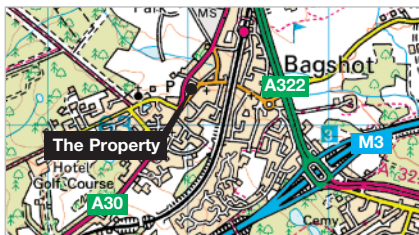


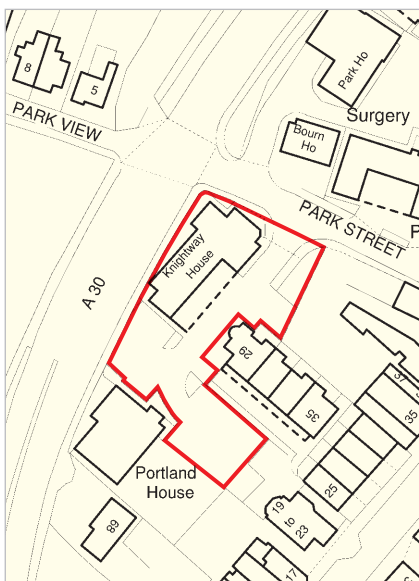
Bagshot Knightway House Park Street Surrey GU19 5AQ

- **Modern Freehold Office Investment**
- Located in central Bagshot
- Offices totalling 729.70 sq m (7,854 sq ft)
- Car parking for some 29 vehicles
- Asset Management opportunity or Development opportunity
- Site area 0.145 hectares (0.36 acres)
- Reversion 2014
- Total Current Rent Reserved **£42,472.46 pa**
- **Plus vacant offices totalling 455.30 sq m (4,900 sq ft)**

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



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



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



Tenure
Freehold.

Location
Bagshot is an attractive and prosperous area of Surrey, situated between Camberley and Bracknell, off Junction 3 of the M3. Communications are good, the A322 links directly with Bracknell to the north and Guildford to the south. The property is situated within Bagshot town centre on the south side of Park Street, which connects the High Street to London Road (A30) in a mixed commercial and residential area.

Description
The property is arranged on ground and two upper floors to provide a modern office building comprising raised flooring, suspended ceilings, gas central heating, category 2 lighting, passenger lift and WC's. The property benefits from car parking for 29 spaces, of which 7 are undercroft parking.

Planning

The building may lend itself to alternative uses and redevelopment subject to obtaining all the necessary consents. All enquiries should be made with the local authority.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Floors	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground & First	Vacant	Ground Floor 187.20 sq m (2,015 sq ft) First Floor 268.10 sq m (2,885 sq ft)			
Second	ZincOx Resources plc (1)	Second Floor 274.40 sq m (2,954 sq ft) Total 729.70 sq m (7,854 sq ft)	On a lease expiring 12.08.2014	£42,472.46 p.a.	Reversion 2014

(1) ZincOx's business is recycling EAFD, a hazardous waste generated by the recycling of steel scrap. ZincOx's long term objective is to operate a network of recycling plants covering each of the major steel recycling regions of the world.

Total 42,472.46 p.a.

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 S Nixon Esq, Walker Morris. Tel: 0113 283 2500 e-mail: steve.nixon@walkermorris.co.uk

Joint Auctioneer David Hammond, National Investments, Allsop LLP. Tel: 0207 543 6721 e-mail: david.hammond@allsop.co.uk

