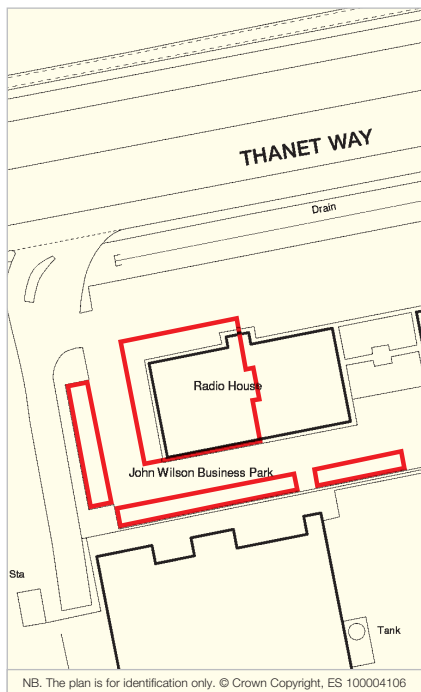


Whitstable
Radio House
John Wilson Business
Park
Harvey Drive
Chestfield
Kent
CT5 3QZ

- **Freehold Modern Three Storey Office Building**
- **Let to Capita Hartshead Pensions Ltd until 2021 (1)**
- **Rent Review May 2016**
- **Current Rent Reserved**
£90,000 pa



Tenure
Freehold.

Location
Whitstable is a popular resort town located on the North Kent coast, about 6 miles north-west of Canterbury. The town serves a population of about 29,000 together with a significant tourist influx and enjoys good communications. The M2 is a short distance to the south (via A2990/A299), which in turn links to London, some 50 miles to the west. The property is situated at the front of the John Wilson Business Park approximately 2.6 miles south-west of Whitstable town centre and 8 miles north of Canterbury. The estate has excellent road access from the A2990 and the A299 which connects to the A2/M2 Motorway. Occupiers close by include Sainsbury's, Heart FM and B&Q retail store.

Description
The property is arranged on ground and two upper floors to provide a modern office building having a steel frame, brick and profile steel cladding with a pitched profile steel clad roof. Internally, the offices are finished to a good modern standard with an 8-person lift, suspended ceilings, double glazing and under floor trunking with carpets. There are male and female WC facilities and kitchen on each floor. The property benefits from 52 car parking spaces.

The property provides the following accommodation and dimensions:

| | | |
|---------------------|-------------------|----------------------|
| Ground Floor | 242.5 sq m | (2,611 sq ft) |
| First Floor | 277.1 sq m | (2,983 sq ft) |
| Second Floor | 283.9 sq m | (3,055 sq ft) |
| Total | 803.5 sq m | (8,649 sq ft) |

Tenancy
The entire property is at present let to MHS PENSIONS LTD (now Capita Hartshead Pensions Ltd) for a term of 20 years from 2nd May 2001 at a current rent of £90,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants, and a tenant's break clause in May 2016 (1).

Tenant Information
Website Address: www.capita.co.uk
For the year ended 31st December 2013, the lessee reported a turnover of £94.4m, a pre-tax profit of £12.99m and shareholders' funds of £18.77m. (Source: riskdisk.com 13.11.14.)

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.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
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