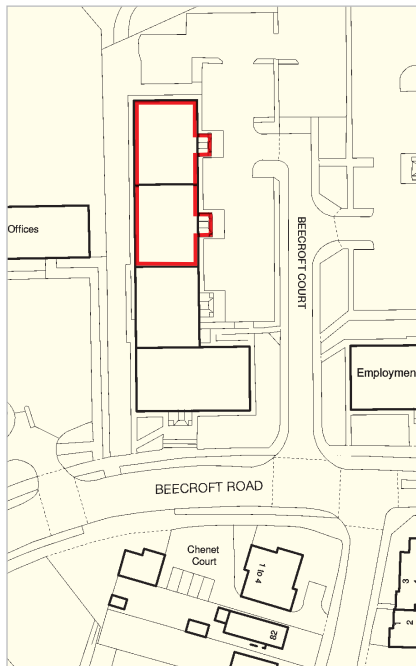


Cannock Blocks E and F Beecroft Court Beecroft Road Staffordshire WS11 1JP

- **Virtual Freehold Office Investment**
- Modern 955.4 sq m (10,284 sq ft) office building
- Well located office park
- 233.2 sq m (2,510 sq ft) vacant
- 31 allocated parking spaces
- Majority let to SBS Insurance Services until 2021 (1)
- Total Current Rents Reserved
£66,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Virtual Freehold. To be held on a new 999 year lease from completion at a fixed ground rent of a peppercorn.

Location

Cannock has a resident population of approximately 60,000 and is 18 miles north of Birmingham, 9 miles west of Lichfield and 8 miles north-east of Wolverhampton. The area benefits from good road communications with the M6 Motorway (Junction 11) approximately 3 miles to the south-west via the A460.

The property is situated in Beecroft Court, a well located office park situated ¼ mile north of the town centre and less than a mile from Cannock Rail Station. The development fronts Beecroft Road, which leads directly to the A34 Stafford Road, which interconnects with the A5 and M6 Toll Road.

Occupiers close by include NHS (adjacent), Inland Revenue, Black Horse, John Mowlem and Company plc, Royal Mail and the Council, amongst others.

Description

Blocks E and F are located in a terrace of four office buildings, which face

a similar terrace and are arranged on ground and one upper floor to provide a mix of open plan and cellular offices, benefitting from suspended ceilings, recessed lighting, perimeter trunking and with male and female WCs on each floor. There is a shared car park with 31 allocated spaces.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allso.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 44 Cannock**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
E	SBS Insurance Services Ltd (1)	Ground Floor 224.25 sq m (2,414 sq ft) First Floor 245.90 sq m (2,647 sq ft) 14 Car Parking Spaces	5 years from 20.05.2016 Rent review and tenant's option to break 20.05.2018 (1) FR & I	£33,000 p.a.	Rent Review 2018
F – Ground Floor	Vendor's one year rental guarantee	Ground Floor 233.20 sq m (2,510 sq ft) 8 Car Parking Spaces	–	£16,500 p.a.	–
F – First Floor	SBS Insurance Services Ltd (1)	First Floor 252.05 sq m (2,713 sq ft) 9 Car Parking Spaces	5 years from 20.05.2016 Rent review and tenant's option to break 20.05.2018 (1) Effectively FR & I	£17,000 p.a.	Rent Review 2018
		Total	955.40 sq m (10,284 sq ft)	Total £66,500 p.a.	

NB. Floor areas stated in accordance with IMPS3.

(1) For the year ended 30th April 2015, SBS Insurance Services Ltd reported a turnover of £14,582m, a pre-tax profit of £234,753, shareholders' funds of £634,241 and a net worth of £609,910. (Source: riskdisk.com 07.11.2016.)

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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