

# Lot 14, iD Maidenhead, Vanwall Business Park, Maidenhead, SL6 4UB

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Freehold Headquarter Office Opportunity

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## Property Information

### Freehold Headquarter Office Opportunity

- Grade A Headquarter Office
- 3,429.90 sq m (36,919 sq ft) of office accommodation over ground, first and second floors
- Site area of 0.54 Ha (1.32 Acres)
- Parking for approximately 140 cars
- Established Thames Valley office park
- Easy access to M4, M40, M25 and Crossrail Services
- Nearby occupiers include Seiko UK, GSK, Kingsmill, Costain and SAP

#### Lot

14

#### Auction

2nd November 2023

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

### Location

- Miles** 10 miles east of Reading, 10 miles west of London Heathrow Airport, 25 miles west of Central London
- Roads** M4, A404(M), A308
- Rail** Maidenhead Railway Station (Crossrail)
- Air** London Heathrow Airport

### Situation

Maidenhead is a popular and affluent Berkshire market town which benefits from excellent communications, with the M4 motorway being less than two miles to the south, M40 being 6 miles to the north and the M25 being 10 miles to the east as well as Maidenhead Railway Station providing Crossrail services to Central London within a walking distance. The property is situated within Vanwall Business Park, a premium Thames Valley office park with occupiers including Seiko UK, GSK, Kingsmill, Costain and SAP.

### Tenure

Freehold. The property is subject to an estates service charge. Details are provided within the legal pack.

### Description

The property, a landmark Grade A headquarters office building, comprises 3,429.90 sq m (36,919 sq ft) of office accommodation arranged over ground, first and second floors upon a site area of 0.54 Ha (1.32 Acres). The property has been extensively refurbished to a high specification and benefits from two passenger lifts, 2.8m-3.2m clear floor to ceiling heights, heating and air conditioning systems, fully raised floors and on site car parking for approximately 140 cars.

### VAT

VAT is applicable to this lot.

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Office	1,153.80	(12,419)	VACANT (1)
First	Office	1,129.40	(12,157)	
Second	Office	1,146.70	(12,343)	
<b>Total</b>		<b>3,429.90</b>	<b>(36,919)</b>	

(1) 249.90 sq m (2,690 sq ft) of the second floor is let to Churchgate Premier Homes Ltd for a term of 10 years from 31/01/2019 at a rent of £85,964 per annum exclusive with a tenant option to determine the lease on 30/01/2024 subject to 12 months written notice. The tenant is not in occupation and is in significant arrears. Further information is available within the legal pack.

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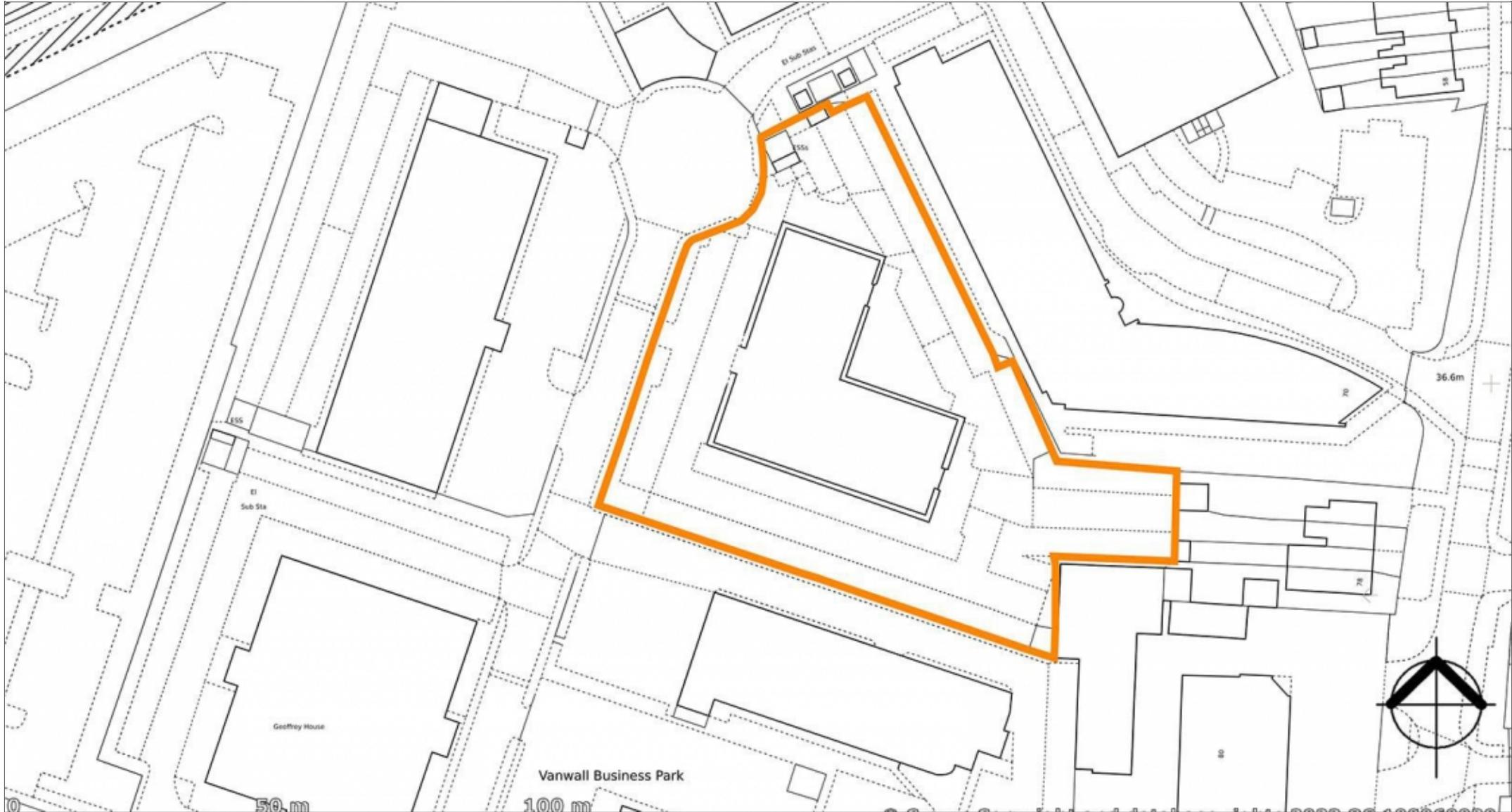
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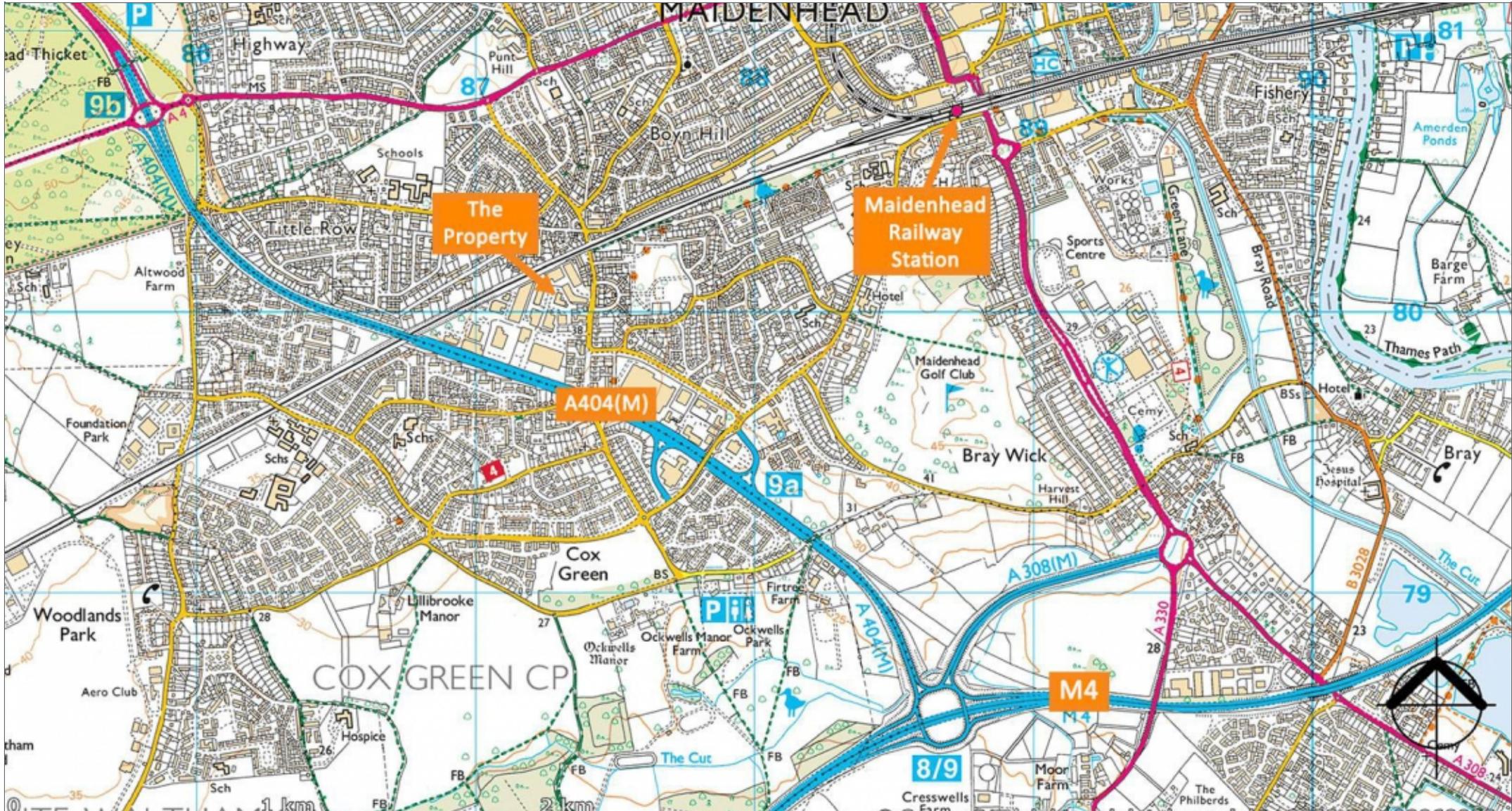
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## Contacts

### Acuitus

#### Charlie Powter

+44 (0)20 7034 4853

+44 (0)7768 120 904

[charlie.powter@acuitus.co.uk](mailto:charlie.powter@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### DWF Law LLP

2nd Floor Central Square

South Orchard Street

Newcastle

NE1 3AZ

#### Richard Lomax

0191 233 9721

[richard.lomax@dwf.law](mailto:richard.lomax@dwf.law)

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September 2020