

Basingstoke

The Square

Basing View

Hampshire

RG21 4EB

- **Leasehold Modern Office Investment**
- **Well located in established office location**
- **Conveniently accessed via the A339 and the M3**
- **Parking facilities for some 159 cars**
- **Offices totalling some 39,458 sq ft**
- **Asset management opportunity**
- **Total Current Gross Rents Reserved**

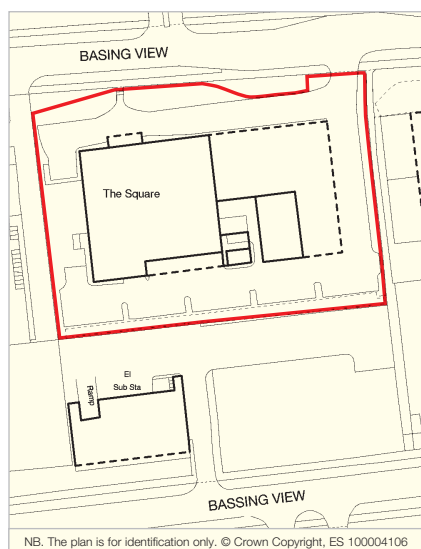
£215,293 pa
Plus vacant offices

- **Total Current Net Rents Reserved (less ground rent only)**

£145,293 pa
Plus vacant offices
totalling 1,540.84 sq m
(16,858 sq ft)

TO BE OFFERED
WITHOUT RESERVE

SIX WEEK COMPLETION
AVAILABLE



Tenure

Leasehold. Held for a term of 99 years from 1st April 1972 (thus having some 55 years unexpired) at a ground rent of £70,000 per annum. The ground rent is reviewed every 33 years, the next being 1st April 2038. The rent is to be reviewed to the 'reasonable current market value of the demised property'.

Location

Basingstoke is a Hampshire market town with a population of some 105,000 people. It has direct access to Junctions 6 and 7 of the M3 motorway, providing communication routes to London and the South Coast. Rail services give a 45 minute journey to London (Waterloo). The property is situated on the south side of Basing View within an established commercial area of the town some 0.7 miles east of Basingstoke Rail Station. The property is conveniently accessed via the A339 (Ringway East) some 0.7 miles to the east, which in turn links directly to Junction 6 of the M3, some 1.1 miles to the south. Occupiers close by include Chase de Vere, Thales, Shoosmiths and the AA headquarters.

Description

The property is a self-contained detached building providing office accommodation on ground to third floors. There is ancillary storage at lower ground level. Each floor is served by two 10 person passenger lifts. The office accommodation has the benefit of suspended ceilings with fluorescent lighting, perimeter air conditioning, underfloor trunking and excellent natural light. There are shared male and females WCs on each floor. To the side of the office building is a 7 level multi storey car park. This, together with some additional parking at the front and rear of the office building, provides a total of 159 spaces. This provides a parking ratio 1:225 sq ft on the office accommodation and 1:248 overall (including lower ground stores).

Buyer's Premium

There is a buyer's premium of £9,150 + VAT (£10,980) to cover the Seller's costs. This is payable on Exchange of Contracts. See the Special Conditions of Sale for full details.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 107 Band E (Copy available on website).

| Unit/Sector | Present Lessee | Accommodation (Floor areas provided by the Seller) | | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|---------------------------|---------------------------------------|--|-------------------------------------|---|----------------------------|---------------------------|
| Part Ground | Stonhard (UK) Limited | Ground Floor Office | 115.47 sq m (1,243 sq ft) | Commencing 15.07.2014 expiring 14.07.2019 (1) Break 14.07.2017 (1) | £9,600 p.a. (1) | Reversion 2019 |
| Part Ground | Vacant | Subtotal – Ground Floor Office | 402.62 sq m (4,334 sq ft) | | – | |
| Part Ground | The Shaw Trust Limited | Ground Floor Office | 346.15 sq m (3,726 sq ft) | Commencing 08.12.2011 expiring 07.12.2021 Break 07.12.2016 (2) | £29,520 p.a. | Rent Review 08.12.2016 |
| First Floor | Vacant | First Floor Office | 116.78 sq m (1,257 sq ft) | | – | |
| First Floor | Qimtek Ltd | First Floor Office | 175.02 sq m (1,884 sq ft) | Commencing 17.12.2010 expiring 16.12.2015 | £12,481 p.a. | Reversion 2015 |
| First Floor | Catch 22 Charity Ltd | First Floor Office | 122.63 sq m (1,320 sq ft) | Commencing 15.10.2014 expiring 14.10.2019 Break 14.10.2016 (3) | £9,680 p.a. | Reversion 2019 |
| First Floor | Vacant | First Floor Office | 410.80 sq m (4,422 sq ft) | | – | |
| Second Floor | First Actuarial LLP | Second Floor Office | 460.97 sq m (4,962 sq ft) | Commencing 07.12.2011 expiring 06.12.2016 | £21,960 p.a. | Reversion 2016 |
| Second Floor | First Actuarial LLP | | | Commencing 07.12.2011 expiring 06.12.2016 | £17,760 p.a. | Reversion 2016 |
| Second Floor | B Plan Information Systems Ltd | Second Floor Office | 365.65 sq m (3,936 sq ft) | Commencing 26.09.2013 expiring 25.09.2018 Break 26.09.2017 (4) | £30,912 p.a. (4) | Reversion 2018 |
| Third Floor | Alphados Communication Technology Ltd | Third Floor Office | 119.47 sq m (1,286 sq ft) | Commencing 26.09.2013 expiring 25.09.2018 Break 26.09.2017 (5) | £10,240 p.a. | Reversion 2018 |
| Third Floor | Great Guns Marketing Ltd | Third Floor Office | 419.44 sq m (4,515 sq ft) | Commencing 18.09.2011 expiring 17.09.2016 | £36,240 p.a. | Reversion 2016 |
| Third Floor | Vacant | Subtotal – Third Floor Office | 270.90 sq m (2,916 sq ft) | | – | |
| Lower Ground A-F | Vacant | Subtotal – Lower Ground Floor Retail | 339.74 sq m (3,657 sq ft) | | – | |
| Lower Ground – Parking | BNP Paribas Leasing Solutions Ltd | 41 Parking Spaces | | Commencing 20.11.2014 expiring 19.11.2017 Rolling break (6) | £36,900 p.a. | |
| | | Total | 3,665.64 sq m (39,458 sq ft) | | Total £215,293 p.a. | |

(1) Rent free in effect to 14.10.2015.

6 month break notice. Additional rent free from 14.07.2017 to 14.09.2017 if break not exercised. Outside 1954 Act.

(2) 6 month break notice. Additional break on 07.12.2018. Outside 1954 Act.

(3) 6 month break notice. Additional breaks on 14.10.2017 and 14.10.2018. Tenant to pay a break penalty equivalent to 3 months if 14.10.2016 break exercised. Outside 1954 Act.

(4) Rent free period 25.07 to 25.09 in 2015, 2016 and 2017. Outside 1954 Act. 6 month break notice.

(5) Outside 1954 Act. 6 month break notice.

(6) Mutual break operable in whole or part (on a space by space basis) on 1 month's notice. Rent to be reduced by £900 p.a. for each space removed from demise by break as to part. Outside 1954 Act.

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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