

## lot 7

Rent  
£117,865  
per annum  
exclusive  
(gross)

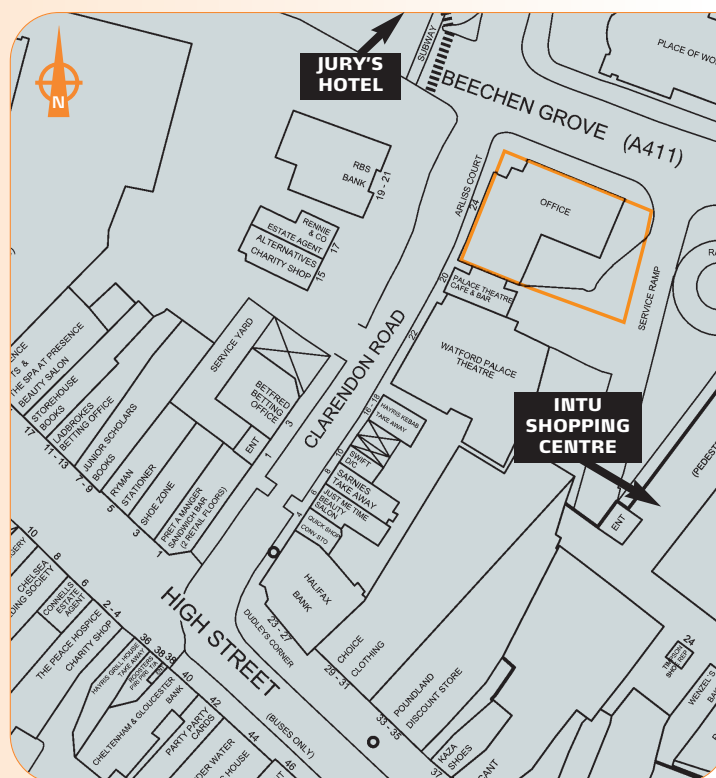
## Arliss Court, 24 Clarendon Road Watford, Herts WD17 1JY

### Freehold Office Investment

- Approximately 1,835 sq m (19,752 sq ft) Multi Let Office Accommodation
- Prominent corner position opposite Jury's Hotel
- Adjacent to Watford Palace Theatre and Watford Market
- Permission for property to be used as 34 self-contained flats







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#### Location

Miles: 10 miles south of Hemel Hempstead  
20 miles east of High Wycombe  
21 miles north-west of Central London

Roads: A41, M1, M25

Rail: Watford Underground (Metropolitan Line), Watford High Street  
Overground and Watford North Rail

Air: Heathrow

#### Situation

The property is situated in a prominent corner location on the southern side of Beechen Grove (A411) at its junction with Clarendon Road. The property is located adjacent to Watford Palace Theatre and Watford Market and within close proximity of Intu Shopping Centre, Jury's Hotel, T J Hughes Department Store and Sainsbury's Superstore.

#### Description

The property comprises a six storey office building benefitting from car parking for approximately 8 cars.

#### Planning

Under the Town and Country Planning Act 1990, the freeholder has secured a determination under Class J of Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 for the change of use of all 6 floors from existing offices to 34 self-contained flats. For further information, please refer to the legal pack.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x. (gross)	Reversion
Part Ground	Office	232.91 sq m	(2,507 sq ft)	<b>INGEUS UK LIMITED</b>	5 years from 04/11/2011 (1)	£31,338	03/11/2016
Part Ground	Office	92.90 sq m	(1,000 sq ft)	<b>CORPORATE FINANCIAL MANAGEMENT SYSTEMS LIMITED</b>	5 years from 31/03/2014 (2)	£12,000 (3)	29/04/2019
First	Office	325.90 sq m	(3,508 sq ft)	<b>SEETEC BUSINESS TECHNOLOGY CENTRE LIMITED</b>	5 years from 01/05/2013 (4)	£50,900	30/04/2018
Part Second	Office	221.48 sq m	(2,384 sq ft)	<b>VACANT POSSESSION</b>	-	-	-
Part Second	Office	111.11 sq m	(1,196 sq ft)	<b>LASERFICHE UK SERVICES LIMITED</b>	5 years from 15/08/2011	£14,352	14/08/2016
Part Third	Office	68.93 sq m	(742 sq ft)	<b>ITSS RECRUITMENT LIMITED</b>	3 years from 04/03/2012	£9,275	03/03/2015
Part Third	Office	265.33 sq m	(2,856 sq ft)	<b>SERVICED OFFICES OPERATED BY REGUS (5)</b>			
Fourth	Office	334.35 sq m	(3,599 sq ft)	<b>SERVICED OFFICES OPERATED BY REGUS (5)</b>			
Fifth	Office	182.09 sq m	(1,960 sq ft)	<b>VACANT POSSESSION</b>	-	-	-
<b>Totals</b>		<b>1,835.00 sq m</b>	<b>(19,752 sq ft)</b>			<b>£117,865</b>	

(1) The lease to Ingeus UK Limited provides a tenant's option to determine on the second (now lapsed) and fourth anniversaries of the term, subject to 6 months notice. If the break is not exercised then the tenant will benefit from a rent free period from 4th November 2015 until 3rd April 2016.

(2) The lease to Corporate Financial Management Systems Limited provides a tenant option to determine on the third anniversary of the term, subject to a payment of £6,000.

(3) For the purposes of clarification, the current rent for the Corporate Financial Management Systems Limited lease is £6,000 p.a.x. rising to £12,000 p.a.x. from 31/03/2017. The seller has agreed to adjust the completion monies so that the unit effectively produces £12,000 p.a.x. from completion of the sale.

(4) The lease to Seetec Business Technology Centre Limited provides a tenant option to determine on 30th April 2016, subject to 6 months notice.

(5) There is a management contract in place for part third and fourth floors which are run as serviced offices by Regus. A copy of the management agreement, which can be terminated at any time by either party upon 9 months notice, is available for inspection. Please refer to the auctioneers for further details.

#### For further details please contact:

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#### Solicitors:

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