

Crewe Rail House, Nantwich Road Offices and Computer Centre Gresty Road and Nantwich Road Cheshire CW2 6EA

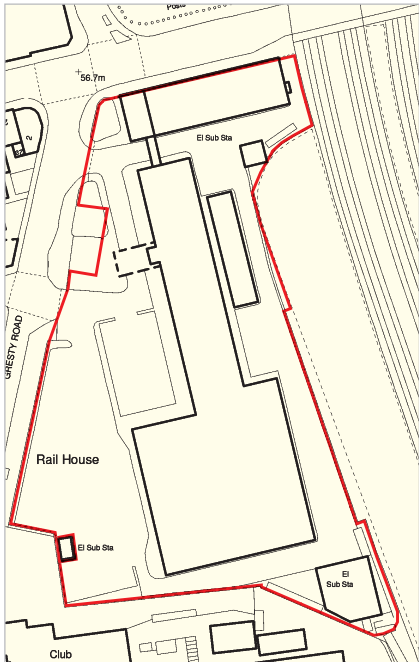
- **Freehold Office Investment**
- Tenants include ATOS and Occupational Health Care
- Total area of 107,150 sq ft
- Site area 0.90 hectares (2.23 acres)
- Total Current Rents Reserved

£385,995 pa

**RESERVE NOT TO EXCEED
£300,000**

**On the Instructions of
BRB Residuary**

BRB (Residuary)
Ltd



Tenure

Freehold and unmerged Leasehold interests – please see Special Conditions of Sale.

Location

Crewe, with a population of approximately 63,500, is an important commercial centre serving the affluent south Cheshire region. There is an estimated catchment within a 10 mile radius of just over 125,000. The town is approximately 8 km west of Junctions 16 and 17 of the M6 Motorway and completion of the A550 has greatly improved access to the town centre from surrounding villages.

The property is situated in a prominent position at the junction of Gresty Road and Nantwich Road (A534) close to Crewe Station, adjacent to Crewe Alexandra Football Club's ground. The town centre is a short walk from the property.

Description

The property comprises a twelve storey office building together with a single storey building adjacent known as The Computer Centre. In addition there is a further self-contained office building fronting Nantwich Road arranged on ground and two upper floors.

The whole property provides some 107,150 sq ft of accommodation on a site of 0.90 hectares (2.23 acres). The property benefits from on-site car parking.

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 86 Band D (Copy available on website).

Capital Allowances

Capital Allowances may be separately available to a prospective purchaser subject to the correct entitling conditions and sale parameters. Further details are available upon request from Allsop LLP.

Buyer's Premium

The Purchaser will pay 1% of the purchase price towards the Vendor's sale costs, such amount being payable upon Completion of the sale.

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 34 Crewe**.

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 C Thornton-Swan, Mills & Reeves. Tel: (01223) 222246 Fax: (01223) 222221 e-mail: carol.thornton-swan@mills-reeve.com



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent and Licence Fees £ p.a.	Next Review/ Reversion
Rail House					
Ground	ATOS IT Services UK Ltd (1)	Part Ground Floor 145.20 sq m (1,563 sq ft)	Term of years expiring 19.11.2012 FR & I by way of service charge	£7,685 p.a.	Holding over (2)
Ground	Vacant	Part Ground Floor 191.50 sq m (2,061 sq ft)		–	
Ground	Building Management	Part Ground Floor 192.35 sq m (2,070 sq ft)		–	
First	Vacant	First Floor 547.74 sq m (5,896 sq ft)		–	
Second	ATOS IT Services UK Ltd (1)	Second Floor 590.50 sq m (6,356 sq ft)	Term of years expiring 19.11.2012 FR & I by way of service charge	£58,000 p.a.	Holding over (3)
Third	Occupational Health Care Ltd	Part Third Floor 189.35 sq m (2,038 sq ft)	Term of years expiring 21.08.2013 FR & I by way of service charge	£18,200 p.a.	Reversion 2013
Third	ATOS IT Services UK Ltd (1)	Part Third Floor 401.10 sq m (4,318 sq ft)	Term of years expiring 19.11.2012 FR & I by way of service charge	£41,900 p.a.	Holding over (4)
Fourth	ATOS IT Services UK Ltd (1)	Part Fourth Floor 189.35 sq m (2,038 sq ft)	Term of years expiring 19.11.2011 FR & I by way of service charge	£17,660 p.a.	Holding over (5)
Fourth	Vacant	Part Fourth Floor 401.10 sq m (4,318 sq ft)			
Fifth	Vacant	Fifth Floor 590.50 sq m (6,356 sq ft)		–	
Sixth	Vacant	Sixth Floor 590.50 sq m (6,356 sq ft)		–	
Seventh	Vacant	Seventh Floor 590.50 sq m (6,356 sq ft)		–	
Eighth	Vacant	Eighth Floor 590.50 sq m (6,356 sq ft)		–	
Ninth	ATOS IT Services UK Ltd (1)	Ninth Floor 590.50 sq m (6,356 sq ft)	Term of years expiring 19.11.2012 FR & I by way of service charge	£57,000 p.a.	Holding over (6)
Tenth	ATOS IT Services UK Ltd (1)	Part Tenth Floor 401.10 sq m (4,318 sq ft)	Term of years expiring 19.11.2011 FR & I by way of service charge	£41,955 p.a.	Holding over (7)
Tenth	Vacant	Part Tenth Floor 189.35 sq m (2,038 sq ft)		–	
Eleventh	ATOS IT Services UK Ltd (1)	Eleventh Floor 590.50 sq m (6,356 sq ft)	Term of years expiring 19.11.2012 FR & I by way of service charge	£56,400 p.a.	Holding over (8)
Twelfth	ATOS IT Services UK Ltd (1)	Twelfth Floor 590.50 sq m (6,356 sq ft)	Term of years expiring 19.11.2012 FR & I by way of service charge	£55,850 p.a.	Holding over (9)
Roof	Orange PCS Ltd	Communication Aerial	Term of years expiring 29.08.2011	£13,539 p.a.	Holding over
Roof	Everything Everywhere	Communication Aerial	Term of years expiring 21.08.2013	£12,806 p.a.	Reversion 2015
	Metronet (UK) Ltd	Communication Site	Term of years expiring 18.08.2015	£5,000 p.a.	Reversion 2015
Nantwich Road Offices					
	Vacant	Ground Floor 286.22 sq m (3,081 sq ft) First Floor 410.71 sq m (4,421 sq ft) Second Floor 369.74 sq m (3,980 sq ft) Total (3) 1,066.67 sq m (11,482 sq ft)		–	
Computer Centre					
Ground	Vacant	Part Ground Floor (3) 767.82 sq m (8,265 sq ft)		–	
Ground		Rooms C80/17 & C80/18 Part Ground Floor (3) 154.86 sq m (1,667 sq ft)	Occupation under Deed of Grant	–	
Mezzanine	Vacant	Offices 31.25 sq m (336 sq ft)			
First	Vacant	Offices and Mess Room 362 sq m (3,896 sq ft)			

(1) ATOS IT Services Ltd are a part of ATOS SA, the international information technology services company with 74,000 employees in 42 countries. Website Address: www.uk.atos.net/en-uk.
For the year ended 31st December 2011, ATOS IT Services Ltd reported a turnover of £778.031m, a pre-tax profit of £66.499m, shareholders' funds of £1.424bn and a net worth of £1.406bn. (Source: riskdisk.com 08.04.2013)
NB. In respect of the lease renewals, Heads of Terms have been agreed. The agreements have slightly differing terms, including rent free periods.
The rents agreed are as follows:
(2) £7,900 pa (3) £52,925 pa (4) £38,425 pa (5) £16,150 pa (6) £53,500 pa (7) £38,325 pa (8) £54,600 pa (9) £52,500 pa.
Total: £314,325 pa.
A schedule showing the rent free periods and term commencement dates are available upon request.
(3) Not inspected by Allsop.

Total £385,995 p.a.