

Lot 22

£57,500 per annum exclusive

Job Centre Plus, Derbyshire House, Lower Street, Kettering, Northamptonshire NN16 8BG

Government Secured Office Investment



Key Details

- Let to Secretary of State for Housing, Communities and Local Government
- Renewed 10 year lease from April 2018 (subject to option)
- Town centre location
- Adjacent to Morrisons superstore and garden centre



Location

Miles: 15 miles north-east of Northampton
27 miles south-east of Leicester
55 miles south-east of Birmingham

Roads: A6003, A509, A14(M) (Junction 7)

Rail: Kettering Rail

Air: East Midlands Airport

Situation

Kettering is the second largest commercial centre in Northamptonshire, approximately 15 miles north-east of Northampton, midway between the M1 Motorway and the A1(M). The property is situated on Lower Street in the heart of the town centre, adjacent to a large Morrisons superstore and Morrisons garden centre.

Description

The property comprises an office building arranged on ground and first floors. The property benefits from a small car park to the rear with parking for approximately 6 cars.

Tenure

Long Leasehold. Held for a term of 125 years from completion at a peppercorn rent.

VAT

VAT is applicable to this lot.

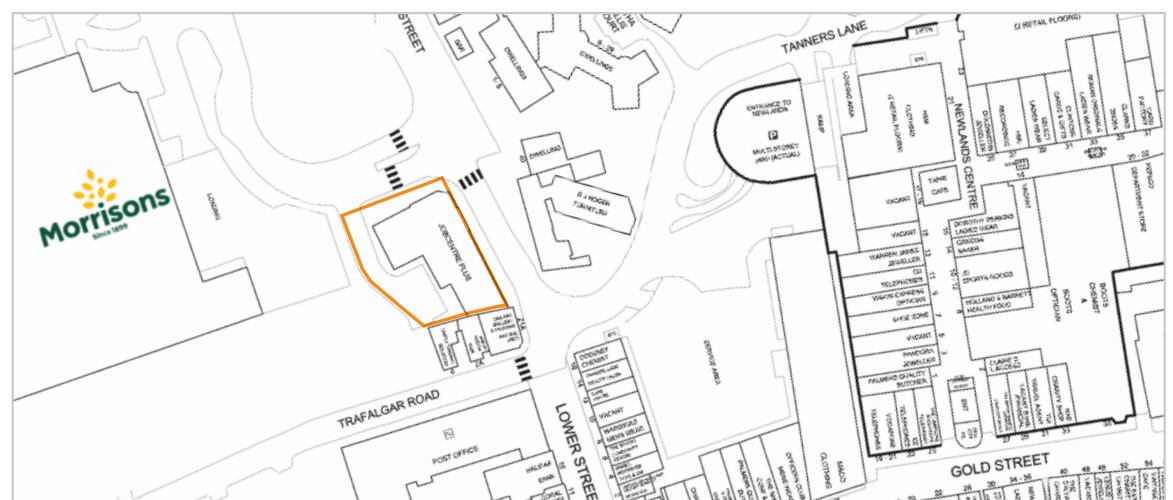
Energy Performance Certificate

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

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Office	486.70 sq m	(5,238 sq ft)	THE SECRETARY OF STATE FOR HOUSING, COMMUNITIES AND LOCAL GOVERNMENT t/a Job Centre Plus	10 years from 02/04/2018 until 01/04/2028 on a full repairing and insuring lease (1)	£57,500	02/04/2023
First	Office	287.89 sq m	(3,098 sq ft)				
Total		774.59 sq m	(8,336 sq ft)			£57,500	

(1) The lease provides a tenant option to determine on 02/04/2023.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Georgina Roberts
+44 (0)20 7034 4863
georgina.roberts@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Seller's Solicitors: Eversheds Sutherland
Susan Ledger
+44 (0)113 200 4674
susanledger@eversheds-sutherland.com