

Swindon

Electra House

Farnsby Street

Wiltshire

SN1 5AH

- **Freehold Office Investment**
- Town centre location opposite the Brunel Shopping Centre and multi storey car park
- Let to Nationwide Building Society (holding over)
- Comprises 3,036.2 sq m (32,681 sq ft) over five floors
- Current Rent Reserved
£280,750 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Swindon is a major Thames Valley industrial and commercial town located some 70 miles west of London with a population of 145,000. Swindon is situated between Junctions 15 and 16 of the M4 Motorway and is served by regular rail services to London and the south-west. Oxford is some 25 miles to the north-east. The property is situated in Swindon town centre within a mixed office and retail area. The property is within walking distance of the main shopping areas, and the railway station, lying opposite the Brunel Shopping Centre car park.

Description

The property is arranged on ground and four upper floors to provide a 5 storey office building, with staff facilities on each floor and a lift. There are seven car spaces at the rear.

The property provides the following accommodation and dimensions:

Ground Floor		
Reception, Offices & Canteen	492.6 sq m	(5,302 sq ft)
First Floor Offices	637.6 sq m	(6,863 sq ft)
Second Floor Offices	637.6 sq m	(6,863 sq ft)
Third Floor Offices	637.6 sq m	(6,863 sq ft)
Fourth Floor Offices	630.8 sq m	(6,790 sq ft)
Total	3,036.2 sq m	(32,681 sq ft)

Not inspected by Allsop. Floor areas taken from
www.2010.voa.gov.uk

Tenancy

The entire property is at present let to NATIONWIDE BUILDING SOCIETY for a term of 25 years from 25th December 1987 at a current rent of £280,750 per annum. The lease contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 600+.

Website Address: www.nationwide.co.uk

For the year ended 4th April 2014, Nationwide Building Society reported a turnover of £-, a pre-tax profit of £677m and a total net worth of £7.95bn. (Source: riskdisk.com 09.09.2014).

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.

Viewings

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

In the subject box of your e-mail, please ensure that you enter
Lot 81 Swindon.

Buyer's Premium

The buyer will pay 0.35% + VAT of the purchase price towards the seller's costs.

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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