

lot 7

Meridian House, 2-4 The Grove Slough, Berkshire SL1 1QP

Principal Rent
£190,464
p.a.x.
(Concessionary
Rent of
£154,752 p.a.x.
being paid until
July 2016) (see
notes 3 & 4)

Freehold Office Investment

- Prominent modern office building entirely let to Micros-Fidelio UK Limited
- Approximately 1,105.6 sq m (11,904 sq ft) with excellent parking
- Established office location close to the A4, M4, Slough Railway Station and the proposed crossrail link

- Adjacent property also occupied by the tenant while Amazon's UK headquarters is situated diagonally opposite
- Six Week Completion Available

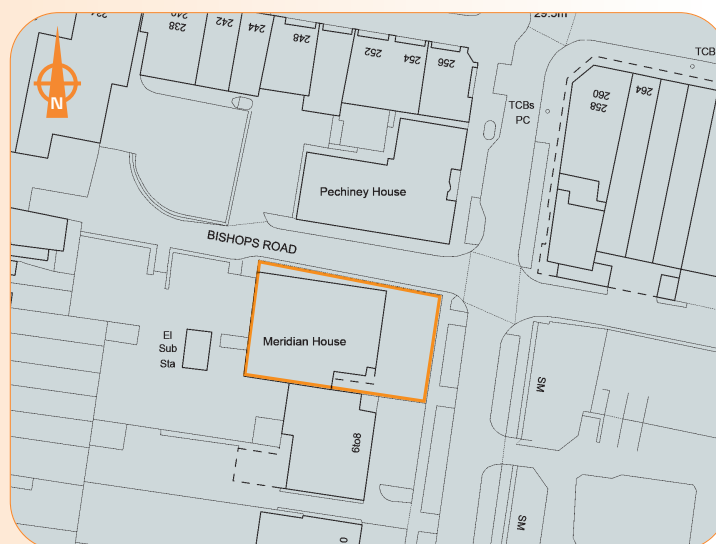


On behalf of Joint Administrators at
moorfields 
Corporate Recovery



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Location

Miles: 20 miles west of Central London
17 miles east of Reading
4 miles north of Windsor

Roads: A4, A412, M4 (Junction 6)

Rail: Slough Railway Station (approx 35 miles to London Paddington)

Air: London Heathrow Airport, London Luton Airport, London City Airport

Situation

The property is situated in a prominent position on the western side of The Grove, an established office area close to the A412 which connects with Windsor Road to the west and Yew Tree Road to the east. Both roads provide direct access to the A4 and M4. The surrounding area comprises retail to the north and residential to the south.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review |
|---------------|-----------|-------------------------------------|--------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------|------------|
| Ground | Reception | 31.86 sq m (343 sq ft) | MICROS-FIDELIO UK LIMITED (1) | 10 years from 18/07/2011 until 17/07/2021 (2) | £190,464 (Concessory rent of £154,752 to be paid until review) | 18/07/2016 |
| Ground | Office | 84.50 sq m (910 sq ft) | | | | |
| First | Office | 382.4 sq m (4,117 sq ft) | | | | |
| Second | Office | 387.2 sq m (4,169 sq ft) | | | | |
| Third | Office | 219.7 sq m (2,365 sq ft) | | | | |
| Totals | | 1,105.66 sq m (11,904 sq ft) | | | £190,464 (3) (4) | |

(1) For the year ending 30th June 2011, Micros-Fidelio UK Limited reported a turnover of £36,346,000, pre-tax profits of £4,370,000 and a total net worth of £13,347,000. (Source: www.riskdisk.com 19/04/2013)

(2) There is a tenant only option to determine on 17/07/2016, on providing 6 months prior written notice.

(3) The Principal Rent stated in the lease is £190,464 p.a.x. subject to review. However, the parties have agreed a concessory rent of £154,752 until 17th July 2016. This includes the Supplemental Rent (See Note 4 below).

(4) The tenant also pays a Supplemental Rent to cover the costs of repairing, renewing and replacing air-conditioning, domestic water equipment, sanitaryware, roofing and guttering. Initially this is stated to be £11,904 subject to review but is included within the concessory rent of £154,752 until 17th July 2016.

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