

lot 26

**Station House, 4-8 High Street
West Drayton, Greater London UB7 7DJ**

Rent
£50,000
per annum
exclusive

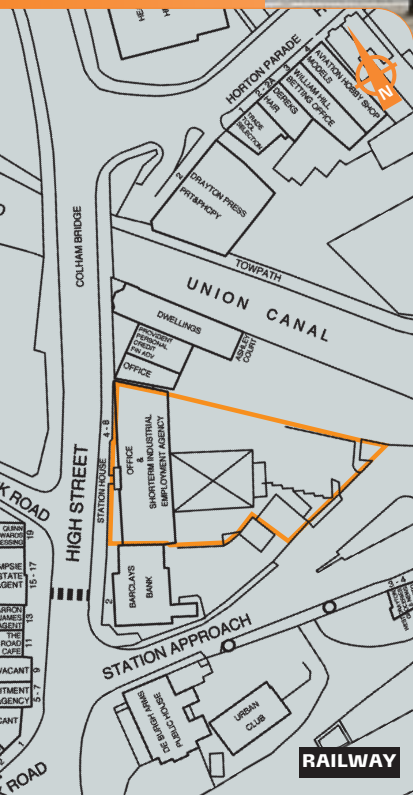
**Substantial Freehold Office Building
with Potential**

- Situated in an established office area approximately 125 metres from West Drayton Railway Station
- Approximately 1,701.24 sq m (18,313 sq ft)
- Suitable for hotel and/or residential conversion (subject to consents)

- Large on-site car park for approximately 51 cars
- Nearby occupiers include Barclays Bank, Global Force Recruitment, Drayton Press and Campsie Estate Agents
- Six Week Completion Period Available



On Instructions from Sarah Rayment & Shay Bannon of BDO LLP as Joint LPA Receivers



Location

Miles: 17 miles west of London City Centre
18 miles south-east of High Wycombe
24 miles south of Watford
Roads: A408, M25 (Junction 15), M4 (Junction 4)
Rail: West Drayton Rail Station
Air: London Heathrow Airport

Situation

The property is situated in a prominent position on the eastern side of High Street some 125 metres from West Drayton Railway Station. Other nearby occupiers include Barclays Bank, Global Force Recruitment, Drayton Press and Campsie Estate Agents.

Description

The property comprises office accommodation on ground, first, second and part third floors. Additionally part of the third floor has

historically been used as a residential flat accessed from within the office accommodation and comprises one bedroom, reception room, bathroom and kitchen. The property benefits from approximately 51 car parking spaces to the rear, central heating, air conditioning in part, underfloor trunking, suspended ceilings and two lifts.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Ground	Office	174.29 sq m (1,876 sq ft)	VACANT POSSESSION			
First	Office	547.90 sq m (5,898 sq ft)	VACANT POSSESSION			
Second	Office	547.90 sq m (5,898 sq ft)	SHORTERM LTD (1)	5 years from and including 25/03/2011 (2)	£50,000	(24/03/2016)
Third	Office	339.18 sq m (3,651 sq ft)	VACANT POSSESSION			
Third	Residential	91.97 sq m (990 sq ft)	VACANT POSSESSION			
Totals		1,701.24 sq m (18,313 sq ft)			£50,000	

(1) For the year ending 31st June 2011, Shorterm Limited reported a turnover of £49,319,000, pre-tax profits of £321,000 and a total net worth of £3,791,000. (Source: www.riskdisk.com 06/06/2011)
(2) The lease can be determined on or at any time by either landlord or tenant upon not more than 12 months nor less than 6 months' notice.

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