

London SW19

Vantage House

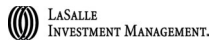
1 Weir Road

Wimbledon

SW19 8UX

- **Freehold Office Investment**
- Multi-let 3,825.62 sq m (41,180 sq ft) office building on 0.33 hectare (0.815 acre) site
- On-site parking for 109 cars
- Includes 1,666.53 sq m (17,939 sq ft) to be offered with Vacant Possession
- Total Current Rents Reserved
£232,614.63 pa ⁽²⁾

On the Instructions of LaSalle Investment Management



SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold – Building and 70 Car Park Spaces: 0.264 hectares (0.654 acres). Long Leasehold. Held for a term of 125 years from 11th May 1990 at a fixed rent of a peppercorn – Land shaded blue on plan: 0.0657 hectares (0.162 acres).

Location

Wimbledon is a prosperous and much sought after suburb of South-West London which lies 5 miles south-east of Richmond-upon-Thames. The area benefits from good road communications being adjacent to the A3 and having regular rail and tram services. Renowned worldwide for its tennis tournament, Wimbledon is also well established as a commercial and retailing centre.

The property is situated on the eastern side of the A218 (Durnsford Road) fronting Weir Road close to its junction with Brickfield Road adjacent to Homebase within ½ a mile of Wimbledon Park Underground Station (District Line) and Haydons Road (Overground). Occupiers close by include Homebase (adjacent), Booker, Ocado and Jewson



Description

The property is arranged on basement, ground and three upper floors to provide a detached office building situated on a 0.33 hectare (0.815 acre) site. The property benefits from recessed lighting, air conditioning cassettes, raised floors, suspended ceilings, two lifts and male and female WCs on each floor. The property also benefits from on-site parking for 109 cars (39 of which are located in the leasehold section).

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 94 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Part Ground	Communal	Reception 87.98 sq m (947 sq ft)			
Part Ground	Gerrard Chauffeur Drive Ltd	Ground Floor Office 320.88 sq m (3,454 sq ft)	6 years from 26.03.2010 FR & I by way of service charge	£35,000 p.a.	Reversion 2016
Part Ground	Adare International Ltd	Ground Floor Office 346.33 sq m (3,728 sq ft)	Term of years from 01.10.2009 to 21.05.2012 FR & I by way of service charge	£37,299 p.a.	Holding over (1)
Part Ground	Vacant	Ground Floor Office 156.63 sq m (1,686 sq ft)		–	
Basement	Vacant	Basement 119.84 sq m (1,290 sq ft)		–	
Part First	Mega Office Ltd (In Liquidation)	First Floor Office 446.66 sq m (4,808 sq ft)	5 years from 15.09.2010 FR & I by way of service charge	£64,719.13 p.a. Turnover Rent (2)	
Part First	Vacant	First Floor Office 432.82 sq m (4,659 sq ft)		–	
Second	United Response	Second Floor Office Part Basement 957.24 sq m (10,304 sq ft)	10 years from 08.07.2010 Rent review and option to break in the 5th year FR & I by way of service charge	£56,037.50 p.a.	Rent Review 2015
Third	Vacant	Third Floor Office 957.24 sq m (10,304 sq ft)		–	
Roof	Orange PCS Ltd	Telecom Equipment	10 years from 18.06.2001	£9,079 p.a.	Holding over
Roof	Everything Everywhere Ltd	Telecom Equipment	20 years from 29.03.2000	£10,216 p.a.	Reversion 2020
Roof	Telefonica UK Ltd	Telecom Equipment	10 years from 01.08.1995	£10,010 p.a.	Holding over
Roof	Vodafone Ltd	Telecom Equipment	15 years from 25.03.1996	£10,254 p.a.	Holding over
		Total	3,825.62 sq m (41,180 sq ft)	Total £232,614.63 p.a. ⁽²⁾	

(1) Terms have been agreed for Adare to move into a smaller 148.64 sq m (1,600 sq ft) suite on a new 3 year lease at £13,500 p.a. – In solicitor's hands.

(2) Mega Office pay a monthly rent based on turnover, the figure of £64,719.13 is an annualised figure from the last 12 months. The lease contains a landlord's option to break on 14th September 2013 which is conditional if the landlord has not received an aggregate rent of £145,000 (excluding VAT) during the term.

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 Ms S Thompson, Wragge & Co. Tel: 0121 214 1089 Fax: 0870 904 1099 e-mail: sarah_thompson@wragge.com

