

Abbey House, 282 Farnborough Road Farnborough, Hampshire GU14 7NA

lot 77

Substantial Office Investment/Development Opportunity

- Located on busy Farnborough Road, less than a minute from Farnborough Rail Station
- Approximately 4,876 sq m (52,486 sq ft)
- Future Development Potential (subject to consents)
- Site area of approximately 0.667 hectares (1.647 acres) with parking for 164 cars

Rent
£25,300
per annum
with
Majority
Vacant
Possession



On Behalf of
a Major Fund

Location

Miles: 35 miles south-west of Central London
10 miles south-east of Guildford
18 miles south-east of Reading
Roads: A331, M3 (Junctions 4 & 4a), M25 (Junction 11), A3
Rail: Farnborough (Main) Railway Station (34 mins direct to London Waterloo)
Air: London Heathrow Airport, London Gatwick Airport

Situation

The property is prominently situated on the busy Farnborough Road (A325) just north of the town centre and less than a minute walk from Farnborough mainline railway station.

Description

The property is a prominent detached building comprising six storey office accommodation over two wings with a reception area on the ground floor. The property benefits from perimeter trunking, suspended ceilings and a total approximate site area of 0.667 hectares (1.647 acres) providing parking for a total of 164 cars.

Tenure

Long Leasehold. Held from The Trustees of the Empress Eugenie Memorial Fund for a term of 150 years from 24th June 1966 until 23rd June 2116 at a rent of £60,000 p.a with 25 yearly reviews, with the next review due in June 2016. The rent is reviewed to 10% of the fair yearly rental value.

VAT

VAT is applicable to this lot.

Six Week Completion

Viewings

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Telephone: +44 (0)20 7034 4857.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant/Licensee	Term	Rent
Ground	Reception	59.10 sq m	(636 sq ft)	-	-	-
First	Office	963.40 sq m	(10,370 sq ft)	SCOTIA AID SIERRA LEONE (1)	Tenancy at will (2)	-
Second	Office	963.40 sq m	(10,370 sq ft)			
Third	Office	963.40 sq m	(10,370 sq ft)			
Fourth	Office	963.40 sq m	(10,370 sq ft)	VACANT POSSESSION – Current tenant's (National Westminster Bank plc) lease expiring 20/10/2014	-	-
Fifth	Office	963.40 sq m	(10,370 sq ft)			
Ground	Car Parking (46 spaces)	-	-	HOGG ROBINSON (TRAVEL) LIMITED	(3)	£25,300 (3)
Totals		4,876.10 sq m	(52,486 sq ft)			£25,300

(1) Scotia Aid Sierra Leone was launched in May 2010 and works directly with children in Sierra Leone in their own environment towards reunification with their families, reintroduction to education and the creation of a sustainable home life.
(Source: www.scotiaaid-sierraleone.org.uk 28/08/2014)

(2) Scotia Aid Sierra Leone's tenancy at will is terminable upon one month's notice. The tenant is not currently in occupation.

(3) Hogg Robinson (Travel) Limited currently have a licence for 46 car parking spaces for which they pay £550 p.a. per space. The licence is terminable by either party by giving 28 days' notice. Please see legal pack for further information.

For further details please contact:

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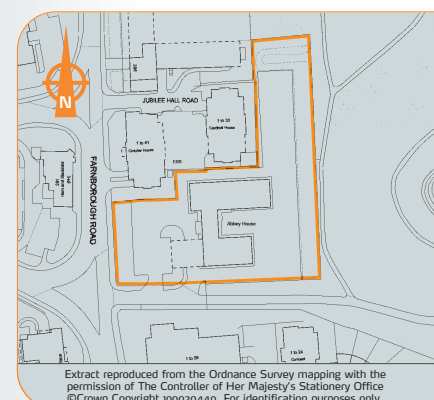
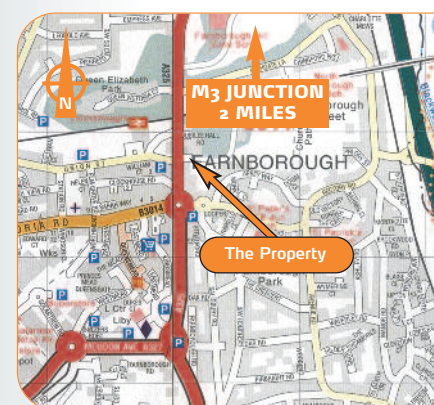
Associate Auctioneers:

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