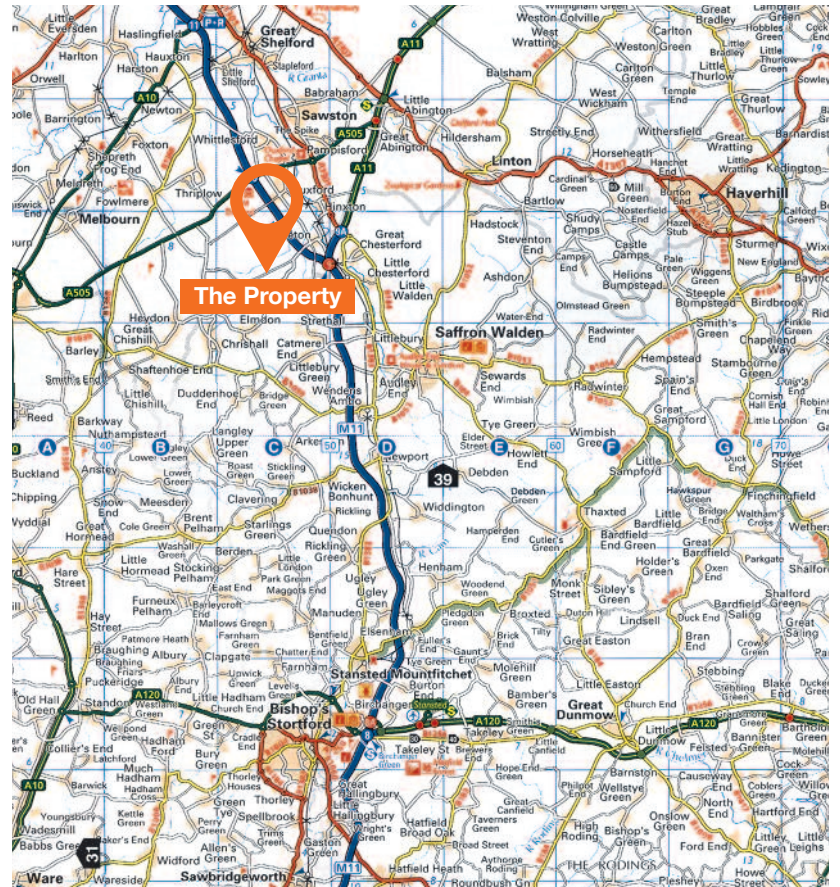
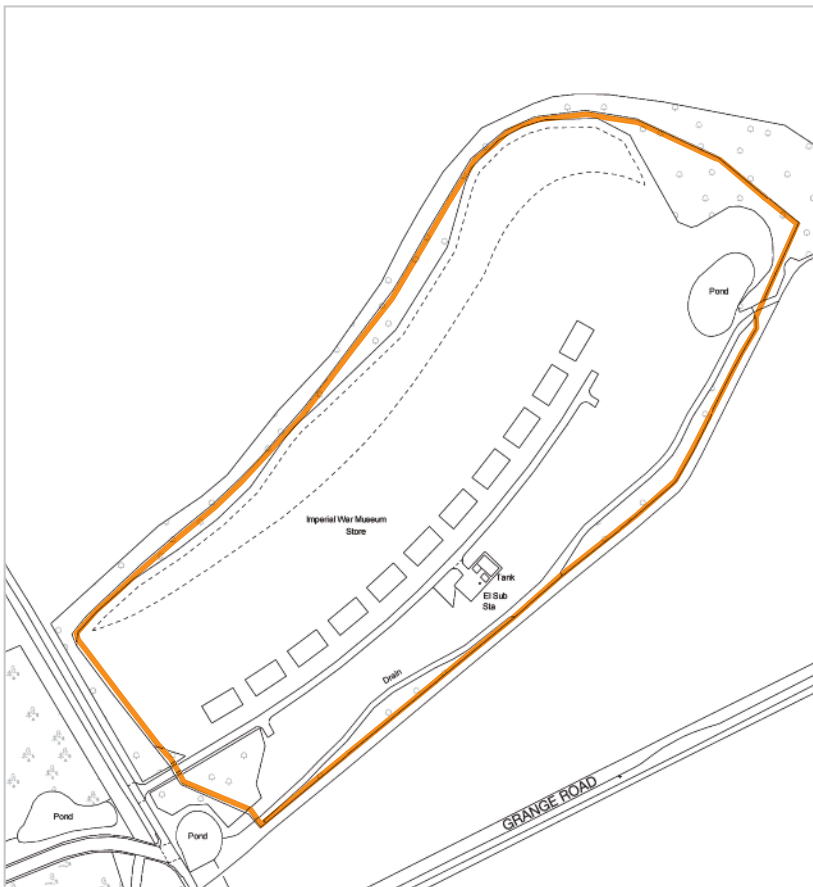


Lot 20

£37,696 per annum
exclusive

Imperial War Museum Storage Facility, Ickleton, Near Duxford, Cambridgeshire CB10 1TA

Freehold Commercial Investment



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Tenancy and accommodation

Site Area	Unit	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
12 acres (4.85 hectares)	Units 1-11	Film Storage	1,285.90 sq m	(13,836 sq ft)	THE TRUSTEES OF THE IMPERIAL WAR MUSEUM	60 years from 27/11/2000 on a full repairing and insuring lease until 26/11/2060 (1)	£37,696	27/11/2020 and five yearly thereafter (2)
Total			1,285.90 sq m	(13,836 sq ft)			£37,696	

(1) The lease is subject to a tenant option to determine on 27/11/2020 or any time thereafter, subject to 12 months' prior notice.
 (2) The rent is reviewed every 5 years, upward only to RPI.

Lot 20

£37,696 per annum exclusive

Key Details

- Let to The Trustees of The Imperial War Museum until November 2060 - see footnote (1)
- Specialist storage facility required by The Imperial War Museum for historic film archive
- Comprises eleven film storage units (13,836 sq ft) on a 12 acre (4.85 hectare) site
- 5 yearly upward only RPI Rent Reviews
- Comprehensive reinstatement requirement for tenant to reinstate to agricultural use if requested by the landlord
- 3 miles south of Imperial War Museum (Duxford); 6 miles north of Saffron Walden

Location

Miles: 6 miles north of Saffron Walden
 12 miles south of Cambridge
 18 miles north of Stansted Airport
Roads: A11, M11 (J10)
Air: London Stansted

Situation

The property is located approximately three miles south of the Imperial War Museum Duxford, 6 miles north of Saffron Walden, 12 miles south of Cambridge and 18 miles north of Stansted Airport, with excellent road connections nearby to Junction 10 of the M11.

Description

The Imperial War Museum film storage facility is a major national, educational and historical resource and contains original source film material from contemporary history. The museum's film collection includes reels of original nitrate film dating from 1901 until 1951. The property comprises eleven standalone purpose built, temperature controlled, single storey concrete pavilions. There are ancillary buildings and services supplying the stores. The site is securely fenced, landscaped and is kept under 24 hour surveillance. We understand that the facility originally cost in excess of £4 million to construct.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.



Internal photo of a Pavilion

Acuitus
 David Margolis
 +44 (0)20 7034 4862
 david.margolis@acuitus.co.uk

Acuitus
 George Goucher
 +44 (0)20 7034 4860
 george.goucher@acuitus.co.uk

Seller's Solicitors: Fladgate LLP
 Stephen Lewis
 +44 (0)20 3036 7231
 slewis@fladgate.com