

# Felixstowe

## Trelawny House Phase II

### Felixstowe Dock Road Suffolk IP11 3GB

- **Leasehold Office Investment**
- Located in the largest and busiest port in the UK
- Office building providing 2,332.6 sq m (25,119 sq ft)
- Part let to Felixstowe Dock & Railway Company until 2068
- Total Current Gross Rents Reserved  
**£119,855 pa**



#### Tenure

Leasehold. **Phase II**

Date: 8th March 1967

Term: 150 years from 25th March 1967

Reviews: Every 21 years, up to 25th March 2093

Basis: Higher of passing rent or 600/30,600ths of the open market value

Head Lease Rent apportioned from completion: £2,640 p.a. (40%).

#### Location

Felixstowe, with a population of around 28,000, is a resort town and container port located on the Suffolk coast, 11 miles south-east of Ipswich. The town is served by the A14 dual carriageway which is a major east-west link road and joins with the A12 at Ipswich.

The property is located in the busiest and largest port in the UK, which is predominantly run by Felixstowe Dock & Railway Company, situated at

Trelawny House approximately 1 mile to the south on Dock Road. Occupiers close by include The Felixstowe Road and Railway Company, The Immigration Office and BAP Logistics.

#### Description

The property provides an office building arranged on ground and 5 upper floors. The offices provide a mixture of open plan and cellular offices with WCs on each floor. The property adjoins the neighbouring building which is not included in the sale.

#### VAT

VAT is applicable to this lot.

#### Documents

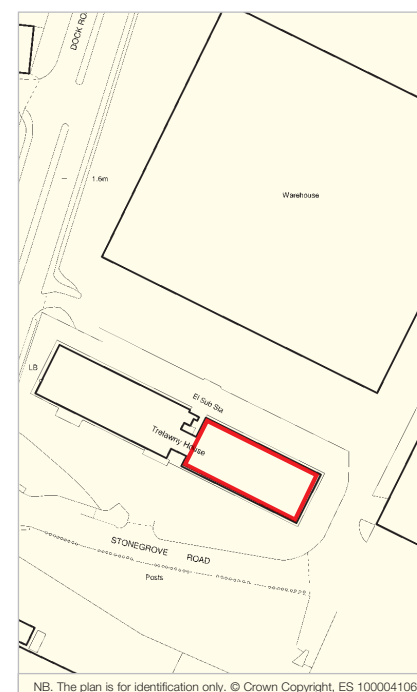
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

EPC Rating 99 Band D (Copy available on website).



Demise	Present Lessee	Accommodation (Floor areas provided by previous managing agents)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Room 12-14 Ground Floor Phase II	M&B (Felixstowe) Limited	Floor Area 97.2 sq m (1,046 sq ft)	3 years from 01.07.2002. IR & I	£9,600 p.a.	Holding over
Room 19 Ground Floor Phase II	PSA Transport Limited	Floor Area 23.2 sq m (250 sq ft)	4 years from 16.12.2013. IR & I	£2,967 p.a.	Reversion 2017
Rooms 11, 15, 18, 20, 21, 115, 116-117, 118A, 118B, 122-123, 213-216, 217-222, 311, 312, 314-316 Ground, First, Second and Third Floors. Phase II	Vacant	Floor Area 1,166.9 sq m (12,571 sq ft)	—	—	—
Room 22 Ground Floor Phase II	Carr Road Distribution Ltd	Floor Area 27.7 sq m (298 sq ft)	2 years from 13.05.2006. IR & I	£3,300 p.a.	Holding over
Rooms 118, 120 & 121 First Floor. Phase II	Buckle Shipping (Ipswich) Ltd	Floor Area 118.5 sq m (1,275 sq ft)	3 years from 25.12.2007. IR & I	£12,000 p.a.	Holding over
Room 119 First Floor Phase II	Spray Shipping Limited	Floor Area 31.0 sq m (334 sq ft)	3 years from 21.03.2007. IR & I	£3,640 p.a.	Holding over
Room 124 First Floor Phase II	GBS Freight (Felixstowe) Ltd	Floor Area 60.5 sq m (651 sq ft)	3 years from 07.09.2004. IR & I	£5,248 p.a.	Holding over
Room 310 & 310A Third Floor	Independent Maritime Agencies Limited	Floor Area 55.7 sq m (600 sq ft)	5 years from 01.10.2013. IR & I	£8,500 p.a.	Reversion 2018
Fourth Floor Phase II	Felixstowe Dock & Railway Company	Floor Area 382.9 sq m (4,122 sq ft)	25 years from 29.09.1990 Rent review every 5th year. IR & I	£34,800 p.a.	Reversion 2015
Fifth Floor Phase II	Felixstowe Dock & Railway Company (Sub-let in parts)	Floor Area 369.0 sq m (3,972 sq ft)	99 years from 29.09.1969 Rent review every 7th year. IR & I	£34,800 p.a.	Rent Review 2018
Roof	Felixstowe Dock & Railway Company (Sub-let in parts)		118 years, 11 months and 27 days from 24.03.1998. Rent review every 5th year	£5,000 p.a.	Rent Review 2013
		<b>Total</b> 2,332.6 sq m (25,119 sq ft)	<b>Total £119,855 p.a.</b>		



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** Kay Stork, Blackstone Solicitors. Tel: 020 8971 9520 e-mail: [kay.stork@blackstonesolicitors.com](mailto:kay.stork@blackstonesolicitors.com)

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