

3 The Green, Easter Park, Aldermaston, nr. Tadley, Berkshire RG7 2PQ

Freehold Thames Valley Office Investment

Lot 23

£35,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Offices	88.91 sq m (957 sq ft)	SYSTEMS	A term of years from 15/01/2018 until 19/07/2023 on an effectively full repairing and insuring lease	£35,000 (2)
First	Offices	113.34 sq m (1,220 sq ft)	MECHANICS LIMITED (1)		
Total		202.25 sq m (2,177 sq ft)			£35,000 (2)

- (1) Systems Mechanics Limited provide software solutions for the telecoms industry, with clients including Vodafone, Telefonica, Ucell, Swisscom and TeliaSonera. For the year ending 30th September 2017, Systems Mechanics Limited reported net assets of £1,084,325 (Sources: www.sysmech.co.uk (16/01/2018) and Systems Mechanics Limited 2017 Annual Report).
- (2) Systems Mechanics Limited are currently benefiting from a rent free period due to expire on 15th May 2018. The Seller has agreed to adjust the completion monies so that the property will effectively produce £35,000 p.a.x. from completion of the sale until the expiry of the rent free period. The Vendor holds a £5,000 rent deposit.

Key Details

- Let to Systems Mechanics Limited
- Lease renewal from January 2018
- High specification office
- Thames Valley Business Park located between Reading, Bracknell and Newbury
- Other occupiers on park include Anesco Energy, Elliott Group and Atkins Global

Location

- Miles:** 8 miles north-west of Basingstoke
9 miles south-west of Reading
10 miles south-east of Newbury
- Roads:** A33, A339, A340, M3 (junction 6)
M4 (junctions 11 & 12),
- Rail:** Aldermaston Station
- Air:** London Heathrow Airport

Situation

Easter Park is strategically located between the M3 (11 miles to the south) and M4 (6 miles to the north) motorways, in the heart of the Thames Valley. The Green is one of three phases of Easter Park, which in total comprises around 240,000 sq ft of high quality office and industrial accommodation set on over 20 acres. The property is located to the south of Benyon Road, which has direct access to Reading Road (A340). Other occupiers on Easter Park include Anesco Energy, Elliott Group, Atkins Global and CTS Logistics. Aldermaston is internationally recognised as the headquarters of the UK's Atomic Weapons Establishment, which is located opposite Easter Park and employs over 4,000 people.

Description

The property comprises a modern office arranged on the ground and first floors. The property benefits from full access raised floors, comfort cooling, suspended ceilings and open vaulted ceilings to the first floor. The property also benefits from the right to park 10 cars to the front of the building.

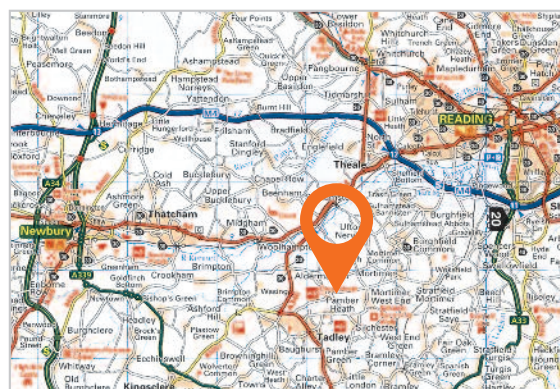
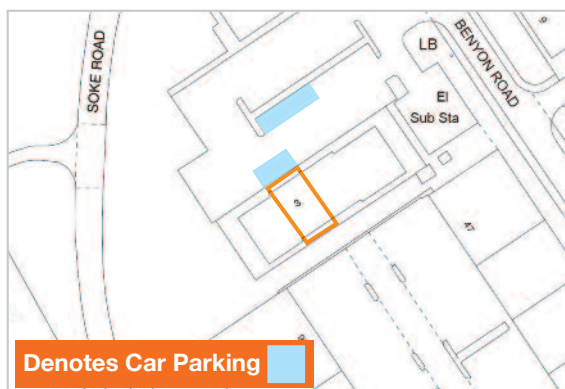
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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