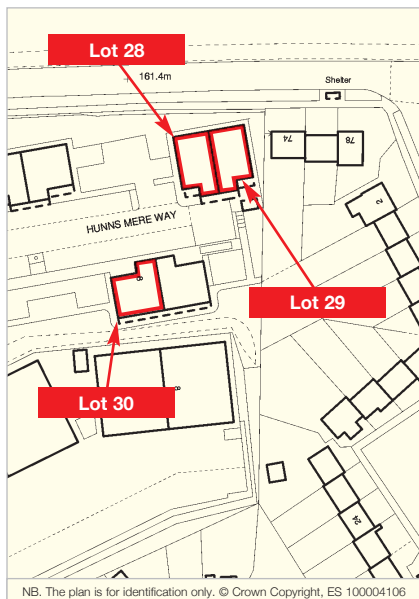


Brighton Units 5, 6 & 8 Woodingdean Business Park Hunns Mere Way East Sussex BN2 6AH

- **Long Leasehold Office Investments**
- Three modern semi-detached office buildings
- Comprising 541.5 sq m (5,828 sq ft) with 20 parking spaces
- Popular south coast city
- To be offered as three lots
- Reversions from 2020
- Total Current Gross Rents Reserved
£83,290 pa

On the Instructions of **St.Modwen**



Tenure

Leasehold. Each to be held from St.Modwen Developments Ltd for a term of years expiring 22nd June 2151 (thus having approximately 134 years unexpired) at a fixed rent of a peppercorn.

Location

Brighton is a major south coast resort city and commercial centre with a population of 273,000. The city is also a major retail centre serving a wide catchment population. Brighton is located 50 miles south of London and is accessible by the A23 and A27 dual carriageways. In addition, the city benefits from regular rail services to London (Victoria) and is also within 28 miles of Gatwick Airport.

Woodingdean Business Park is located 3 miles to the east of Brighton city centre and 2 miles south of the Falmer (Brighton University and railway station) junction of the A27.

The properties are situated on Hunns Mere Way, which runs south off Bexhill Road just to the east of the junction with Falmer Road (B2123). Occupiers close by include Covaris, Lighthouse Support Services and a mix of local traders.

Description

Each property is arranged on ground and first floors to provide a modern office unit with dedicated entrance lobby, disabled WC and shower facilities, category II lighting, aluminium powder coated windows, laminated oak effect flooring and access to shared landscaped gardens. Units 5 and 6 benefit from a right to use seven car parking spaces each, whilst unit 8 has the right to use six spaces.

VAT

VAT is applicable to these lots.

Documents

The legal packs will be available from the website www.allsoy.co.uk

Energy Performance Certificate

Unit 5: EPC Rating 30 Band B (Copy available on website).

Unit 6: EPC Rating 30 Band B (Copy available on website).

Unit 8: EPC Rating 58 Band C (Copy available on website).

Lot	Unit	Present Lessee	Accommodation		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
28	5	MiHomecare Limited	Ground Floor	90.5 sq m	5 years from 20.07.2016 FR & I by way of a service charge	£30,080 p.a.	Reversion 2021
			First Floor	96.0 sq m			
			Total	186.5 sq m			
29	6	Integrated Care 24 Limited	Ground Floor	91.0 sq m	5 years from 07.04.2016 FR & I by way of a service charge	£27,260 p.a.	Reversion 2021
			First Floor	96.0 sq m			
			Total	187.0 sq m			
30	8	Visual Acuity Ltd (1)	Ground Floor	81.5 sq m	10 years from 04.03.2010 FR & I by way of a service charge	£25,950 p.a.	Reversion 2020
			First Floor	86.5 sq m			
			Total	168.0 sq m			

(1) The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

Total £83,290 p.a.
from Lots 28, 29 and 30

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 G Ives, RPC. Tel: 0203 060 6000 e-mail: gabrielle.ives@rpc.co.uk

