

lot 27

## Centrix House, 5 Oxford Road Newbury, Berkshire RG14 1PD

Rent  
£115,685  
per annum  
exclusive

### Freehold Office Investment

- Prominent headquarters building entirely let to Centrix Networking Ltd
- Approximately 955.26 sqm (10,283 sq ft) with excellent parking
- Prominent position close to the A4 and A339 leading to the M4 (Junction 13)
- Adjacent to Waitrose Supermarket and within walking distance of the town centre
- Six Week Completion Period Available



On behalf of Joint Administrators at

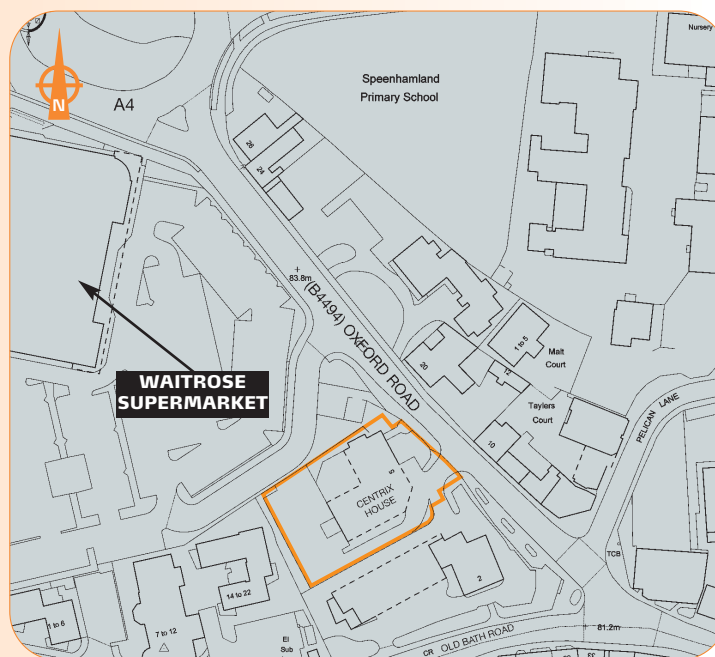
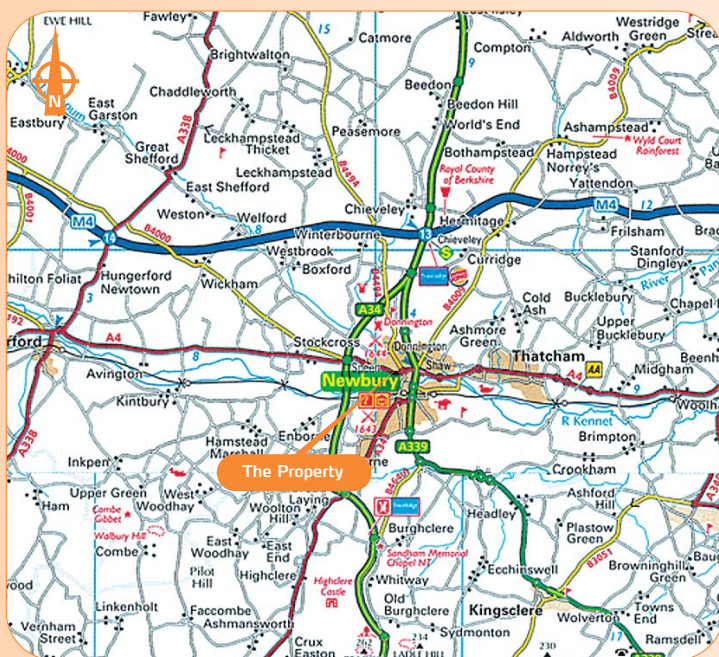
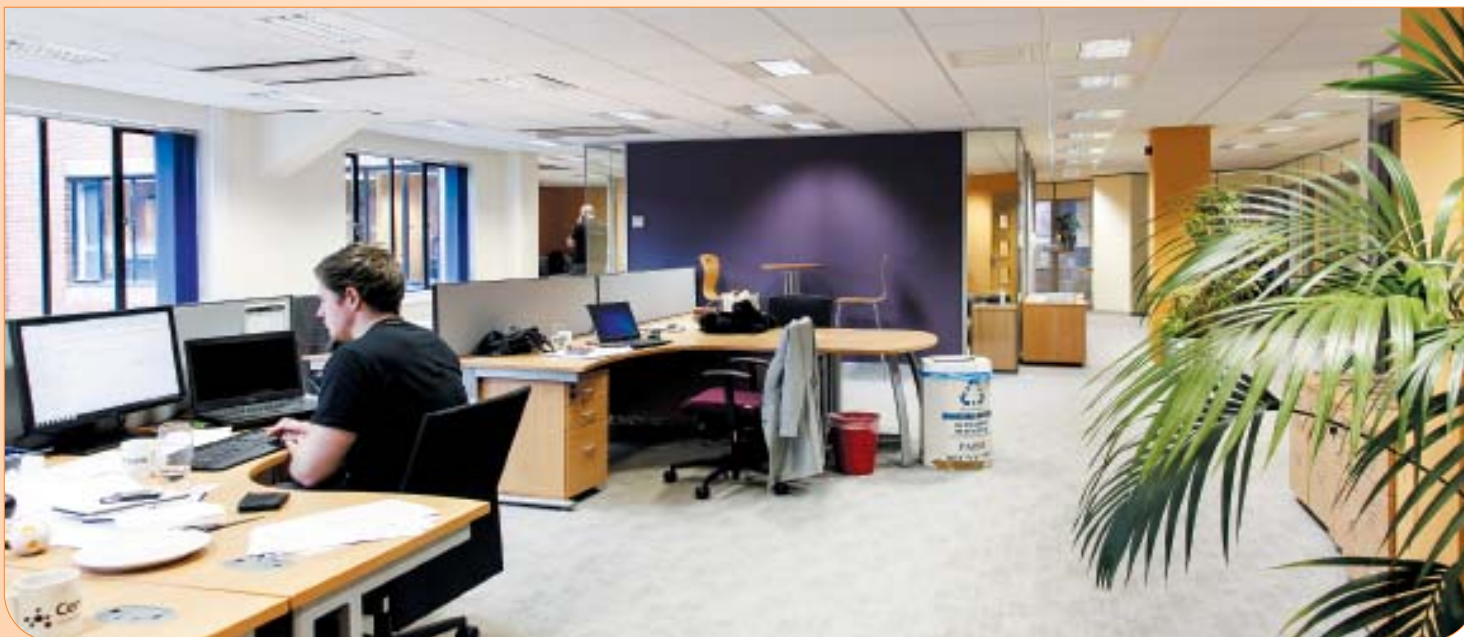
**moorfields**   
Corporate Recovery





lot 27

Rent  
**£115,685**  
 per annum  
 exclusive



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 100020449. For identification purposes only.

#### Location

Miles: 1 mile north of Newbury town centre  
 24 miles east of Reading  
 25 miles south-east of Swindon

Roads: A4, A34, A339, M4 (Junction 13)

Rail: Newbury Rail Station, Newbury Racecourse Rail Station

Air: London Heathrow Airport, Southampton Airport

#### Situation

The property is situated in a prominent location on the southern side of Oxford Road, adjacent to a large Waitrose superstore and close to its junction with Western Avenue (A4).

Both the A34 and A339 provide direct access to Central London via Junction 13 of the M4 (4 miles to the north).

#### Description

The property comprises a three storey office building with on-site and undercroft car parking for approximately 42 cars. The office accommodation benefits from comfort cooling, raised floors, suspended ceilings and Category II lighting.

#### 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/Reception	380.60 sq m	(4,097 sq ft)	<b>CENTRIX NETWORKING LIMITED (1)</b>	5 years from 21/09/2009 on a full repairing and insuring lease	£115,685	20/09/2014
First	Office	381.63 sq m	(4,108 sq ft)				
Second	Office	193.03 sq m	(2,078 sq ft)				
<b>Totals</b>		<b>955.26 sq m</b>	<b>(10,283 sq ft)</b>			<b>£115,685</b>	

(1) Centrix Software is an award winning software company which provides next generation workspace solutions with secure mobile access to applications and content. (Source: www.centrixsoftware.com 14/01/2013) Centrix was founded in 1997 as a consultancy practice and in 2008 launched Centrix Software as a separate business. The company currently has 70 employees and more than 500 customers for its software product range, Centrix Workspace. (Source: www.businessmag.co.uk/lisahammand)

#### For further details please contact:

**Jo Seth-Smith**  
 Tel: +44 (0)20 7034 4854.  
 Email: jo.seth-smith@acuitus.co.uk

**Gwen Thomas**  
 Tel: +44 (0)20 7034 4857.  
 Email: gwen.thomas@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

#### Solicitors:

**Eversheds LLP**  
 1 Callaghan Square, Cardiff CF10 5BT.  
 Tel: +44 (0)845 498 7887.  
 Email: davidfarmer@eversheds.com  
 Ref: David Farmer.