

lot 12

Westminster House, 31-37 Windsor Road Slough, Berkshire SL1 2EL

Rent
£85,960
per annum
exclusive

Freehold Office Investment

- Tenants include HSBC Bank plc and Office Angels Ltd
- Established office location close to the A4
- Approximately 1,140.99 sq m (12,281 sq ft)
- Potential alternative uses including residential development (subject to consents)
- Large on-site car park for approximately 53 cars
- Six Week Completion Period Available

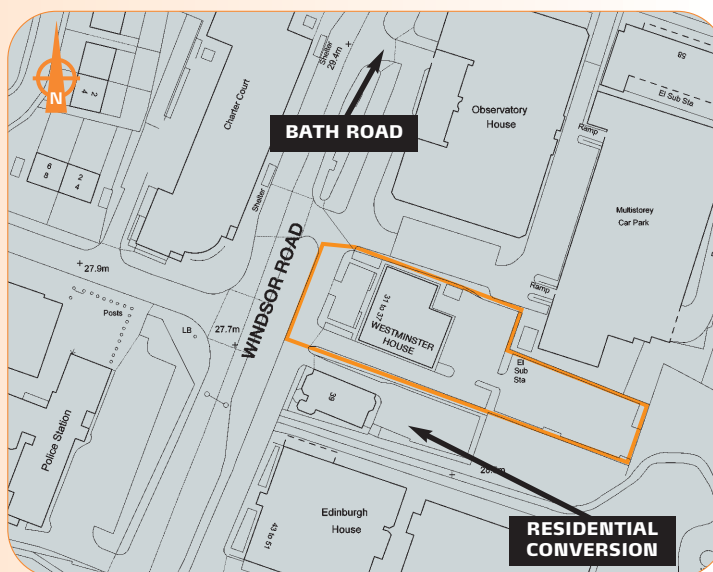
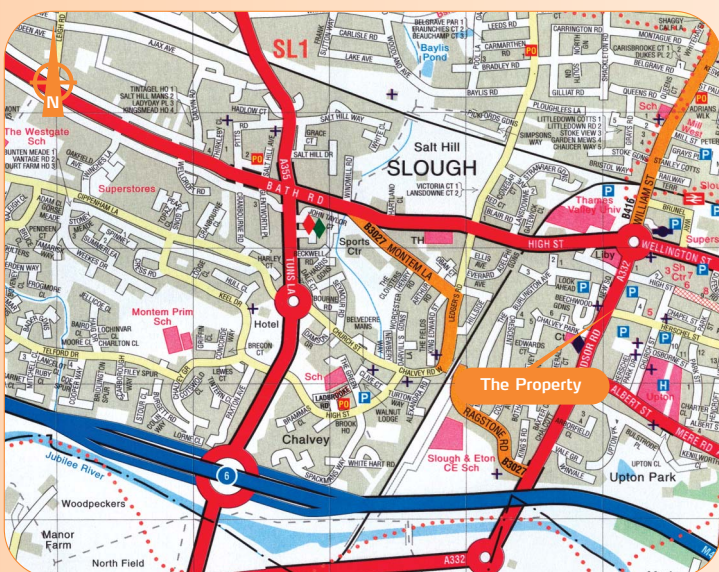


On behalf of Joint Administrators at
moorfields 
Corporate Recovery



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Location

Miles: 20 miles west of Central London
17 miles east of Reading
3.5 miles north of Windsor
Roads: A4, A335, A412, M4 (Junction 6)
Rail: Slough Rail Station (approx 35 mins to London Paddington)
Air: London Heathrow Airport, London Luton Airport, London City Airport

Situation

The property is situated in a prominent location on the eastern side of Windsor Road, an established office area less than 2 miles from Junction 6 of the M4. Nearby occupiers include Fujitsu, Thames Valley Police and Travelodge.

The property lies adjacent to Arbor Hill House which is currently being extended and converted from an office to comprise fourteen 1 and 2 bedroom apartments. For further information, please refer to application number P/00861/012 at Slough Borough Council Planning Department.

Description

The property comprises a four storey office building which benefits from open plan accommodation, suspended ceilings, a lift and significant on-site parking for approximately 53 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

NB. This property is being marketed for sale on behalf of Simon Thomas and Shelley Bullman of Moorfields Corporate Recovery LLP, Joint Administrators of Argyll Ventures Limited 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 as agents of the Company only and without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	258.87 sq m (2,786 sq ft)	VACANT POSSESSION			
First	Office	294.04 sq m (3,165 sq ft)	HSBC BANK PLC (1) (2)	10 years from 03/10/2003	£57,960	02/10/2013
Second	Office	196.03 sq m (2,110 sq ft)	VACANT POSSESSION			
Second	Office	98.01 sq m (1,055 sq ft)	OFFICE ANGELS LTD (3)	5 years from 02/02/2012 (4)	£28,000	01/02/2017
Third	Office	294.04 sq m (3,165 sq ft)	VACANT POSSESSION			
Totals		1,140.99 sq m (12,281 sq ft)			£85,960	

(1) For the year ending 31st December 2011, HSBC Bank plc reported a pre-tax profit of £3,110,000,000 and a net worth of £20,095,000,000. (Source: www.riskdisk.com 14/01/2013)

(2) The tenant is not currently in occupation.

(3) Founded in 1986, Office Angels Recruitment Consultants are part of The Adecco Group, the world's leading provider of HR solutions. The Adecco Group employs over 31,000 members of staff and operates across 5,500 offices in more than 60 countries worldwide. (Source: www.office-angels.com 14/01/2013)

(4) There is a tenant only option to determine on 2nd February 2015 on providing 6 months' written notice.

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