

lot 10

Geneva House, 3 Park Road and Land at 15 Church Walk
Peterborough, Cambridgeshire PE1 2UX

Rent
£60,994
per annum
exclusive
with 3 Floors
of Offices to
be Let

Freehold Modern Office Investment

- Substantial multi-let modern office building
- City centre location
- May be suitable for residential/hotel redevelopment (subject to consents)
- Nearby occupiers include John Lewis, Marks & Spencer, Tesco Metro and Anglia Co-Operative's Westgate Department Store
- Six Week Completion Period Available



On behalf of M Cowlishaw and D Langton of Deloitte LLP acting as Joint Administrators of Tiger Estates LLP (in administration)

Location

Miles: 37 miles north of Cambridge
42 miles east of Leicester
Roads: A1(M), A15, A47
Rail: Peterborough
Air: London Heathrow Airport, London Stansted Airport

Situation

The property is situated in the heart of the city centre on the west side of Park Road, close to its junction with Westgate with nearby occupiers including John Lewis, Marks & Spencer, Tesco Metro and Anglia Co-Operative's Westgate Department Store.

Description

The property comprises a substantial modern office building providing high quality office accommodation on ground and four upper floors.

The property benefits from an 8-person lift. The property benefits from 15 spaces in a secure undercroft car park and a further 23 car parking spaces upon the land at 15 Church Walk.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The Joint Administrators are not bound to accept the highest or any offer and are acting without personal liability.

Six Week Completion Period Available



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Shop/Office	105.35 sq m (1,134 sq ft)	VACANT POSSESSION			
First	Office	358.60 sq m (3,860 sq ft)	SEETEC BUSINESS TECHNOLOGY CENTRE LTD (1)	5 years from 22/04/2009	£40,723	2012 (2)
Second	Office	350.15 sq m (3,769 sq ft)	VACANT POSSESSION			
Third/Front	Office	47.32 sq m (509 sq ft)	DIAMOND RESOURCING PLC (3)	5 years from 23/05/2008	£5,000	(2013)
Third/Front	Office	94.85 sq m (1,021 sq ft)	TECHNOLOGIES 4 TARGETING LTD	5 years from 04/02/2010 (2)	£10,771.55	(03/02/2015)
Third/Rear	Office	204.29 sq m (2,199 sq ft)	VACANT POSSESSION			
Fourth	Office	313.46 sq m (3,374 sq ft)	VACANT POSSESSION			
	Church Walk 4 Parking Spaces		D SAYEGH & PARTNERS		£3,000	
	Church Walk 2 Parking Spaces		STEPHENSON SMART		£1,500	
	Church Walk 4 Parking Spaces		VACANT POSSESSION			
Totals		1,474.02 sq m (15,866 sq ft)			£60,994.55	

- (1) For the year ending 31st March 2011, Seetec Business Technology Centre Limited reported a turnover of £53,457,888, pre-tax profits of £14,641,639 and a net worth of £15,985,222. (Source: riskdisk.com 06/06/2012)
 (2) The lease provides for a tenant option to determine the lease on 4th February 2013 on giving 6 months' notice.
 (3) Diamond Resourcing plc is a multi-functional consultancy dealing with the placement of permanent, temporary and contract staff.

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