

# Arden House, West Street Leighton Buzzard, Bedfordshire LU7 1DD

lot 3

## Freehold Multi-let Office Investment

- Tenants include Mind BLMK, Connells Residential and Imagine Communications EMEA (UK) Limited
- Approximately 1,042.62 sq m (11,223 sq ft) of well configured office accommodation in

- affluent commuter town
- Future residential redevelopment potential (subject to consents)
- Nearby occupiers include Tesco Superstore, Waitrose, Aldi and Homebase

Rent  
**£91,126**  
per annum  
exclusive  
with  
1,299 sq ft  
to be let



On behalf of  
Joint LPA  
Receivers



## Location

Miles: 11 miles south-east of Milton Keynes  
12 miles north-west of Luton  
40 miles north-west of Central London  
Roads: A4146, A418, A5, M1  
Rail: Leighton Buzzard Railway Station (½ mile)  
Air: Luton Airport

## Situation

Leighton Buzzard is an affluent commuter town located between Luton and Milton Keynes. The property is prominently situated on West Street in an established town centre office location. Leighton Buzzard Railway Station offers direct rail services to London Euston with a journey time of approx. 30 mins.

## Description

The property comprises well configured open plan office accommodation which has recently undergone a refurbishment programme and benefits from a reception area, passenger lift, suspended ceilings, Cat II lighting and kitchen facilities. Parking is provided at the rear.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Six Week Completion

## 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.	Reversion
Ground	Office	225.93 sq m (2,432 sq ft)	<b>MIND BLMK (1)</b>	4 years from 21/01/2014	£18,240 (2)	20/01/2018
First	Office	288.73 sq m (3,108 sq ft)	<b>CONNELLS RESIDENTIAL (3)</b>	3 years from 28/07/2014 (4)	£23,310	27/07/2017
Second	Office	288.73 sq m (3,108 sq ft)	<b>IMAGINE COMMUNICATIONS EMEA (UK) LIMITED (5)</b>	2 years from 02/07/2015	£28,000	02/07/2017
Third	Office	118.54 sq m (1,276 sq ft)	<b>CONNELLS RESIDENTIAL (3)</b>	3 years from 25/09/2015	£13,500	31/08/2018
Fourth	Office	120.68 sq m (1,299 sq ft)	<b>VACANT POSSESSION</b>			
Roof	Telecom Mast	-	<b>VODAFONE LIMITED</b>	20 years from 15/03/2005	£8,076	14/03/2025
<b>Totals</b>		<b>1,042.62 sq m (11,223 sq ft)</b>			<b>£91,126</b>	

- (1) Mind BLMK stands for Mind in Bedfordshire, Luton and Milton Keynes and offers a range of services aimed at meeting individual needs and promoting mental health recovery, wellbeing and independence. ([www.mind-blmk.org.uk](http://www.mind-blmk.org.uk))
- (2) Under the terms of the lease the tenant is to benefit from a 2 month rent free period commencing 21st January 2016.
- (3) For the year ending 31/12/2014, Connells Residential reported a turnover of £75,442,000, pre-tax profits of £12,096,000 and a total net worth of £21,554,000. (Source: Experian Group 25/09/2015)
- (4) The lease is subject to a tenant option to determine on 28th July 2016.
- (5) Imagine Communications Corp is a global leader in video and advertising solutions serving the media and entertainment, multi-channel video programming distributors and enterprise markets, spanning 185 countries. ([www.imaginecommunications.com](http://www.imaginecommunications.com))

## For further details please contact:

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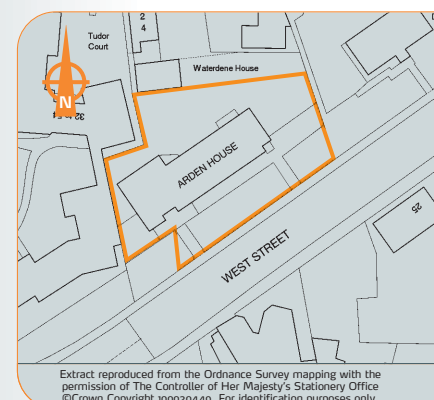
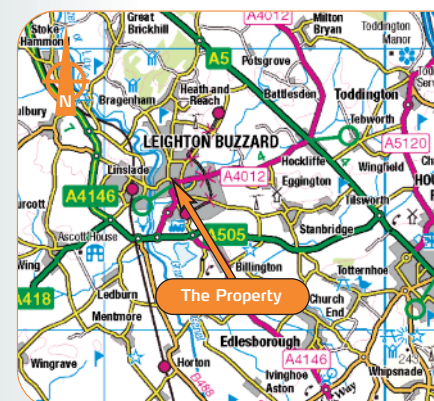
## Buyer's Legal Report Service

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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



## Seller's Solicitors:

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