

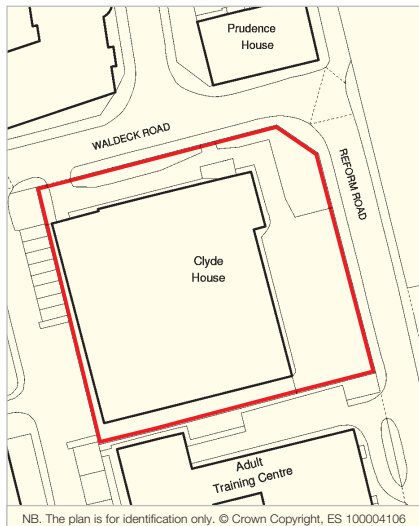
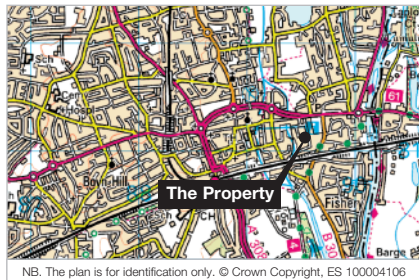
Maidenhead

Reform Road Berkshire SL6 8BY

- **Leasehold Office and Warehouse Investment**
- Maidenhead is an attractive and prosperous Thames Valley town which will benefit from Crossrail
- Established industrial area to the east of the town centre with recent residential developments nearby
- Considerable asset management potential
- Prominent corner position
- Total Current Gross Rents Reserved

£17,894.75 pa
rising to £28,659.75 on
completion of the 2 new
leases ⁽¹⁾ ⁽²⁾

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. Held on a lease from The Royal Borough of Windsor and Maidenhead for a term of 99 years from 1st May 1963 (thus having some 47 years unexpired) at a current rent of £42,650 per annum. The rent was subject to review in 2012 and there is no provision for further reviews during the remainder of the term.

Location

Maidenhead, with a population of some 59,500, is a busy, popular and prosperous Thames Valley town which has seen much development over recent years. It is situated 26 miles west of Central London, 10 miles west of Slough and 15 miles north-east of Reading. The town benefits from excellent road communications with the A404(M) providing access to the M4 Motorway to the south and the M40 Motorway to the north. The town also benefits from regular rail services to London (Paddington) with a fastest journey time of 26 minutes, whilst Heathrow Airport is within easy reach. Communications will further improve on completion of Crossrail which will run from Reading via Maidenhead through Central London and beyond. The property is situated in an established industrial area between the main town centre and the River Thames.

There have been some residential developments in recent years in the immediate area and occupiers close by include Berkshire Toyota, Housing Solutions, Crescent Supplies and Jewson.

Description

The property is arranged on ground and two upper floors to provide a warehouse at ground floor level together with self-contained offices on ground, first and second floors. The offices benefit from an entrance lobby with entry phone system, WCs and kitchenette on each floor, central heating, perimeter trunking and suspended ceilings with recessed lighting. The warehouse has concertina loading doors and there is on-site car parking for 36 cars.

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 60 Band C (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Gross Rent £ p.a.	Current Approx. Net Rent £ p.a.	Next Review/ Reversion
Ground Floor Warehouse/ Offices	Lovespace Ltd	Ground Floor (GIA) 2,058 sq m (22,149 sq ft)	Term of years from 01.01.2015 to 30.06.2015 Mutual Rolling Break Option on 1 month's notice	Peppercorn		Reversion June 2015
First Floor	Vacant	First Floor 378.4 sq m (4,073 sq ft)				
Suite A Second Floor	Vacant	Second Floor 102.1 sq m (1,099 sq ft)				
Suite B Second Floor	Vacant (1)	Second Floor 46.5 sq m (500 sq ft)	Under offer (1)			
Suite C Second Floor	Vacant (2)	Second Floor 40.6 sq m (437 sq ft)	Under offer (2)			
Suite D Second Floor	Brand Box Ltd	Second Floor (3) 44.1 sq m (475 sq ft)	2 years from 01.03.2009	£9,500 p.a. inclusive of rates and service charge	£4,978 p.a.	Holding Over
Suite E Second Floor	One Touch Data Ltd	Second Floor (3) 1 Car Space 75.65 sq m (814 sq ft)	2 years from 13.08.2010	£8,394.75 p.a. inclusive of rates and service charge	£5,595 p.a.	Holding Over
		Total 2,745.35 sq m (29,547 sq ft)		Total £17,894.75 p.a. Net Rent c £10,573 pa rising to £16,806.50 (1) (2)		

(1) 170 sq ft under offer for a term of 2 years from 03.03.2015 at a gross rent of £2,890 per annum with landlord rolling break on 6 months' notice. The rent will be inclusive of service charge only and the net rent is circa £1,657.50 p.a.

(2) Entire suite under offer for a term of 3 years from 02.04.2015 at a gross rent of £7,875 per annum with a landlord break option at the end of the 2nd year with a 3 month rent penalty. The rent will be inclusive of service charge only and the net rent is circa £4,576 p.a.

(3) Areas provided by the Vendor.

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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