

# Wallingford

## AD Business Centre

### Beadle Trading Estate

### Hithercroft Road

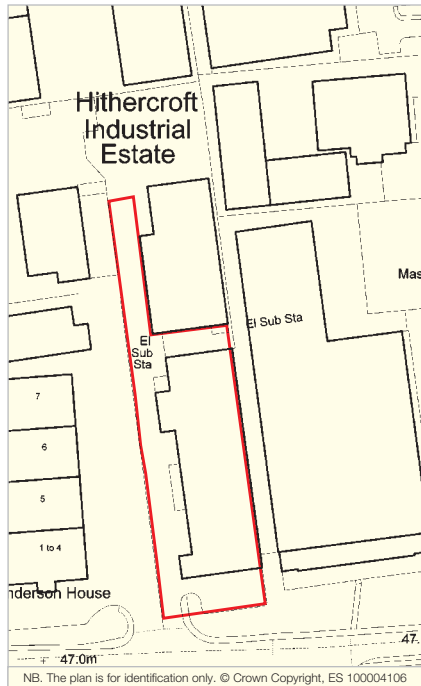
### Oxfordshire

### OX10 9EZ

- **Freehold Industrial and Office Investment**
  - Established industrial location
  - Vacant possession of one industrial unit and six office suites
  - Total Current Gross Rents Reserved
- £12,300 pa**  
**(inclusive) plus Vacant Possession of Parts**

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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**Tenure**  
Freehold.

**Location**  
Wallingford is a market town located on the A4074, 12 miles south-east of Oxford, 12 miles north of Reading and 8 miles south-east of Abingdon. Wallingford benefits from close proximity to the M40, 11 miles to the north, the M4, 12 miles to the south and the A34, 7 miles to the west. Hithercroft Industrial Estate is the main industrial area of the town and is situated to the west of the town centre. The property is located on the north side of Hithercroft Road, which provides access to the town centre to the east and the A4130 (Bosle Way) to the west which leads to the A34. Occupiers close by include Verco, Eugro and Rowse Honey.

## Description

The property comprises a mixed industrial and office building. The industrial unit is arranged on ground floor only whilst the offices are arranged on ground and first floors to the front and side.

## 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)

## Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk). In the subject box of your e-mail, please ensure that you enter **Lot 47 Wallingford.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Wallingford Garage	Industrial/Warehouse Unit 1,146 sq m (12,338 sq ft)	Terms unknown. Refer to Allsop	TBC	
Unit G6	Walter Wilder	Office 18.55 sq m (200 sq ft)	Lease expired 30.04.1999, Holding over	£3,000 p.a. (1)	Holding over
Unit G7	Progressive Financial Planning Limited	Offices 40.88 sq m (440 sq ft)	On a lease expiring 16.03.2014 (2)	£9,300 p.a. (2)	Reversion 2014 (2)
Units F1, F1A, F2/3, F4, F5	Vacant	Office 125.88 sq m (1,355 sq ft)			
		<b>Total</b> 1,331.31 sq m (14,333 sq ft)	<b>Total £12,300 p.a. inclusive of costs</b>		

(1) The current rent is inclusive of costs  
(2) Subject to mutual option to break at anytime on 2 months' notice.

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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