

London SW8

Wendle Court

Wandsworth Road

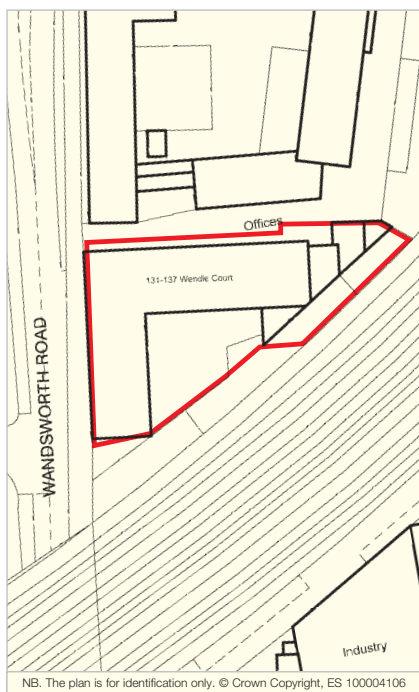
SW8 2LH

- **Freehold Office and Ground Rent Investment**
- Modern terraced office accommodation totalling approximately 1,545.60 sq m (16,638 sq ft)
- Units 2-5 are commercial ½ ground rents
- 10 minute walk to Vauxhall Tube and Mainline Rail Station
- Total Current Rents Reserved
£67,061 pa ⁽⁴⁾

On the instructions of J Gershinson FRICS and S Davidson MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Wandsworth Road (A3036) runs south-west from Vauxhall and its intersection with Nine Elms Lane (A3205) to its junction with Queenstown Road (A3216) and Lavender Hill in Clapham. Public transport links are excellent with numerous bus routes serving the area and Wandsworth Road Mainline and Vauxhall Mainline/Underground (Victoria Line) Stations are nearby. The property is situated on the east side of Wandsworth Road, just south of Vauxhall Tube Station and mainline rail services and close to Sainsbury's Supermarket.

Description

The property is arranged on ground and two upper floors to provide modern self-contained office space with forecourt car parking.

VAT

VAT is applicable to this lot.

Documents

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

Unit	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	Phone Professionals Ltd (with guarantor from Whisper Communication Ltd)	Ground Floor	59.0 sq m	(635 sq ft)	6 years from 01.02.2011 Breaks in 3rd year subject to 2 months' rent if not exercised Rent review every 3rd year FR & I (2) (3) (4)	£30,800 p.a. (4)	Rent Review 2014
		First Floor	62.0 sq m	(667 sq ft)			
		Second Floor	67.5 sq m	(727 sq ft)			
		Sub-Total	188.5 sq m	(2,029 sq ft)			
6		Ground Floor	128.5 sq m	(1,383 sq ft)		£35,860 p.a. (4)	Rent Review 2014
		First Floor	130.0 sq m	(1,399 sq ft)			
		Second Floor	67.0 sq m	(721 sq ft)			
		Sub-Total	325.5 sq m	(3,503 sq ft)			
2/3	Mildway Properties Ltd	Ground, First and Second Floors (1)			250 years from 25.10.2004	£200 p.a.	Reversion 2254
4	D J Blundell & P A Blundell	Ground, First and Second Floors (1)			250 years from 30.01.2004	£200 p.a.	Reversion 2254
5	The Hallas Foundation	Ground, First and Second Floors (1)			125 years from 31.03.1995	Peppercorn	Reversion 2120
	London Electricity Board	Sub-Station			60 years from 24.06.1964	£1 p.a.	Reversion 2021
Total		1,545.60 sq m (16,638 sq ft)			Total £67,061 p.a.		

(1) Not inspected by Allsop. Floor areas based on best information available to the Receivers.

(2) The repair obligation is capped.

(3) There is a total rent deposit of £18,458 for Units 1 & 6.

(4) We understand there is a rent free period up to and including 31st July 2011 with a rent commencement from the 1st August 2011.

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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