

Lot 12

£74,254 Per Annum
Exclusive

Unit 4 Winnersh Fields, Gazelle Close, Winnersh, Wokingham, Berkshire RG41 5QS Freehold Thames Valley Office Investment



Key Details

- Modern detached office building on Established Business Park
- Strategic Thames Valley Location close to M4
- Let to Borer Data Systems Limited & Pyronix Limited
- Let by way of a recently extended lease & a new lease
- Business Park includes onsite car parking

Location

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

Roads: M4, A329(M), A329

Rail: Winnersh Triangle & Winnersh Railway Stations,
Reading & Twyford Railway Stations (Elizabeth Line)

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) all 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, Digi Vision and Artesian Solutions.

Description

The property comprises a ground and first floor detached office building. The property benefits from suspended ceilings, raised floors, staff WCs, comfort cooling and the right to use 14 car parking spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

6 Week Completion

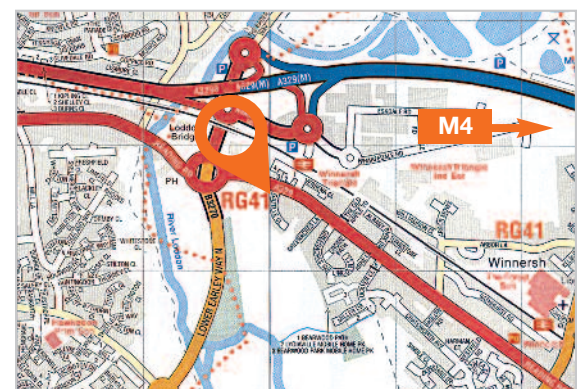
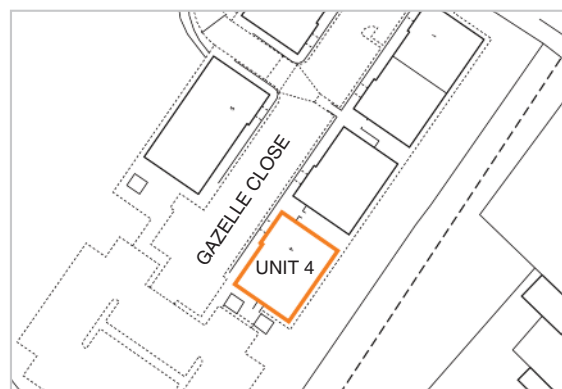
Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Office	192.86 sq m (2,076 sq ft)	BORER DATA SYSTEMS LIMITED (1)	Terms of years from 11/05/2017 to 22/05/2027 (2)	£34,254 (2)
First	Office	204.38 sq m (2,200 sq ft)	PYRONIX LIMITED (3)	5 years from 24/09/2021 (4) with a rent review on 24/09/2024	£40,000
Total		397.24 sq m (4,276 sq ft)			£74,254

- (1) A leading UK manufacturer and global supplier of Integrated Security Solutions (Source: www.borer.co.uk)
- (2) The property was originally let for a term of years from 11/05/2017 expiring 22/05/2022. A Deed of Variation has just been completed extending the term for a further 5 years from 23/05/2022, expiring 22/05/2027, with a tenant option to determine the lease on 22/05/2024, at a new rent of £31,140 per annum. Thereafter, the lease will automatically extend for a further period of one year, subject to a mutual option to determine on six months notice.
- (3) Pyronix is a world-leading manufacturer of electronic security equipment for use in residential, commercial and industrial applications in the intruder alarm market (Source: www.pyronix.com)
- (4) The tenant benefits from a three month rent free period expiring 24/12/2021 and half rent for 9 months thereafter. The Seller will make an allowance from completion of the sale until expiry of the concessionary rental period so that the property produces £40,000 per annum. The lease is subject to a tenant option to determine on 24/09/2024.



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