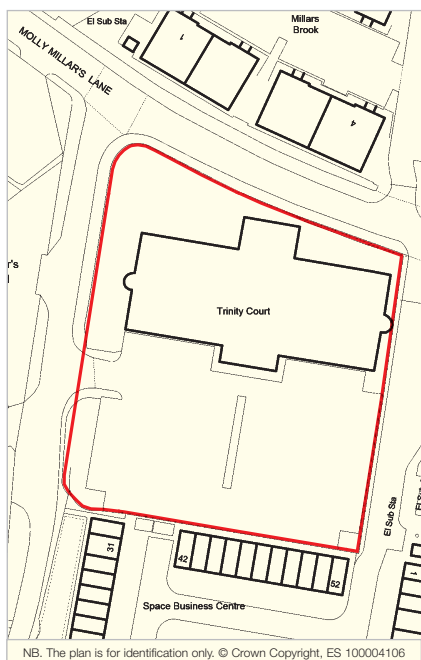
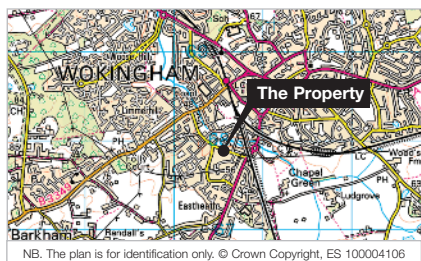


Wokingham **Trinity Court** **Molly Millars Lane** **Berkshire** **RG41 2PY**

- **Freehold Ground Rent Investment**
- Secured on a modern 1990s office building (26,134 sq ft)
- Large corner site (1.43 acres)
- Situated in an established Thames Valley Business location
- Potential for residential conversion subject to any necessary consents
- Rent Review 2018 to £80,598 pa
- Current Ground Rent Reserved
£73,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Wokingham is a prosperous Thames Valley town situated approximately 38 miles west of London and 5 miles south-east of Reading. It lies just to the south of Junction 10 of the M4 whilst Junction 3 of the M3 lies approximately 10 miles to the south-west. The property is situated about 0.75 miles south-west of Wokingham in a mixed office and industrial location. Molly Millars Lane links directly to the A321 which provides access via the A329 to Bracknell and the M4. Wokingham Rail Station is half a mile away and Heathrow is 27 miles to the east. Occupiers close by include a wide range of office, industrial and commercial businesses.

Description

This modern purpose built office building is arranged on ground and first floors to provide office accommodation which benefits from a double height reception, suspended ceilings with recessed lighting, air conditioning and raised flooring at first floor level. Externally the property benefits from 117 car spaces at a ratio of 1:224 sq ft.

The property provides the following accommodation and dimensions:

| | | |
|---------------------|----------------------|-----------------------|
| Ground Floor | 1,198.24 sq m | (12,896 sq ft) |
| First Floor | 1,230.00 sq m | (13,238 sq ft) |
| Total | 2,428.24 sq m | (26,134 sq ft) |

Areas sourced from the Valuation Office Website

Tenancy

The entire property is at present let to WOKINGHAM INVESTMENTS LIMITED for a term of 125 years from completion at a commencing rent of £73,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term to 2% per annum compounded and contains full repairing and insuring covenants.

Sub Tenancy Information

The property is presently sublet to Emulex Ltd, Optalis and Esporta Health & Fitness Ltd (not in occupation) and the total current sub rents paid are £436,383 per annum.

VAT

VAT is applicable to this lot (TOGC not available).

Documents

The legal pack will be available from the website www.allsof.co.uk

Energy Performance Certificate

EPC Rating 78 Band D (Copy available on website).

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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