

Lot 11

£59,619 per annum
exclusive (1)

Unit 6, Winnersh Fields Business Park, Gazelle Close, Winnersh, Berkshire RG41 5QS

Freehold Office Investment



Key Details

- Modern office building
- Let to Digi Vision Group Limited
- 3 miles south of Twyford Cross Rail Station (Elizabeth Line) and 24 miles from Heathrow Airport
- On-site car parking

On Behalf of **P R A X I S**

Location

Miles: 35 miles west of central London
4 miles south-east of Reading
6 miles west of Bracknell

Roads: M4, A329(M), A329

Rail: Winnersh Triangle, Winnersh Railway Stations
Reading and Twyford Railway Stations (Elizabeth Line) both within 4 miles

Air: London Heathrow

Situation

Winnersh is located 4 miles south-east of Reading, 6 miles north-west of Bracknell and 35 miles west of central London. Winnersh benefits from excellent communications, being located 2 miles north of the M4 (Junction 10) with Winnersh Triangle and Winnersh railway stations, together with Reading and Twyford railway stations (Elizabeth Line) within 5 miles. Heathrow Airport is 24 miles to the east. The property is on a modern office park, on Gazelle Close near to its junction with the A329, which in turn connects to the A329(M) and the M4 2 miles to the south. Nearby occupiers include Halfords, Wickes, Pets at Home and a number of office tenants including Mizuno, Data Inc and Artesian Solutions.

Description

The property comprises a ground and first floor semi-detached office building. The office accommodation benefits from suspended ceilings, raised floors, staff WCs, comfort cooling and the right to 11 car parking spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

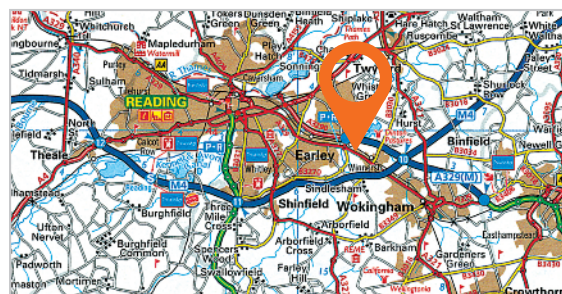
Energy Performance Certificate

Band C. See legal pack at acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	131.80 sq m (1,419 sq ft)	DIGI VISION	5 years from	£59,619 (1)	2023
First	Office	131.80 sq m (1,419 sq ft)	GROUP LIMITED (2)	16/02/2018 on a full repairing and insuring lease		
Total		263.60 sq m (2,838 sq ft)			£59,619 (1)	

- (1) The passing rent is £29,809.50 per annum until 15th August 2019 when it increases to £59,619 per annum. The Vendor will top the rent up so that the buyer receives £59,619 per annum from completion of the sale.
- (2) Digigroup operates from offices in Wembley, Hove and Winnersh in four specialist sectors – electrical, security, gas and fire detection/prevention (source: www.digi-group.co.uk).



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