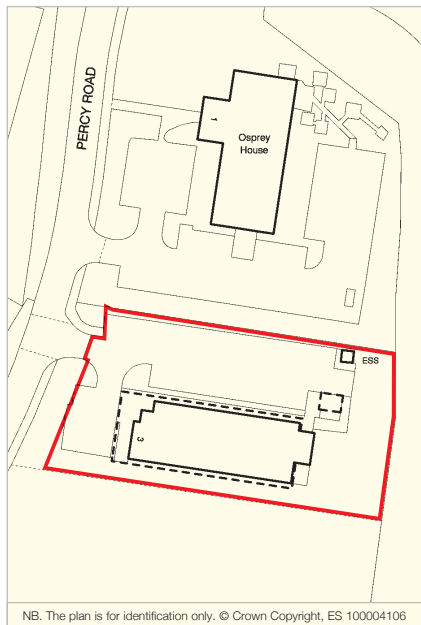
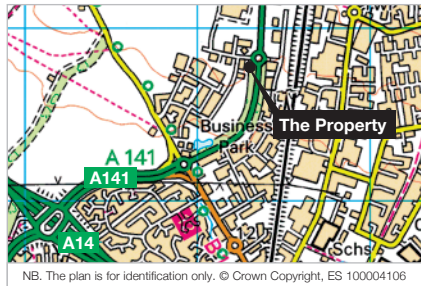


Huntingdon
3 Percy Road
St John's Business
Park
Cambridgeshire
PE29 6SZ

- **Freehold Office Investment**
- Well located modern office building in affluent town
- Entirely let to Omega Pharma NV and Omega Pharma Ltd until 2023 (no breaks) sublet to Capita plc (1)
- 43 car parking spaces
- Total floor area 859.1 sq m (9,248 sq ft)
- Rent Review 28th September 2017
- Current Rent Reserved
£141,050 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Huntingdon is an historic and growing town, known for its racecourse and as the birthplace of Oliver Cromwell, situated on the River Great Ouse. The town occupies a strategic location at the junction of the A1 and A14 and lies 15 miles north-west of Cambridge, 17 miles south of Peterborough and 60 miles north of London. The town also benefits from regular mainline rail services to London (King's Cross) in under an hour.

The property is situated on the east side of Percy Way in St John's Business Park, which is located on the west side of Staples Way approximately 2 miles north of Huntingdon town centre. Occupiers close by include Anglian Water Group, Homebase, Vindis Audi and Vindis Volkswagen.

Description
The property is arranged on ground and one upper floor to provide a modern office building which benefits from 43 on-site car parking spaces.

The property provides the following accommodation and dimensions:

Ground Floor	424.1 sq m	(4,565 sq ft)
First Floor	435.0 sq m	(4,683 sq ft)
Total	859.1 sq m	(9,248 sq ft)

Tenancy
The entire property is at present let to OMEGA PHARMA NV and OMEGA PHARMA LTD for a term of 15½ years expiring 28th March 2023 at a current rent of £141,050 per annum (1). The lease provides for upwards only rent reviews every fifth year of the term and contains full repairing and insuring covenants.
 (1) The tenant is not in occupation. The ground floor is sublet to Capita plc until 19th April 2020. The sublease is outside the Landlord and Tenant Act 1954.

Tenant Information
For the year ended 31st December 2016, Omega Pharma NV reported a turnover of £29.26m and a net worth of £1.5bn. For the year ended 31st December 2015, Omega Pharma Ltd reported a turnover of £86.78m and a net worth of £11.25m. For the year ended 31st December 2016, Capita plc (subtenant) reported a turnover of £4.909bn, a pre-tax profit of £74.8m, shareholders' funds of £408.2m and a negative net worth of £2.346bn. (Source: riskdisk.com 15.09.2017)

VAT
VAT is applicable to this lot. Please refer to special conditions of sale for TOGC provisions.

Documents
The legal pack will be available from the website www.allsof.co.uk

Energy Performance Certificate
EPC Rating 56 Band C (Copy available on website).

