

lot 17

Rent
£107,580
per annum
exclusive
(with Units
7,8 & 10
vacant to let)

Units 7-12 Manor Court, Barnes Wallis Road Segensworth, Fareham, Hampshire PO15 5TH

Multi-let South-East Office Investment

- Comprises 6 self-contained office units, with tenants including Jasper Vincent Solicitors, Bilfinger Industrial Automation Services and Amity World Travel
- Excellent access to Junction 9 of the M27 Motorway

- Part of the established Manor Court Business Park, with occupiers including Wave 102.5FM and Lambert Smith Hampton
- Active management potential

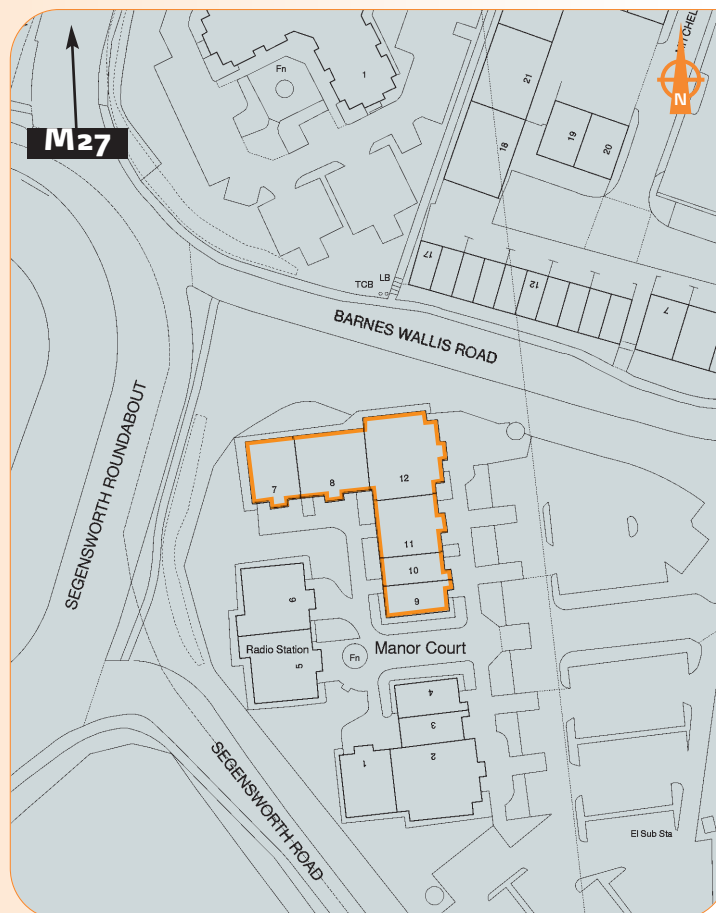


On behalf of



Units 9-12





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**Rent
£107,580
per annum
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(with
Units 7, 8
& 10 vacant
to let)**

Location

Miles: 6 miles north-west of Portsmouth
9 miles south-east of Southampton

Roads: M27 (Junction 11), A27, A32

Rail: Fareham Railway Station

Air: Southampton Airport, Bournemouth International Airport

Situation

The property forms part of Manor Court, a highly accessible and convenient business park, being situated less than a mile from Junction 9 of the M27 motorway and accessed off Barnes Wallis Road via the A27. Notable occupiers on the park include Lambert Smith Hampton, Wave 102.5 fm, Roches Chartered Accountants and Gamma.

Description

The property comprises 6 adjoining modern office buildings arranged over ground and first floors.

The accommodation is largely open plan in design and benefits in part from comfort cooling, under floor/perimeter trunking, suspended ceilings with CAT II lighting and central heating. In addition, each unit benefits from excellent car parking provisions.

Tenure

Leasehold. Held for a term of 125 years (less 3 days) from 13th September 1988 until 9th September 2123 at a rent of £1 per annum.

VAT

VAT is applicable to this lot.

Six Week Completion (subject to landlord's consent to assign)

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 Will Moore. Email: will.moore@acuitus.co.uk.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
7	Ground First	Office Office	120.96 sq m (1,302 sq ft) 121.82 sq m (1,311 sq ft)	VACANT POSSESSION			
8	Ground First	Office Office	193.98 sq m (2,088 sq ft) 198.93 sq m (2,141 sq ft)	VACANT POSSESSION			
9	Ground First	Office Office	75.76 sq m (816 sq ft) 80.30 sq m (864 sq ft)	JASPER VINCENT LIMITED (1)	5 years from 22/08/2014 (2)	£16,850	(21/08/2019)
10	Ground First	Office Office	68.93 sq m (742 sq ft) 74.43 sq m (801 sq ft)	VACANT POSSESSION			
11	Ground First	Office Office	157.43 sq m (1,695 sq ft) 160.63 sq m (1,729 sq ft)	BILFINGER INDUSTRIAL AUTOMATION SERVICES LIMITED (with guarantee) (3)	10 years from 26/06/2014 (4)	£34,580 (rising to £41,496 p.a.x. in 2019)	26/06/2019 (5) (25/06/2024)
12	Ground First	Office Office	250.75 sq m (2,699 sq ft) 238.72 sq m (2,570 sq ft)	AMITY WORLD TRAVEL LIMITED (6)	10 years from 05/09/2014 (7)	£56,150 (7)	05/09/2017 (04/09/2024)
Totals			1,742.64 sq m (18,758 sq ft)			£107,580	

(1) Jasper Vincent is a vibrant, professional and pro-active legal practice providing a comprehensive range of legal services to individuals, small to medium enterprises, owner managed businesses and entrepreneurs. The firm has been established since 1946 and currently has offices in Southampton and Segensworth. (Source: www.jaspervincent.co.uk) There is a guarantor on the lease.

(2) There is a tenant only option to determine the lease on 22/08/2017, subject to 6 months' prior written notice.

(3) Bilfinger Industrial Automation Services is a leading UK electrical engineering organisation, providing turnkey solutions for the design, manufacture, installation and maintenance of bespoke control and instrumentation systems, electrical power systems and data communication systems. Part of the international Bilfinger Industrial Services Group, they serve a UK-wide customer base, with a proven track record of delivering high profile projects for major blue chip organisations across a range of market sectors. (Source: www.bis-atg.co.uk) The lease is guaranteed by Bilfinger Industrial Services UK Limited and for the year ending 31/12/2014, reported a turnover of £173,085,000, pre-tax profits of £1,302,000 and a total net worth of £33,117,000. (Source: www.experian.com 16/09/2015)

(4) There is a tenant only option to determine the lease on 26/06/2019 subject to 6 months' prior written notice.

(5) There is a fixed rental increase from 26th June 2019 to £41,496 p.a.x.

(6) Amity World Travel was founded in 1971 and rapidly became the leading independent travel agency in Southampton. Amity World Business Travel continues to be an innovative, resourceful and successful business travel company under the management of owner/directors Paul Gardner and Adrian Williams, both of whom have been with the company for more than 25 years. (Source: www.amitytravel.co.uk)

(7) There is a tenant only option to determine the lease on 05/09/2017 and 05/09/2019, subject to 6 months' prior written notice. If the tenant does not exercise their option to break on 05/09/2017, the rent will reduce to £28,075 p.a.x from 05/09/2017 up to and including 05/09/2018.

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



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