION

In a popular commercial area, adjacent to Greenford Station (Central Line and Mainline), and being less than ½ mile to the A40 with Hangar Lane 2 ½ miles to the east and Central London approx. 10 miles away.

PROPERTY

Comprising **3 adjoining Buildings erected in the 1960s on a rectangular strip of land together with a separate long narrow car park.** Each building benefits from Gas Fired Central Heating, numerous WCs and Kitchens. **In addition, there is open parking for 115 cars.**

VAT is payable in respect of this Lot

TENURE

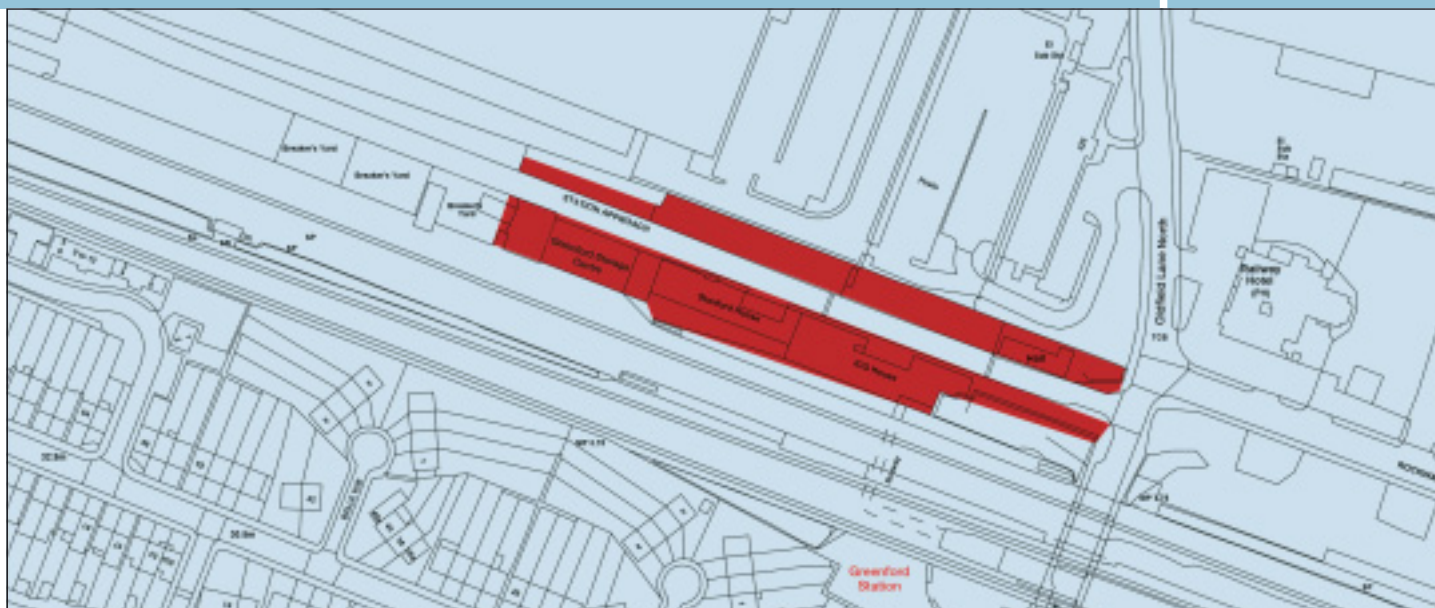
Leasehold for a term of 50 years from 25th December 1979 (approx. 14 years unexpired) at a ground rent of £80,000 p.a. excl. (fixed 2004) with rent reviews in December 2014 and 5 yearly based on 41.66% of the Annual Market Value being the net rent of the entire property if let as a single unit (see Lease).

Gross Rent £241,741 p.a.
(less £80,000 p.a. Ground Rent) =
£161,721 p.a
(Plus Vacant 11,247 sq ft)

The Surveyors dealing with this property are
JOHN BARNETT and **NICHOLAS LEIGH**



* Refer to Point 9 in the 'Notice to all Bidders' page



TENANCIES & ACCOMMODATION

Property	Accommodation	Area †	Lessee	Term	Rental (Inclusive of all outgoings)
ICG House (Building 1):					
Ground Floor	Reception, Workshops & Tyre Depot	Approx. 2,793 sq ft	Various (see Note 1)	Various (see Note 1)	£32,760
	6 Units/Worshops/Rooms	Approx. 1,227 sq ft			
First Floor	Offices – 18 Rooms	Approx. 2,835 sq ft	Various (see Note 1)	Various (see Note 1)	£65,780
	Offices – 7 Rooms	Approx. 1,121 sq ft			
Second Floor	Offices – 6 Rooms	Approx. 1,076 sq ft	Various (see Note 1)	Various (see Note 1)	£26,468
Third Floor	Offices – 5 Rooms	Approx. 1,026 sq ft	Various (see Note 1)	Various (see Note 1)	£20,784
	Offices – 1 Room	Approx. 230 sq ft			
Basement	Storage (Height 15'8")	Approx. 1,200 sq ft	VACANT		
2 Mobile Phone Masts			Various (see Note 1)	Various (see Note 1)	£22,659
5 Mail Boxes			Various (see Note 1)	Various (see Note 1)	£2,400
6 Mail Boxes			VACANT		
Stanford House (Building 2):					
Ground Floor	Store	Approx. 106 sq ft	See Note 1	See Note 1	£1,200
Ground Floor	Store	Approx. 91 sq ft	VACANT		
Mezzanine	2 Units	Approx. 4,429 sq ft	VACANT		
First Floor	18 Rooms	Approx. 2,949 sq ft	VACANT		
Greenford Storage Centre (Building 3) and Yard:					
Ground Floor	Workshops & Storage	Approx. 3,775 sq ft	See Note 1	See Note 1	£48,000 (excl. of Business Rates, Electricity & Gas)
First Floor	Offices	Approx. 4,769 sq ft			
Secure Yard					
Miscellaneous:					
Parking, Storage & Advert Hoarding			Various (see Note 1)	Various (see Note 1)	£21,670
		TOTAL AREA APPROX 27,627 SQ FT			£241,721 Plus Vacant 11,247 Sq ft

† Areas provided by Vendors

Note 1: Refer to Auctioneers for a full up to date Tenancy Schedule and Plans.

Note 2: The current staff are willing to be re-employed by the Purchaser in order to effect a smooth takeover and continuation.



JOINT AUCTIONEERS
 Gil Martin Ley – Tel: 020 8920 9945
 Ref: C. Gil Martin Esq – Email: chrisg@gilmartinley.co.uk
VENDOR'S SOLICITORS
 Wedlake Bell - Tel: 020 7395 3000
 Ref: Ms R Haggis - Email: rhaggis@wedlakebell.com

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