

lot 6

Cinnamon House, Cinnamon Park Crab Lane, Warrington, Cheshire WA2 0XP

Rent
£233,185 per
annum
exclusive

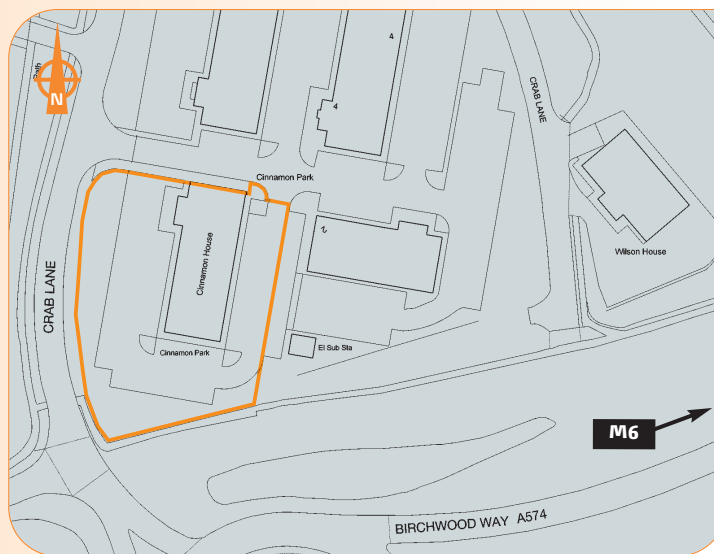
Modern Freehold Office Investment

- Entirely let to Warrington Cinnamon Park Centre Limited t/a Regus with guarantee
- Established and modern business park strategically located off the M6
- Highly specified office accommodation totalling approximately 1,705.75 sq m (18,361 sq ft)
- Car parking for approximately 89 cars (1:206 sq ft)



On the
Instructions of





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Location

Miles: 3 miles north-west of Warrington
15 miles south-west of Manchester
20 miles east of Liverpool
Roads: A574, M6 (Junction 21), M62 (Junction 11)
Rail: Birchwood and Padgate Railway Stations
Airport: Manchester Airport, Liverpool John Lennon Airport

Situation

Cinnamon Park is an established and modern business park strategically located immediately adjacent to the M6, close to its junction with the M62 and some 3 miles north-east of Warrington town centre. Cinnamon Park forms part of the wider Birchwood Park, which is home to over 165 businesses and employs in excess of 6,000 people. Immediately adjacent to Cinnamon House is the University of Chester Warrington Campus, with other nearby occupiers including Datal, Novus and Expedia.

Description

The property comprises a modern detached three storey office building. The office accommodation is well specified with suspended ceilings, full access raised floors, perimeter heating and air conditioning. The property further benefits from a large car park for approximately 89 cars, providing an excellent car parking ratio of 1:206 sq ft.

Tenure

Freehold.

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

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground, First and Second	Office	1,705.75 sq m (18,361 sq ft)	WARRINGTON CINNAMON PARK CENTRE LIMITED WITH GUARANTEE FROM REGIONAL BUSINESS CENTRE BV AND REGUS (UK) LIMITED (1) (2)	25 years from 04/08/1998 on a full repairing and insuring lease (3)	£233,185	04/08/2018 (03/08/2023)
Totals		1,705.75 sq m (18,361 sq ft)			£233,185	

(1) Established in 1989, Regus is a flexible workspace provider and now has 3,000 business centres across 900 cities in 120 countries all over the world. (Source: www.regus.co.uk).
 (2) The seller has the benefit of an assigned irrevocable bank guarantee in the sum of £68,498, from 5th May 2016 until expiry of the term on 3rd August 2023.
 (3) The tenant occupies the property under a lease for a term of 20 years from 4th August 1998 at a current rent reserved of £233,185 p.a.x. The parties have signed a reversionary lease for a term of 5 years from 4th August 2018 until 3rd August 2023.

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

Seller's Solicitors:
Nabarro LLP
 1 South Quay, Victoria Quays, Sheffield S2 5SY.
 Tel: +44 (0)114 279 4090.
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