Britannia House, 3-5 Rushmills Business Park, Bedford Road Northampton, Northamptonshire NN4 7YB

Substantial Modern Office Investment

 Let to the Secretary of State for the Environment

Approximately 1,775.40 sq m (19,111 sq ft)
85 car parking spaces 1:225 sq ft

- Located close to the town centre and the A45 linking directly to the M6 and M1
 - Nearby occupiers include HSBC, Northamptonshire Council, Holiday Inn and Premier Inn
 - Six Week Completion Period Available

Gross Rent **£304,000** per annum exclusive Net Rent **£214,000** per annum exclusive

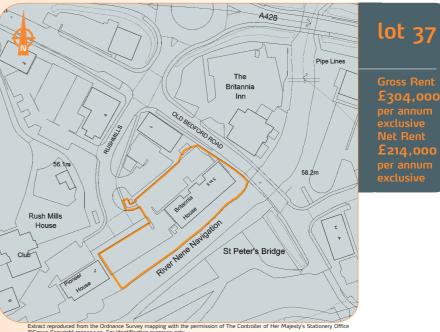
lot 37



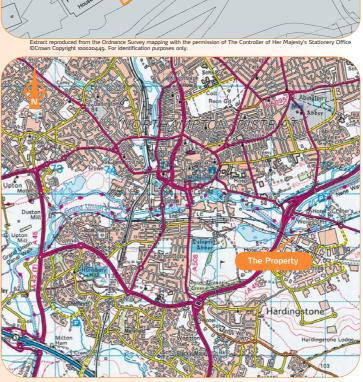


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- Miles: 2 miles south-east of Northampton town centre 12 miles north of Milton Keynes 42 miles south-east of Birmingham 50 miles north of London Roads: A428, A45, M1 (Junction 15) Rail: Northampton Railway Station
- Air: London Luton Airport

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The property is situated on the established and popular Rushmills Business Park approximately 2 miles south east of Northampton town centre. The property is located on the east side of Bedford Road immediately south of the A428. Neighbouring occupiers include HSBC, Premier Inn, Holiday Inn, Northamptonshire Council and Ricoh.

The property comprises a substantial and modern office building benefiting from a to-person passenger lift and approximately 85 car parking spaces. The office accommodation is configured as 6 wings around a central atrium and is highly specified with suspended ceilings, raised floor, air conditioning and central heating.

Long leasehold. Held for a term of 125 years from 29th November 2012 at a current rent reserved of £90,000 per annum exclusive. The headlease provides for the rent to be reviewed every 10th year by 1.5% per annum compounded.

VAT is applicable to this lot.

	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x. Reversion	
	Ground	Office	601.00 sq m	(6,469 sq ft)	SECRETARY OF STATE FOR THE ENVIRONMENT (1)	25 years from 8th May 1991 until 2016 on a full repairing and insuring lease	£304,000 07/05/2016	
	First	Office	587.20 sq m	(6,321 sq ft)				
	Second	Office	587.20 sq m	(6,321 sq ft)				
	Totals		1,775.40 sq m	(19,111 sq ft)			£304,000	
(1) The tenant has sublet the property to I-Sm@rt Group Limited for the remainder of the unexpired term. For the year ending 31st March 2012, I-Sm@rt Group Limited reported a turnover of £16,012,043, pre-tax profits of £4,279,262 and a total net worth of £2,529,391. (Source: www.Riskdisk.com 17/01/2013)								
For further details please contact:						Solicitors:		

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