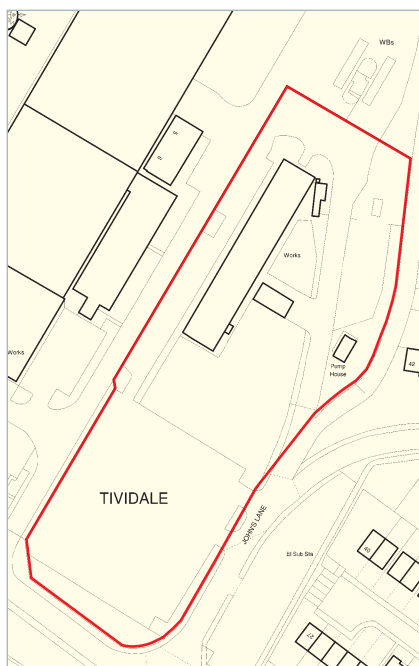


# **Oldbury** **SGS House** **1 Tipton Road** **Tividale** **West Midlands** **B69 3HX**

- **Freehold Office Investment**
- Offices totalling 2,237.85 sq m (24,088 sq ft)
- Site Area 1.222 ha (3.019 Acres)
- Benefits from 90 car parking spaces
- Let to SGS Holdings UK Ltd
- Reversion 2014
- Current Rent Reserved  
**£123,000 pa**

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



NB. The plan is for identification only. © Crown Copyright, ES 100004106



## **Tenure**

Freehold.

## **Location**

Oldbury, with a population of some 72,000, forms part of the West Midlands conurbation and lies 8 miles west of Birmingham and 6 miles south of Wolverhampton.

The property is situated off John's Lane, which joins the busy Tipton Road and 1 mile from Dudley Port Railway Station.

Occupiers close by include the Autobase Industrial Estate which houses HKB Steel Services Ltd and Dudley Iron & Steel Ltd amongst others. Barnshaw Section Benders Ltd occupies a unit opposite the building.

## **Description**

The property is arranged on ground and three upper floors to provide a detached office building. The offices comprises a mixture of open plan and cellular offices. The property benefits from car parking for approximately 90 cars, part of which has been sub-let.

The property provides the following accommodation:

Ground Floor	763.85 sq m	(8,222 sq ft)
First Floor	661.55 sq m	(7,121 sq ft)
Second Floor	670.55 sq m	(7,218 sq ft)
Third Floor	141.90 sq m	(1,527 sq ft)
<b>Total</b>	<b>2,237.85 sq m</b>	<b>(24,088 sq ft)</b>
<b>Site Area</b>	<b>1.222 Hectares</b>	<b>(3.019 Acres)</b>

## **Tenancy**

The entire property is at present let to SGS HOLDING UK LTD on assignment from SGS Inspection Services Ltd for a term of 25 years from 20th June 1989 at a current rent of £123,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. Part of the property has been sub-let to Sandwell Youth Offending Team and a nursing organisation. Part of the car park has also been sub-let to The Diamond Bus Company Limited.

## **Tenant Information**

For the year ended 31st December 2009, SGS Holding UK Ltd reported a turnover of £107.217m, a pre-tax profit of £12.044m and a net worth of £6.364m. (Source: riskdisk.com 09.11.2010.)

## **VAT**

Please refer to the Special Conditions of Sale.

## **Documents**

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

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 H Durrant, Burges Salmon LLP. Tel: 0117 902 6621 Fax: 0117 902 4400 e-mail: [holly.durrant@burges-salmon.com](mailto:holly.durrant@burges-salmon.com)