

lot 27

Bridgestone House, Athena Drive, Tachbrook Park Warwick, Warwickshire CV34 6UX

Rent
£198,000
per annum
exclusive

Freehold Office Investment

- Entirely let to Bridgestone UK Limited
- Prominent corner position within Tachbrook Park, the premier business park in Warwick & Leamington Spa
- Tenant in occupation for at least 10 years
- Nearby occupiers include Sutton Park Group Citroen/Renault Dealership, Calor Gas and Pure Office
- On-site parking for approximately 70 cars

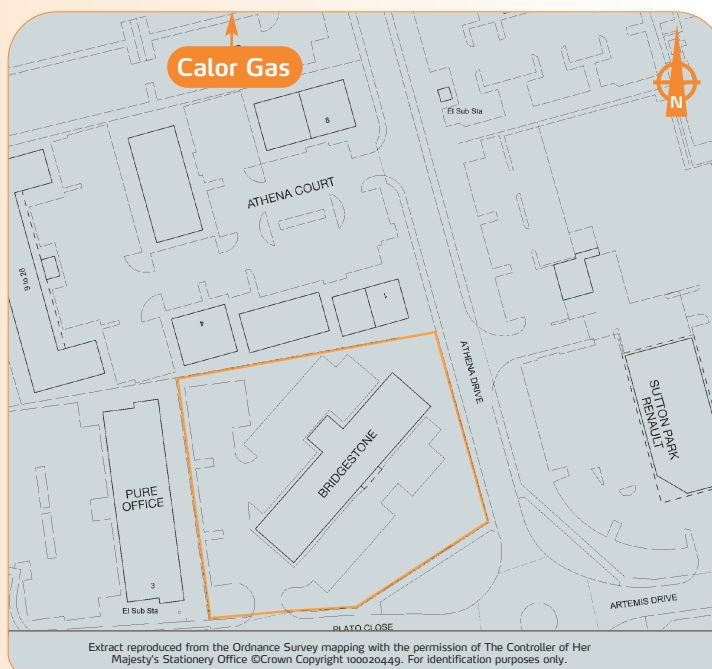


On behalf of
a Major Fund



lot 27

Rent
£198,000
per annum
exclusive



Location

Miles: 12.5 miles south of Coventry
36 miles west of Northampton
35 miles north-west of Birmingham
Roads: M1 (J17), M40, A46
Rail: Warwick Rail Station (86 mins to London Marylebone)
Air: Coventry Airport, Birmingham Airport

Situation

The property is situated in a prominent corner location on the western side of Athena Drive, at its junction with Plato Close, Artemis Drive and Homer Close, in the heart of Tachbrook Park, the premier business park in Warwick & Leamington Spa. Covering over 400 acres, Tachbrook Park houses occupiers such as Wolseley, Leamington Shopping Park (with Sainsburys and other major national stores), Holiday Inn, Sutton Park Renault and Jaguar.

Description

The property comprises an office building over ground and first floors. The property benefits from on-site parking for approximately 70 cars, and a total approximate site area of 0.47 hectares (1.16 acres).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	601.36 sq m (6,473 sq ft)	BRIDGESTONE UK LIMITED (1)	5 years from 29/09/2012 on a full repairing and insuring lease (2)	£198,000	28/09/2017
First	Office	601.08 sq m (6,470 sq ft)				
Totals		1,202.44 sq m (12,943 sq ft)			£198,000	

(1) For the year ending 31st December 2011, Bridgestone UK Limited reported a turnover of £270,148,000, pre-tax profits of £3,776,000 and a total net worth of £30,126,000. (Source: www.riskdisk.com 10/06/2013)
(2) The lease provides a tenant option to determine on the third anniversary of the term on providing 6 months' notice.

For further details please contact:
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Jo Seth-Smith
Tel: +44 (0)20 7034 4854.
Email: jo.seth-smith@acuitus.co.uk
www.acuitus.co.uk

Solicitors:
Maclay Murray & Spens LLP
1 London Wall, London EC2Y 5AB.
Tel: +44 (0)207 634 8746.
Email: nicholas.mole@mms.co.uk
Ref: Nicholas Mole.