

lot 41

Rent
£146,250
per annum
exclusive with
3 office suites
To Let

Queens House, Queen Street Ramsgate CT11 9DH

Freehold Office Investment

- Tenants include Trillium (Prime) Property GP Limited t/a Job Centre Plus and Inventiv Health Clinical UK Ltd
- Prominent position on the busy Queen Street, close to Ramsgate Harbourside and Marina
- Nearby occupiers include Waitrose & Kwik-Fit
- Active Management Potential and Future Redevelopment potential (Subject to consents)
- Approximately 3,021 sq m (32,518 sq ft) with extensive car parking
- Six Week Completion



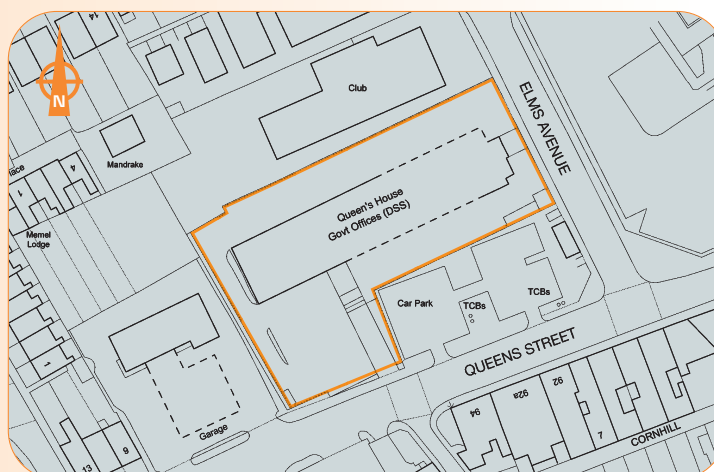
On Behalf of J Cookson
and R Freese acting as
Joint Fixed Charge
Receivers





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Location

Miles: 75 Miles south-east of London
5 miles south of Margate
16 miles west of Canterbury
20 miles north of Dover

Roads: M2 (Junction 7), A253, A256

Rail: Ramsgate Railway Station (approximately 1 hour 16 mins to London
St Pancras International)

Air: London Gatwick Airport, Manston Airport

Situation

Ramsgate is a busy port on the east coast of Kent, with excellent links to the M2 via the A253. The property is situated on the north side of Queen Street at its junction with Elms Avenue. Nearby occupiers include Waitrose and Kwik-Fit. The property is in close proximity to Ramsgate Harbourside and Marina.

Description

The property comprises a substantial office building with accommodation on the ground, first, second and third floors with undercroft car parking. The offices benefit from two passenger lifts, suspended ceilings, perimeter trunking and extensive car parking.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
East Wing	Office and 77 car parking spaces	492 sq m	(5,296 sq ft)	TRILLIUM (PRIME) PROPERTY GP LIMITED t/a Job Centre Plus (1)	15 years from 10/12/2005 (2)	£107,500	10/12/2015 (31/03/2018)
Ground		536.50 sq m	(5,774 sq ft)				
First		556 sq m	(5,985 sq ft)				
Second		556 sq m	(5,985 sq ft)				
Third	Office	225.29 sq m	(2,425 sq ft)	INVENTIV HEALTH CLINICAL UK LTD (3)	5 years from 27/09/2008 (Holding Over) (4)	£33,950	28/09/2013
West Wing		218.44 sq m	(2,351 sq ft)				
Part First		218.44 sq m	(2,351 sq ft)				
Second		218.44 sq m	(2,351 sq ft)				
Third	8 car spaces	218.44 sq m	(2,351 sq ft)	VACANT POSSESSION	Right to use (5)	£4,800	
Car Parking							
Totals		3,021.11 sq m	(32,518 sq ft)			£146,250	

(1) For the year ending 31/03/2012, Trillium (Prime) Property GP Limited reported a turnover of £560,438,000, pre-tax profits of £37,612,000 and a total net worth of £407,856,000. (Source: www.riskdisk.com 17/09/2013)

(2) Please note the lease provides for a tenant option to determine the lease on 10/12/2015

(3) For the year ending 31/12/2012, Inventiv Health Clinical UK Ltd reported a turnover of £67,079,878, pre-tax profits of £6,254,981 and a total net worth of £25,904,683. (Source: www.riskdisk.com 17/09/2013)

(4) Inventiv Health Clinical UK Ltd are currently holding over. The tenant has served a Section 26 notice requesting a new lease. A copy of the notice is available in the legal pack.

(5) Under the terms of the lease of the West Wing First Floor (part), the tenant has the right to use 8 car spaces at the rent of £4,800 p.a.x.

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