

Lot 17

£204,578 Per Annum
Exclusive

Technogym UK, Technology House, Two The Boulevard, Cain Road,
Bracknell, Berkshire RG12 1WP

Modern Office/Showroom Investment



Tenancy and accommodation

Lot 17

£204,578 Per Annum
Exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Office/Reception/ Staff Restaurant/ Showroom	1,119.78 sq m	(12,053 sq ft)	TECHNOGYM U.K. LIMITED (1)	Approximately 10 years from 19/06/2013 until 23/06/2023	£204,578
Total		1,119.78 sq m	(12,053 sq ft)			£204,578

(1) For the year ending 31/12/2019, Technogym U.K. Limited reported a turnover of £70,251,194, pre-tax profits of £3,762,417 and total assets of £40,414,839 (NorthRow 15/01/2021). Technogym have been operating for more than 35 years and have become a leader in producing gym equipment and wellness services. Technogym equipment is used by over 50 million people globally in gyms, schools, universities, medical centres, hotels, cruises and at home (www.technogym.com).

Key Details

- Let to Technogym U.K. Limited
- Office and Showroom comprising circa 12,053 sq ft with parking for 70 cars
- 10 year lease expiring June 2023
- Future change of use potential to residential (20 flats) (subject to lease and consents)
- Upper floors recently converted to 60 flats
- Nearby occupiers include UK Head Offices for Dell, Hewlett Packard and 3M
- Popular M4 Corridor location close to A329(M)

Location

Miles: 10 miles east of Reading
31 miles west of Central London
Roads: A322, A329(M), M3, M4, M25
Rail: Bracknell
Air: London Heathrow (17 miles)

Situation

Bracknell is a popular commuter town, approximately 10 miles east of Reading and 31 miles west of Central London. The property is located one mile to the west of the town centre, in a prominent position on the south side of The Boulevard in a predominantly office based location. The property is prominently positioned fronting Cain Road on secured landscaped site at Amen Corner, Bracknell's principal out-of-town office district. The property benefits from excellent road and rail connections being located less than a mile from the A329(M) motorway, four miles from J10 of the M4 and 7 miles from J3 of the M3 motorway as well as benefitting from direct trains from Bracknell to London. Nearby occupiers include UK head offices for Dell, Hewlett Packard and 3M.

Description

The property comprises a ground floor office/showroom, which forms part of a larger residential building not included within the sale. The property includes parking for 70 cars.

Tenure

Long Leasehold. 999 years from completion at a peppercorn rent.

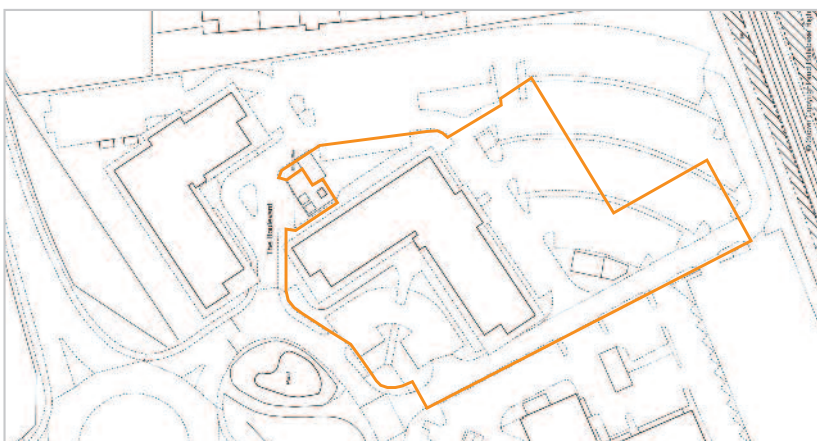
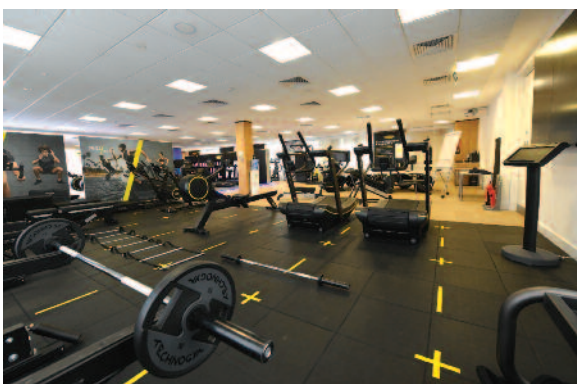
VAT

VAT is applicable to this lot.

Energy Performance Certificate

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

Six Week Completion Available



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