

lot 12

Dolphin Bridge House, Rockingham Road Uxbridge, Middlesex UB8 2XL

Rent
£255,000
per annum
exclusive

Freehold Office Investment

- Entirely let to Interserve Project Services Limited (in occupation since 1982)
- Approximately 1,590.60 sq m (17,122 sq ft) of refurbished office accommodation
- Substantial site with development potential (subject to consents)
- Established office location with nearby occupiers including Xerox, NHS and IBM
- Excellent access to the M40, M25 and M4
- Substantial on-site parking for some 65 cars
- 6 Week Completion Period Available



On Instructions from



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£255,000
per annum
exclusive



Location

Miles: 18 miles west of Central London
9 miles west of Ealing
8 miles east of Slough

Roads: A4007, A40, M25 (Junction 16), M40 (Junction 1), M4 (Junction 4)

Rail: Uxbridge Underground Station
(Piccadilly and Metropolitan Lines)

Air: London Heathrow Airport

Situation

The property is situated in an established office location immediately off Rockingham Road leading directly to Uxbridge town centre, the M25 (Junction 16) and the national motorway network. Nearby occupiers in and around the estate include Xerox, NHS and IBM.

Description

The property comprises a purpose built office building arranged over ground, first, second and third floors. The accommodation underwent a recent programme of internal refurbishment and benefits from suspended ceilings, recessed lighting, central heating, perimeter trunking and a lift. The property additionally benefits from on-site parking for approximately 65 cars and a total approximate site area of 0.318 hectares (0.785 acres).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Reception	50.50 sq m	(544 sq ft)	INTERSERVE PROJECT SERVICES LIMITED (1)	10 years from 13/11/2009 on a full repairing and insuring lease	£255,000	13/11/2014
Ground	Office	437.60 sq m	(4,710 sq ft)				
First	Office	488.00 sq m	(5,253 sq ft)				
Second	Office	488.00 sq m	(5,253 sq ft)				
Third	Office	126.50 sq m	(1,362 sq ft)				
Totals		1,590.60 sq m	(17,122 sq ft)			£255,000	

(1) For the year ending 31st December 2009, Interserve Project Services Limited reported a turnover of £825,456,000, pre-tax profits of £14,467,000 and a net worth of £30,407,000. (Source: www.riskdisk.com) Interserve is one of the world's foremost UK based support services and construction companies with a workforce of nearly 50,000 people worldwide. For further information please refer to www.interserve.com. Interserve has signed a £108m two-year extension to its contract to provide estates management services for the Defence Infrastructure Organisation, formerly Defence Estates. The extension will see Interserve manage prime assets in London and the South-East. The contract covers more than 7,000 buildings and facilities, including Chelsea Barracks, Horse Guards Parade, Buckingham Palace, St James Palace, Cavalry Barracks, the Duke of York's Royal Military School, RAF High Wycombe, RAF Northolt and Sandhurst. (Source: Estates Gazette 4th April 2010)

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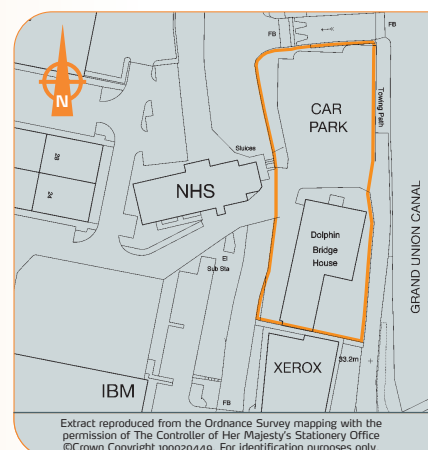
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