

lot 43

Block 2, Unit 5, Fountayne Business Park Tottenham, London N15 4EQ

Rent
£162,843
per annum
exclusive

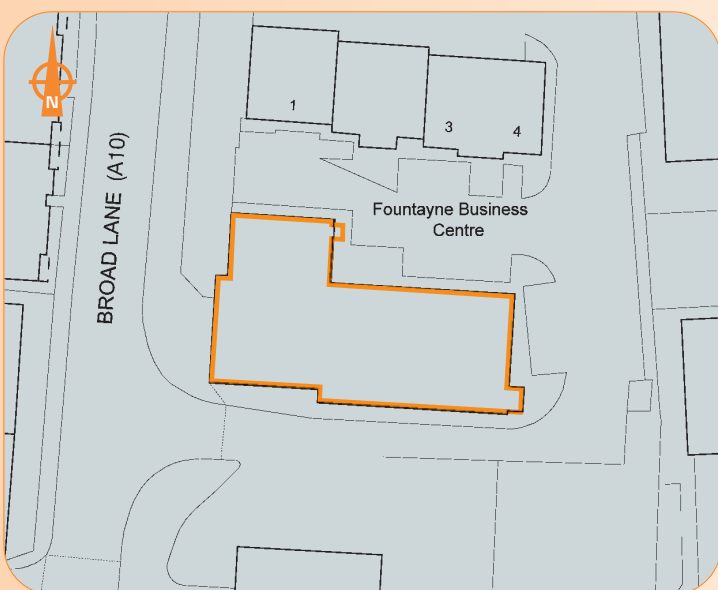
Modern Freehold Office Investment

- Entirely let to The First Secretary of State until December 2019 (subject to option)
- Prominent position on Broad Lane (A10)
- Located next to Tottenham Hale Retail Park
- Benefits from rights to park approximately 30 cars
- Future redevelopment opportunities (subject to consents)
- Six Week Completion

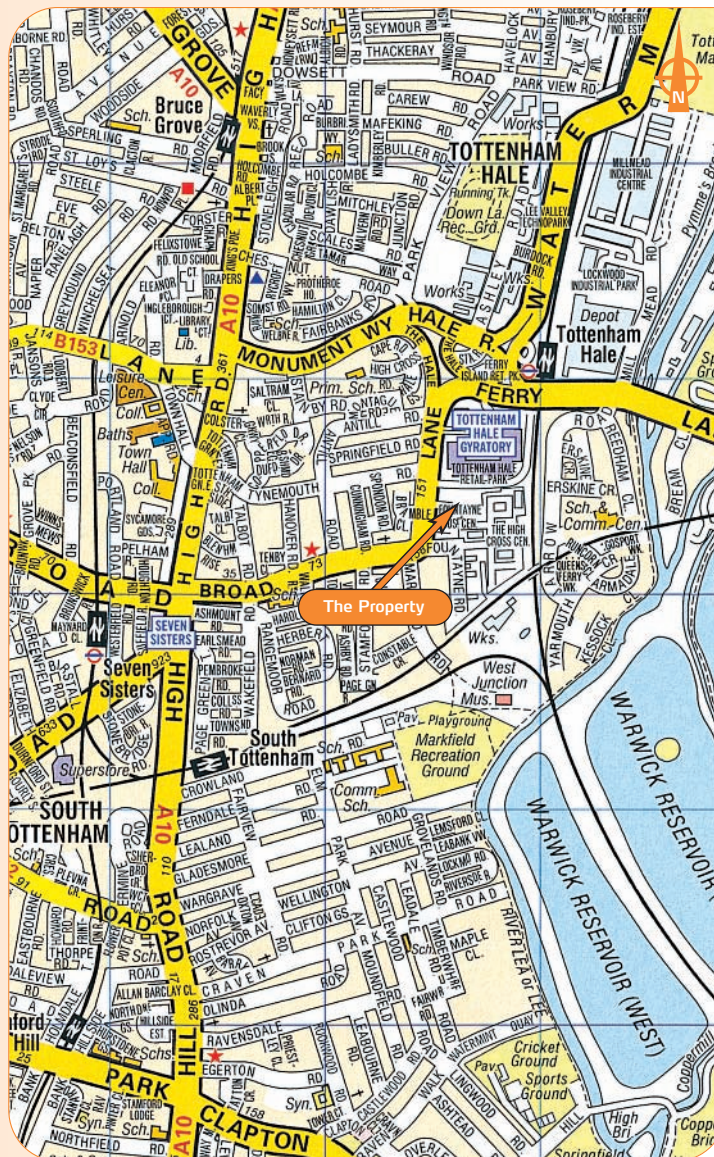


On behalf of Joint LPA
Receivers, Dana Genis and
Marcus Stone





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Location

Miles: 6 miles east of Finchley
6 miles north-west of Stratford
7 miles north of Central London
Roads: A10, A406 (North Circular Road), A1010
Rail: Tottenham Hale & Seven Sisters Underground (Victoria Line) and Rail (direct trains to St Pancras, Liverpool Street, Victoria and Euston)
Air: London City, London Luton, London Stansted

Situation

The property is situated on the eastern side of Broad Lane (A10) within the vibrant North London suburb of Tottenham, some 6 miles north of Central London. Tottenham Hale Retail Park is located next to the property and houses a number of national retailers including Argos, Next, Staples, ASDA Living, B&Q, KFC and Burger King.

Description

The property comprises 1,259.88 sq m (13,562 sq ft) of modern office accommodation over ground and first floors. The property also benefits from the right to park approximately 30 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act 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
Ground	Office	629.94 sq m (6,781 sq ft)	THE FIRST SECRETARY OF STATE (1)	25 years from 25/12/1994 until 24/12/2019 on a full repairing and insuring lease (2)	£162,843	25/12/2014
First	Office	629.94 sq m (6,781 sq ft)				
Totals		1,259.88 sq m (13,562 sq ft)			£162,843	

(1) The tenant is not currently in occupation and has sublet the ground floor to Epic Trust Limited (t/a Circle Support).
(2) The lease provides an option to determine on 31st March 2018, subject to 12 months' notice.

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