

Lot 37

£225,000 per annum
exclusive

Paramount House Business Centre, Delta Way,
Egham, Surrey TW20 8RX
Freehold Modern Office Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Reception/ Offices	872.90 sq m	(9,396 sq ft)	TRUE HOLDINGS (DORKING)	15 years from completion (2) on a full repairing and insuring lease	£225,000	5 yearly
First	Offices	487.70 sq m	(5,250 sq ft)	LIMITED (1)			
Total		1,360.60 sq m (3)	(14,646 sq ft) (3)			£225,000	

- (1) For the year ending 31st December 2016, True Holdings (Dorking) Limited reported a turnover of £1,553,219, profits of £259,262 and net assets of £4,709,679 (Source: Annual Report and Financial Statement Co. No. 69704 (Jersey)).
- (2) The lease will provide for landlord and tenant options to determine at the fifth and tenth anniversary of the commencement of the term. The lease will be contracted outside the Security of Tenure provisions of the 1954 Landlord & Tenant Act.
- (3) Whilst the floor area for the building as currently arranged is approximately 14,646 sq ft, the Gross Internal Floor Area is approximately 16,395 sq ft.

NB. The property is sublet to a number of licencees, including PNC Global Logistics and Contras International. In November 2017, the total gross revenue is £27,076 pcm (£324,906 pa) with an occupancy rate of approximately 86% by floorspace. Occupancy rates have not been lower than 80% since September 2015, having opened as a business centre/serviced office in September 2014. Please see the legal pack for comprehensive occupation reports.

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Key Details

- **Strategically located close to M3, M25 and Heathrow Airport**
- **Rare opportunity to acquire freehold office in popular and affluent Surrey town**
- **To be entirely let to True Holdings (Dorking) Limited**
- **New 15 year lease from completion (subject to mutual options)**
- **Approximately 14,646 sq ft NIA (16,395 sq ft GIA) (3)**
- **Opportunity to increase Net Lettable Area within building**
- **Refurbishment programme carried out in 2014**

Location

Miles: 8 miles north of Guildford
13 miles north-west of Leatherhead

Roads: M3 (Junction 2), M4 (Junction 4B),
M25 (Junction 12)

Rail: Egham Railway Station

Air: London Heathrow Airport

Situation

The property is located in Thorpe Industrial Estate, about 1.5 miles south of Egham town centre and Railway Station. The property, which is accessed via Thorpe Bypass and Ten Acre Lane, benefits from excellent communications, with access to both M25 and M3 motorways less than one mile away and Heathrow Airport lying less than five miles to the north-east. Other occupiers on the estate include Royal Mail, Brakes Group, Howdens Joinery, Maranello and Northgate Vehicle Hire. Thorpe Industrial Estate has seen a number of new developments in recent years.

Description

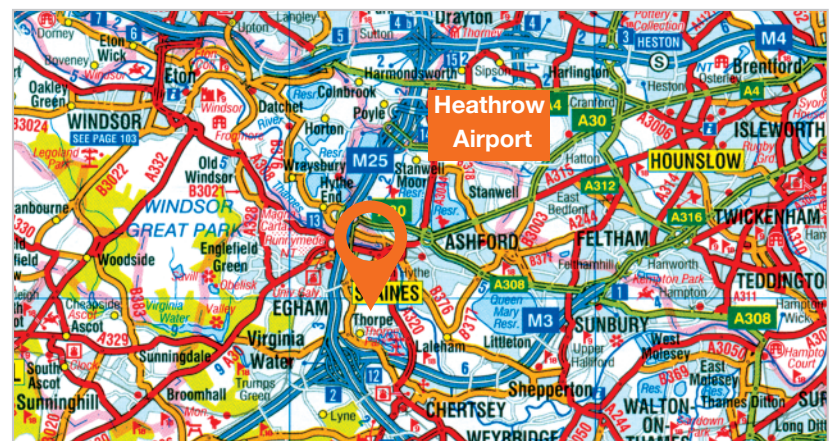
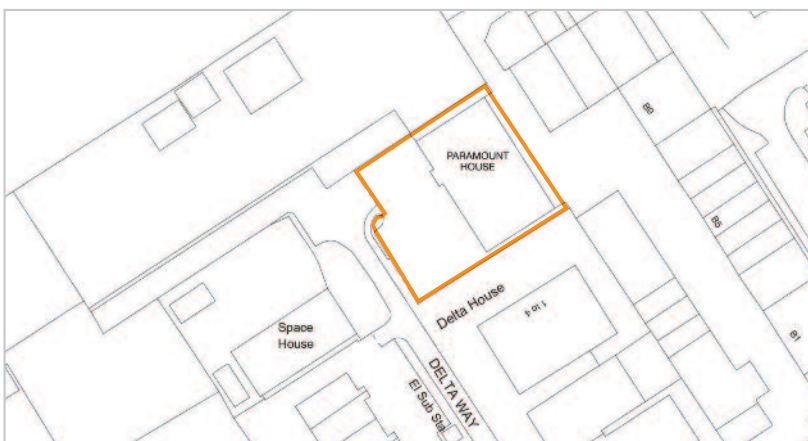
The property was occupied by Enterprise Rent-A-Car as their European HQ for ten years. It comprises a standalone office currently being used as a business centre/serviced offices. The property is arranged over ground and first floors and has been configured to provide 20 serviced office suites. A refurbishment programme was carried out in 2014. The offices benefit from suspended ceilings, recessed lighting and comfort cooling along with parking for approximately 47 cars to the front and the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.



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