



SITUATION

The property is located on a tree-lined business park in Bramley, approximately 13 miles from Reading and 6 miles from Basingstoke. Bramley Mainline Station offers direct service to Reading in 17 minutes and to Basingstoke in 9 minutes. Frequent trains from Reading to Paddington Station in London take under 30 minutes. Bramley will also benefit from the opening of the Elizabeth Line Crossrail hub in Reading in 2018. The office park also benefits from excellent road connections to the M3 (Junctions 6 and 7) and the M4 (Junction 11) via the A33.

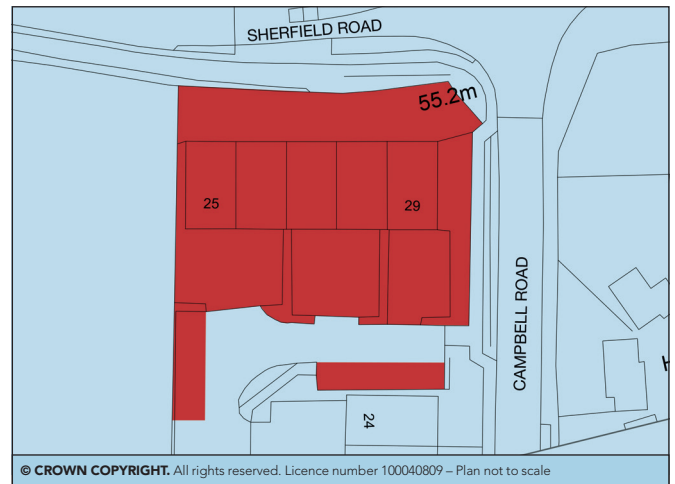
PROPERTY

A detached building comprising **5 Adjoining Office Units** with allocated **Parking for 46 Cars**.

- Units 25 & 29 are arranged on Ground Floor only.
- Units 26, 27 & 28 are arranged on Ground and First Floor.
- Units 26 to 29 (4 Units) are interconnecting on Ground and First Floor levels.

VAT is applicable to this Lot

FREEHOLD



£67,100 per annum
(see Note 1)

The Surveyors dealing with this property are
ELLIOTT GREENE and **JONATHAN ROSS**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS
Fladgate LLP – Tel: 020 3036 7000
Ref: Ms Aditi Sawjani – Email: asawjani@fladgate.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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 25	Ground Floor Office Not inspected Plus 6 Parking Spaces	A. McGrath & A. McGrath	999 years from 20th February 2014	£100	FRI
Unit 26	Ground Floor Office N.I.A. Approx. 1,100 sq ft Plus Boiler Room, Kitchen & WCs First Floor Office N.I.A. Approx. 800 sq ft WC Total N.I.A. Approx. 1,900 sq ft Plus 11 Parking Spaces	Zetron Inc (See 'Tenant Profile')	10 years from 4th March 2013 (Outside L&T Act 1954)	£18,800 (Currently £16,200 until 4th March 2018 –see Note 1)	FRI (subject to a photographic schedule of condition). See Note 2
Unit 27	Ground Floor Office N.I.A. Approx. 1,100 sq ft Plus Boiler Room, Kitchen & WCs First Floor Office N.I.A. Approx. 800 sq ft Plus WC Total N.I.A. Approx. 1,900 sq ft Plus 11 Parking Spaces	Zetron Inc (See 'Tenant Profile')	10 years from 4th March 2013 (Outside L&T Act 1954) (in occupation since 2001)	£18,800 (Currently £16,200 until 4th March 2018 –see Note 1)	FRI See Note 2
Unit 28	Ground Floor Office N.I.A. Approx. 1,100 sq ft Plus Boiler Room, Kitchen & WCs First Floor Office N.I.A. Approx. 800 sq ft Plus WC Total N.I.A. Approx. 1,900 sq ft Plus 11 Parking Spaces	Zetron Inc (See 'Tenant Profile')	10 years from 4th March 2013 (Outside L&T Act 1954) (in occupation since 2001)	£18,800 (Currently £16,200 until 4th March 2018 –see Note 1)	FRI See Note 2
Unit 29	Ground Floor Office N.I.A. Approx. 1,130 sq ft Plus Boiler Room, Kitchen & WCs Plus 6 Parking Spaces	Zetron Inc (See 'Tenant Profile')	10 years from 4th March 2013 (Outside L&T Act 1954) (in occupation since 2001)	£10,600 (Currently £9,400 until 4th March 2018 –see Note 1)	FRI See Note 2
TOTAL NIA APPROX 6,830 sq ft			TOTAL	£67,100 (See Note 1)	

TENANT PROFILE

Zetron Inc has been designing and manufacturing control and communications systems since 1980 and is headquartered in Redmond, Washington, USA. The Bramley office is their Head Office for Europe, the Middle East and Africa – Visit: www.zetron.com. The ultimate owner of Zetron Inc is JVC Kenwood.

Note 1: The combined rent for Units 26 to 29 is currently £58,000 rising to £67,000 from 4th March 2018 and the Vendor will make up this rent shortfall on completion.

Note 2: In respect of Units 26 to 29, the Tenant did not operate their March 2018 Break Option Clause, which required 12 months' prior notice.