

Aldermaston

Unit 1 Easter Park

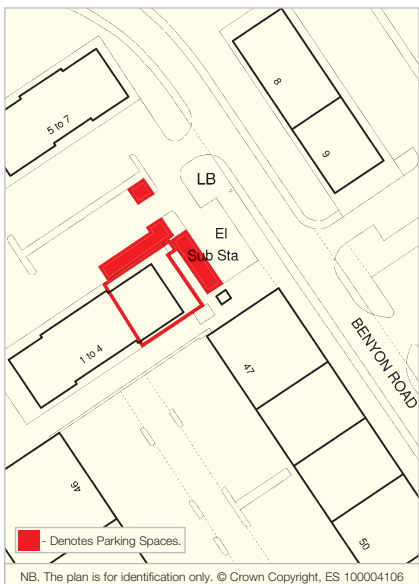
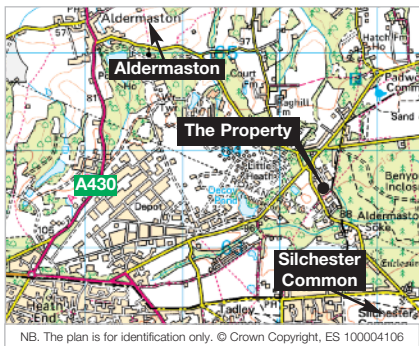
Benyon Road

Berkshire

RG7 2PQ

- **Modern Freehold Office Investment**
- Entirely let to Mercury Computer Systems Ltd on a lease expiring in 2020
- Situated on a modern business park directly opposite the headquarters of the UK's Atomic Weapons Establishment (AWE)
- Reversion 2020
- Current Rent Reserved
£50,430 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Aldermaston is located broadly equidistant from Newbury, Basingstoke and Reading, some 46 miles west of London. The M4 Motorway (Junction 12) is approximately 6 miles north and the M3 Motorway approximately 11 miles south. The property is situated on Easter Park, a modern landscaped 240,000 sq ft office and industrial development to the south-east of Aldermaston, which benefits from being directly opposite the headquarters of the UK's Atomic Weapons Establishment (AWE). Occupiers close by include Atkins, Elliot Turbo Machinery, Anesco and iKnowledge.

Description

This modern end of terrace property is arranged on ground and one upper floor to provide office accommodation which benefits from raised floors, suspended ceilings, WCs on both floors and air conditioning. Externally there are 17 car parking spaces.

The property provides the following accommodation and dimensions:

Ground Floor	153.5 sq m	(1,652 sq ft)
First Floor	164.0 sq m	(1,765 sq ft)
Total	317.5 sq m	(3,417 sq ft)

Tenancy

The entire property is at present let to MERCURY COMPUTER SYSTEMS LTD for a term of 5 years from 13th February 2015 at a current rent of £50,430 per annum. The lease contains full repairing and insuring covenants by way of service charge.

Tenant Information

The tenant has been in occupation since 2009. Mercury Computer Systems design and build processing subsystems for commercial, defence and intelligence applications. Their ultimate holding company is Mercury Systems Inc who were founded in 1981, are publicly listed on the NASDAQ and as of 17th April 2015 had a market capitalisation of \$523m. Website Address: www.mrcy.com

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 36 Band B (Copy available on website).

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 D O'Brien Esq, Solomon Taylor and Shaw. Tel: 020 7431 1912 e-mail: declan@solts.co.uk