

lot 10

Rent
£358,924 per
annum
exclusive

Osprey House, Colchester Road Hedgerows Business Park, Chelmsford, Essex CM2 5PB

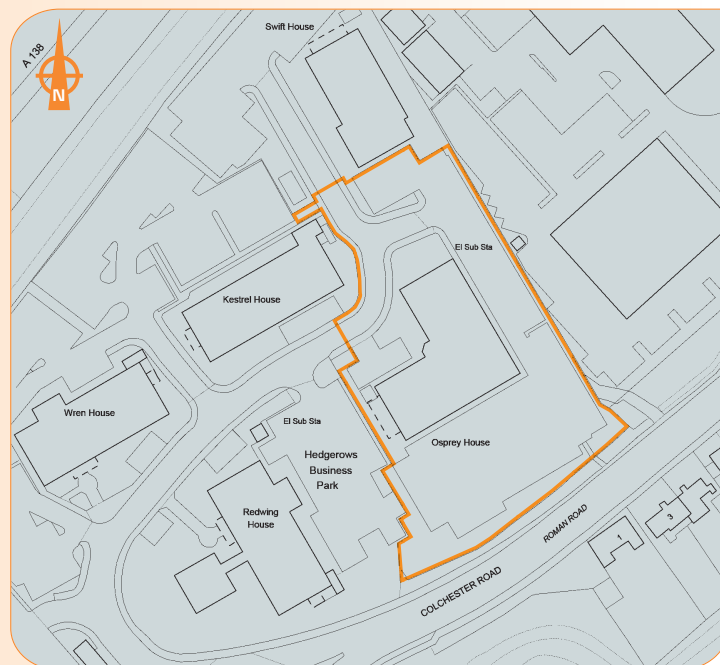
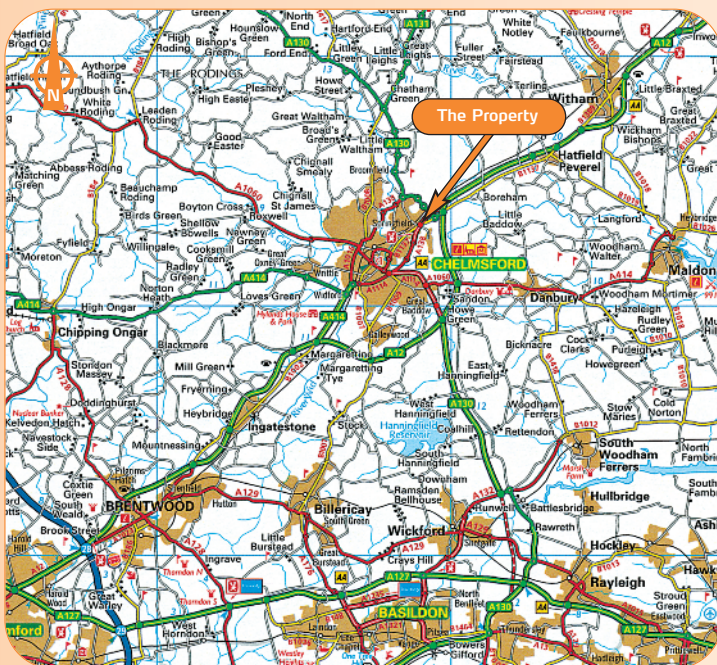
Freehold Office Investment

- Entirely let to Secretary of State for Communities and Local Government
- Approximately 2,039.40 sq m (21,953 sq ft) let on two leases (renewals) from 2014
- Re-based rents
- Strategically located close to A12



On behalf
of Receivers **CBRE**





Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

lot 10

**Rent
£358,924
per annum
exclusive**



Location

Miles: 20 miles north-east of Romford
38 miles north-east of Central London
Roads: A12, A130, A414, A4060
Air: London Stansted Airport

Situation

The property is situated within the established Hedgerows Business Park in the Springfield district of Chelmsford. The business park is strategically located being adjacent to the A130, which connects to the A12, an arterial route connecting Central London with Colchester. Chelmsford Station is located about 2 miles away. Other occupiers on the business park include Mercedes Benz Chelmsford, NHS England, Skills Funding Agency, Scottish Equitable Plc and Glyn Hopkin Honda Chelmsford. Other occupiers in the area include Sainsbury's supermarket, Aldi, Barratt Homes, Parcelforce and B&Q.

Description

The property comprises an office building arranged on the ground, first and second floors. The property is mainly open plan and benefits from suspended ceilings, raised flooring, VRV air conditioning and kitchen facilities on each floor. There is car parking for approximately 88 cars which provides a car parking ratio of 1:249 sq ft. The approximate site area is 1.189 acres equating to a low site coverage of 18.36%.

Tenure

Freehold.

VAT

VAT is applicable to this lot. Please refer to special conditions.

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.

Viewings

There will be a block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Georgina Roberts. Telephone: +44 (0)20 7034 4863

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Office/Reception	691.70 sq m	(7,445 sq ft)	SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT	5 years from 10/01/2014	£119,955	09/01/2019
First Second	Office Office	675.00 sq m 672.70 sq m	(7,266 sq ft) (7,241 sq ft)				
Totals		2,039.40 sq m	(21,952 sq ft)			£358,924	

(i) The tenant is proposing to improve their utilisation of the premises by sharing the ground and first floor space with a small number of Central Government Departments. The tenant has applied for Landlord consent to undertake alterations to make this possible. Draft licences have been agreed by the Receivers. Please refer to the legal pack for further information.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Georgina Roberts
Tel: +44 (0)20 7034 4863.
Email: georgina.roberts@acuitus.co.uk
www.acuitus.co.uk

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:

Trowers & Hamlin LLP
The Senate, Southernhay Gardens,
Exeter, EX1 1UG.
Tel: +44 (0)20 7423 8194.
Email: sbryning@trowers.com
Ref: Simon Bryning.