

lot 19

Rent
£104,110
per annum
exclusive
rising to
£105,610
p.a.x. in July
2016

Baystrait House, Station Road Biggleswade, Bedfordshire SG18 8AL

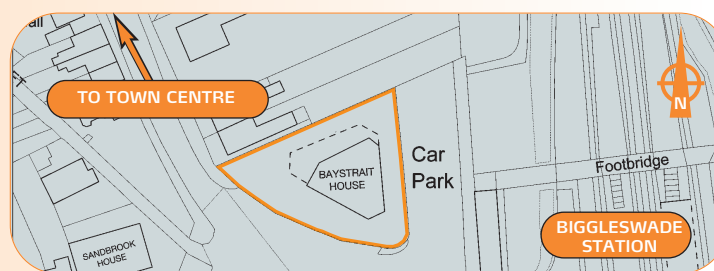
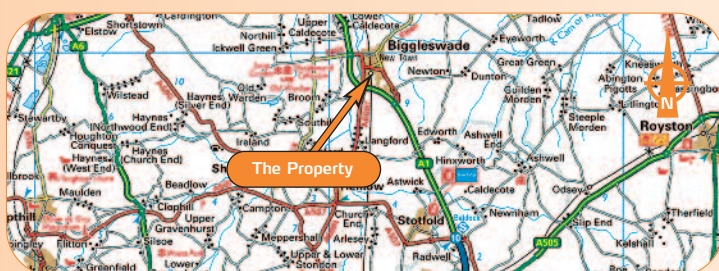
Freehold Office Investment

- Let to tenants including The Consultation Institute, Pentagon (UK) Limited and Bedfordshire Association of Town & Parish Council
- Approximately 875.63 sq m (9,426 sq ft)
- Prominent location adjacent to Biggleswade Railway Station
- Future residential development potential (subject to leases and consents)



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Location

Miles: 12 miles south-east of Bedford
25 miles east of Milton Keynes
47 miles north of Central London
Roads: A1(M), M1, M11
Rail: Biggleswade Railway Station
Air: Luton Airport

Situation

The property is ideally situated adjacent to Biggleswade Railway Station, on the eastern side of Station Road close to its junction with Saffron Road, some five minutes walk from the town centre. A public car park is located a short walk away. The town acts as an excellent business base with a journey time to London King's Cross of between 35-45 minutes. Road communications are provided by the A1(M).

Description

The property comprises a three-storey purpose built office block with a communal entrance hall and reception area. The property benefits from car parking for approximately 31 cars.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Note

Most of the leases are outside the Security of Tenure provisions of the Landlord & Tenant Act 1954. Please note that the rents quoted below are net rents - full service charge information is provided in the legal pack.

Tenancy and accommodation

Floor	Unit No.	Use	Floor Areas (Approx)		Tenant	Terms	Rent p.a.x.	Review/(Reversion)
Ground	1 (including Five Car Parking Spaces)	Office	222.97 sq m	(2,400 sq ft)	THE CONSULTATION INSTITUTE	9 years from 07/08/2009	£26,000	(06/08/2018)
First	2 (including Two Car Parking Spaces)	Office	83.43 sq m	(898 sq ft)	PENTAGON (UK) LIMITED WITH PERSONAL GUARANTEES	5 years from 01/05/2012	£9,900	(30/04/2017)
First	3 (including Two Car Parking Spaces)	Office	52.95 sq m	(570 sq ft)	NODE IT SOLUTIONS LIMITED	5 years from 01/09/2011	£6,000	(31/08/2016)
First	4 (including Two Car Parking Spaces)	Office	49.21 sq m	(530 sq ft)	NODE IT SOLUTIONS LIMITED	5 years from 01/04/2014	£5,800	01/04/2017 (31/03/2019)
First	5 (including One Car Parking Spaces)	Office	69.68 sq m	(750 sq ft)	PROVAL SERVICES LIMITED	12 years from 17/07/2010(1)	£8,600	17/07/2019 (16/07/2022)
First	6 (including Two Car Parking Spaces)	Office	35.30 sq m	(380 sq ft)	UNIFORM MORTGAGES LIMITED	5 years from 01/07/2013	£4,500	(30/06/2018)
First	7 (including Two Car Parking Spaces)	Office	39.48 sq m	(425 sq ft)	UNICORN TRAILS LIMITED	3 years from 25/11/2013	£5,000	(24/11/2016)
Second	8 (including Four Car Parking Spaces)	Office	83.61 sq m	(900 sq ft)	G.E. NORGAN LIMITED	5 years from 01/04/2016	£10,950	(31/03/2021)
Second	9 (including Two Car Parking Spaces)	Office	83.61 sq m	(900 sq ft)	MANORCOURT CARE LIMITED	5 years from 17/07/2014	£8,500 rising to £10,000 in July 2016	17/07/2016 17/07/2017 (16/07/2019)
Second	10 (including Four Car Parking Spaces)	Office	123.84 sq m	(1,333 sq ft)	SAGECARE LIMITED	5 years from 01/04/2012	£13,500	(31/03/2017)
Second	11 (including One Car Parking Space)	Office	36.23 sq m	(390 sq ft)	BEDFORDSHIRE ASSOCIATION OF TOWN AND PARISH COUNCIL	6 years from 01/04/2016	£4,200	01/04/2019 (31/03/2022)
1 Car Parking Space					P. COUSINS		£360	
1 Car Parking Space					MANORCOURT CARE		£400	
1 Car Parking Space					CONSULTATION INSTITUTE		£400	
Totals			875.63 sq m	(9,476 sq ft)			£104,110	

(1) The tenant occupies the property under a lease for a term of 6 years from 17th July 2010 at a current rent reserved of £8,600 p.a.x. The parties have signed a reversionary lease for a term of 6 years from 17th July 2016 at a rent reserved of £8,600 p.a.x.

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Buyer's Legal Report Service

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