

# Claybrook House, Claybrook Drive, Redditch, Worcestershire B98 0FH

Freehold Office Investment

**Lot 69**

£120,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	452.59 sq m (4,872 sq ft)	INTERSERVE	15 years from	£120,000	21/12/2023
First	Office	636.36 sq m (6,850 sq ft)	(FACILITIES MANAGEMENT) LIMITED (1)	22/12/2008 on a full repairing and insuring lease (2)		
<b>Total</b>		<b>1,088.95 sq m (11,722 sq ft)</b>			<b>£120,000</b>	

(1) Interserve (Facilities Management) Limited is ultimately owned by Interserve Plc, a leader in construction, equipment, facilities management and citizen services. Interserve is headquartered in the UK and is FTSE listed (www.interserve.com). For the year ending 31st December 2017, Interserve (Facilities Management) Limited reported a turnover of £654,375,000, pre-tax profits of £1,697,000 and a total net worth of £33,373,000 (Source: Experian Group 19/09/2018).

(2) The tenant occupies the property under a lease for a term of 10 years from 22/12/2008 until 21/12/2018 at a current rent reserved of £120,000 p.a.x. A reversionary lease has been signed extending the term for an additional 5 years from 22/12/2018 until 21/12/2023 at a rent of £120,000 p.a.x. The reversionary lease provides for a tenant option to determine on 22/12/2021.

## Key Details

- Entirely let to Interserve (Facilities Management) Limited - ultimately owned by Interserve Plc
- Reversionary lease recently signed extending the term for an additional 5 years (subject to option)
- Accommodation totalling approximately 1,088.95 sq m (11,722 sq ft) on a large site of approx 0.65 hectares (1.60 acres)
- Future redevelopment potential (subject to consents)

## Location

**Miles:** 15 miles south of Birmingham  
18 miles west of Royal Leamington Spa  
19 miles north-east of Worcester

**Roads:** A435, M42, M40, M5

**Rail:** Redditch Railway Station

**Air:** Birmingham International Airport

## Situation

The property is situated in an established office and industrial area, strategically located on the A435 which provides access to the M42, M40 and M5 to the north. Nearby occupiers include Toolstation, Valeo, Adare SEC, Carpet & Flooring, Gardner Denver and Avon.

## Description

The property comprises a two storey detached office building on a large site totalling 0.65 hectares (1.60 acres) with substantial car parking.

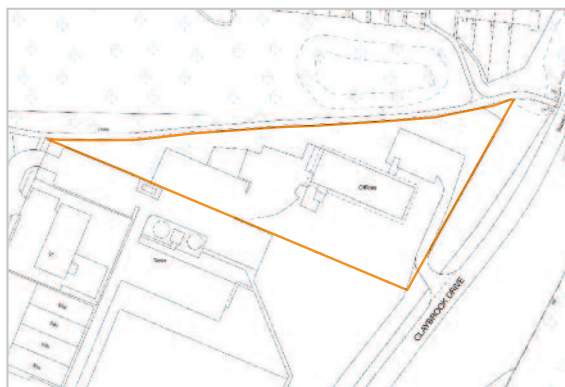
## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Six Week Completion



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