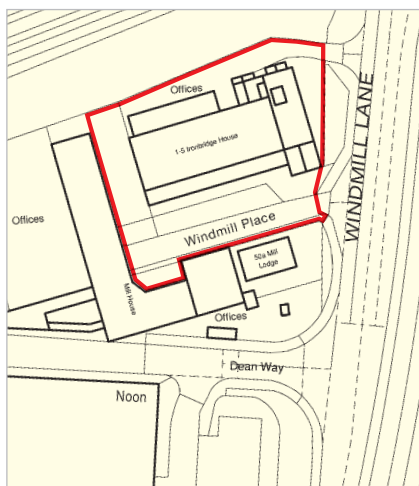
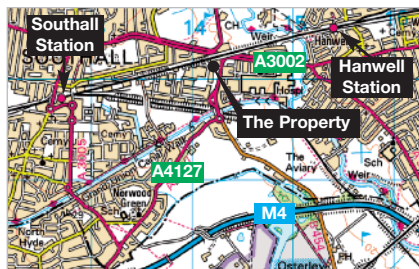


# Hanwell Ironbridge House Windmill Place London UB2 4NJ

- **Freehold Multi-Let Office/Warehouse Investment**
- Prominent corner site fronting Windmill Lane and Uxbridge Road
- Comprising a total of 21,200 sq ft (GIA)
- Let on rents ranging from £3 psf to £15 psf (5)
- Potential for residential redevelopment subject to all necessary planning consents
- Permitted Development granted on adjoining building
- Total Current Gross Rents Reserved  
**£146,089.88 pa**  
(5) (6) (7)

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

## Location

Hanwell is located in the London Borough of Ealing in West London. It lies some 10.5 miles west of Central London and benefits from excellent transport communications being some 2.5 miles north-west of Junction 2 of the M4 Motorway which in turn links to Junction 15 of the M25 Motorway some 8 miles west. Hanwell Railway Station lies some 1.2 miles west of the property and Southall Railway Station lies some 1.5 miles north. Both stations provide rapid services to London Paddington. Boston Manor Underground Station lies some 2 miles south of the property which is serviced by the Piccadilly Line. The area also benefits from a number of bus routes connecting Hanwell to Greater London. The property is situated on a prominent corner position on the western side of Windmill Lane (A4127) leading to Uxbridge Road (A4020) to the north. The surrounding area is characterised by a mixture of retail warehousing, industrial and trade counters, and residential uses. The established Great Western Industrial Park is located immediately to the south. Other occupiers close by include Selco Builders, Matalan, Topps Tiles, PTS Plumbing and Howdens Joinery. In addition, Noon Products (the largest occupier of Ironbridge House) occupy the adjacent site. NB. The adjoining building, known as Mill House, has permitted development for 24 residential units.

## Description

Ironbridge House is arranged on ground and two upper floors. Within the tower, the ground floor comprises a double height warehouse unit with roller shutter access. Above the warehouse unit are two additional floors comprising office accommodation, the second floor comprises a mezzanine floor over part. There is a two storey extension leading off of the tower with five ground floor units, all of which are accessed from the car park and have mezzanine floors. The first floor provides a large laboratory, access for which is via the tower and the opposite gable end. Externally the property benefits from car parking to the front and side. We are advised by the Vendor the total GIA is 1,969.5 sq m (21,200 sq ft).

## Planning

The property may be suitable for residential redevelopment, subject to obtaining all the relevant consents, following the permitted development rights granted on the adjoining Mill House. All enquiries should be referred to Ealing Council Planning Department. [www.ealing.gov.uk](http://www.ealing.gov.uk)  
Tel: 0208 825 5000.

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** J Lewis Esq, Howard Kennedy. Tel: 020 7546 8929 e-mail: [jason.lewis@howardkennedy.com](mailto:jason.lewis@howardkennedy.com)





No.	Present Lessee	Accommodation	Lease Terms			Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Chyranhego UK Ltd (1)	Ground Floor & Mezzanine 163.60 sq m (1,761 sq ft)	5 years from 15.10.2014. TBO 14.10.2017. LL TBO on 9 months' notice			£26,415 p.a. (Rent deposit of £5,283 held) (6)	Reversion 2019
Unit 2	Chyranhego UK Ltd (1)	Ground Floor & Mezzanine 187.85 sq m (2,022 sq ft)	Term of years from 19.05.2015 to 14.10.2019 TBO 14.10.2017. LL TBO on 9 months' notice			£30,330 p.a. (Rent deposit of £6,066 held) (7)	Reversion 2019
Unit 3	GI Group Recruitment Ltd (2)	Ground Floor & Mezzanine 171.13 sq m (1,842 sq ft)	A term of years from 05.01.2015 to 31.05.2017. Tenant rolling break clause			£13,000 p.a. (Rent deposit of £2,142 held)	Reversion 2017
Unit 4	Anisa Technologies Ltd & Arif Yusuf (3)	Ground Floor & Mezzanine 172.00 sq m (1,851 sq ft)	2 years from 17.01.2014. Tenant rolling break clause			£5,786 p.a. (Rent deposit of £2,880 held)	Reversion 2016
Unit 5	Vacant	Ground Floor & Mezzanine 153.00 sq m (1,647 sq ft)					
Units 6-10	Noon Products Ltd (4)	First Floor 371.20 sq m (3,996 sq ft)	10 years from 01.08.2006. Rent review every 5th year			£47,000 p.a. (inclusive of service charge)	Reversion 2016
Unit 11	Under offer (5)	Warehouse 88.54 sq m (953 sq ft)					
Unit 12	Vacant	First Floor 31.77 sq m (342 sq ft)					
Unit 14	Annette and Co Ltd	First Floor 44.10 sq m (475 sq ft)	2 years from 01.06.2014			£5,093 p.a.	Reversion 2016
Unit 15	Vacant	Mezzanine Floor 13.90 sq m (150 sq ft)					
Unit 16	Fairleyhouse Ltd	Second Floor 136.10 sq m (1,465 sq ft)	2 years from 06.02.2012			£5,465.88 p.a.	Holding over
Unit 17	Vacant	Mezzanine Floor 15.60 sq m (168 sq ft)					
Aerial	Vodafone Ltd	Mast	10 years from 20.06.2002			£13,000 p.a.	Holding over
Aerial	BBA Media Ltd	Mast	17.11.2007 to 16.05.2008			Peppercorn	Holding over
		<b>Total (NIA)</b>	<b>1,548.8 sq m</b>	<b>(16,672 sq ft)</b>			
					<b>Total £146,089,88 p.a. (5) (6) (7)</b>		

NB. All floor areas are Net Internal and they have been provided by the Vendor. A full measured survey is available in the legal pack.

(1) Chyranhego UK Ltd are a global leader in broadcast graphics creation, layout and realtime data visualisation. They offer a wide variety of products and services for live television, news, sports, corporate and government video production.

Their headquarters are in New York and the company also has offices in nine other countries throughout the world.

(2) GI Group Recruitment Ltd are one of the largest temporary and contract staffing service providers in the UK. For the year ended 31st December 2014, GI Group Recruitment Ltd reported a turnover of £236,768,338, a pre-tax profit of £2,591m, shareholders' funds of £9.6m and a net worth of £7.85m. (Source: Experian 08.06.2015.)

(3) The Landlord is in the process of serving a Section 25 Notice offering a new lease. Please refer to the online legal pack for further information.

(4) For the financial year ended 31st December 2013, Noon Products Ltd reported a turnover of £199,722m, a pre-tax profit of £8,873m, shareholders' funds of £34,666m and a net worth of £34,666m. (Source: riskdisk.com 03.06.2015.)

(5) A new 3 year lease has been agreed (subject to contract) at a rent of £16,800 p.a. (£17.63 psf) with a tenant's break option in September 2017 and 2 parking spaces included. Copy correspondence is available within the legal pack.

(6) The tenant has a rent free period expiring 14th October 2015. The Vendor will top up the remaining balance at completion by a reduction in the purchase price.

(7) The tenant has a rent free period expiring 18th January 2016. The Vendor will top up the remaining balance at completion by a reduction in the purchase price.