

lot 68

Rent
£42,500 per
annum
exclusive (2)

2/3 Blenheim Court, Peppercorn Close Peterborough, Cambridgeshire PE1 2DU

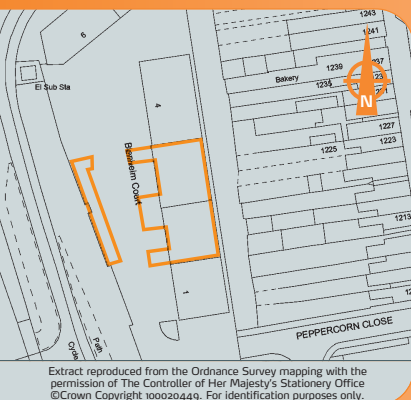
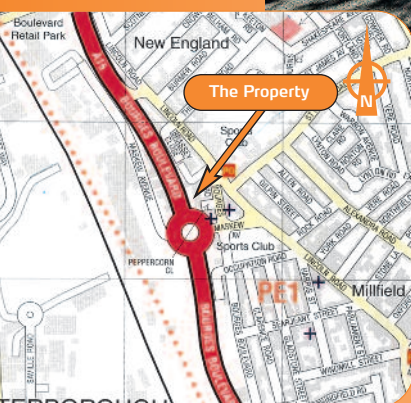
Freehold Office Investment

- Entirely let to Rupen Estates Limited until January 2036 (subject to options)
- Approximately 663.30 sq m (7,140 sq ft) with car parking

- Nearby occupiers include Secretary of State for the Environment, Axiom Housing Association and Barhale Construction Plc
- Attractive and affluent Cathedral City



On Behalf of a Major
Fund Manager



Location

Miles: 35 miles north-west of Cambridge
41 miles north-east of Northampton
Roads: A15, A47, A1(M)
Rail: Peterborough Railway Station
Air: Birmingham International Airport, Luton Airport

Situation

The property is situated on Peppercorn Close, off Bourges Boulevard (A15) just north of its junction with Maskew Avenue, approximately one mile north-west of Peterborough City Centre, in an established industrial and office area. Nearby occupiers include Axiom Housing Association, Secretary of State for the Environment and Barhale Construction Plc. Maskew Retail Park and Boulevard Retail Park are located on nearby Maskew Avenue with occupiers including Argos, Matalan, B&Q and Halfords.

Description

The property comprises two self-contained office buildings arranged on the ground and first floors with the benefit of on-site parking. Blenheim Court comprises a development of 13 office buildings with a total of 70 car parking spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
2	Ground	Offices	157.00 sq m (1,690 sq ft)	RUPEN ESTATES LIMITED	25 years from 01/02/2011 until 31/01/2036 (1) on a full repairing and insuring lease	£42,500 (2)	01/02/2022 and five yearly
	First	Offices	157.93 sq m (1,700 sq ft)				
3	Ground	Offices	168.61 sq m (1,815 sq ft)				
	First	Offices	179.76 sq m (1,935 sq ft)				
Totals			663.30 sq m (7,140 sq ft)			£42,500 (2)	

(1) The lease is subject to tenant options to determine on 31/01/2021, 31/01/2026 and 31/01/2031.

(2) The current contractual rent is £34,000 per annum until 31/01/2017 with a fixed rental increase to £37,500 per annum on 01/02/2017 rising to £40,000 per annum on 01/02/2018 and £42,500 per annum on 01/02/2020. The seller has agreed to adjust the completion monies so that the property effectively produces £42,500 per annum from completion of the sale.

For further details please contact:

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Buyer's Legal Report Service

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Tel: +44 (0)207 320 3968.
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See: www.acuitus.co.uk for further details



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