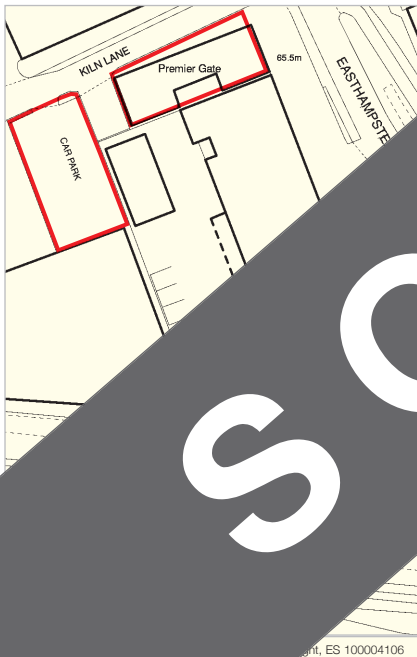


# Bracknell Premier Gate 21 Easthampstead Road Berkshire RG12 1JS

- **Modern Freehold Office Investment**
- Offices totalling 850 sq m (9,151 sq ft)
- On-site parking for 26 cars
- Located in established commercial location
- Asset management opportunity
- Total Current Gross Rents Reserved  
**£101,891 pa<sup>(1)</sup> (5) (8)**

On the Instructions of



## Tenure

Freehold.

## Location

The property is situated on Easthampstead Road and is located approximately 6 miles from the M25 and the M25 to London. The property is accessed via the A329 and the A322.

The property is situated on Easthampstead Road, to the east of the A329. The property benefits from being directly accessible via the A329 and the A322.

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The property is arranged on ground, first and second floors to provide accommodation extending to 9,151 sq ft, currently configured into seven suites of various sizes. The offices benefit from suspended ceilings, recessed reflective strip lighting, comfort cooling, perimeter lighting, 8 person passenger lift and WCs on each floor. The property benefits from a separate site solely used for car parking with 26 spaces to the east of the subject property, accessed from Kiln Lane.

## VAT

VAT is applicable to this lot.

## Planning

The site, presently used for car parking, may lend itself to development subject to obtaining all necessary consents at expiry of the lease obligations. All enquiries with local authority: [www.bracknell-forest.gov.uk/planningapplications](http://www.bracknell-forest.gov.uk/planningapplications)

## Documents

The legal pack will be available from the Auctioneers.

## Energy Performance Certificate

EPC Rating 85 Band D (Copies available on website).

## All Enquiries

Ronnie Morgan, Tel: 0207 543 6808, e-mail: [ronnie.morgan@allsop.co.uk](mailto:ronnie.morgan@allsop.co.uk)  
Alex Neil, Tel: 0207 543 6895, e-mail: [alex.neil@allsop.co.uk](mailto:alex.neil@allsop.co.uk)

**GUIDE PRICE - OFFERS IN EXCESS OF £1,000,000  
(9.63% NET INITIAL YIELD AFTER ALLOWING FOR  
PURCHASER'S COSTS OF 5.81%)**

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** Jamie Garside, Reed Smith. Tel: 0203 116 2806 e-mail: [jgarside@reedsmith.com](mailto:jgarside@reedsmith.com)



No.	Present Lessee	Lease Terms	Current Gross Rent £ p.a.	Next Review/Reversion
Suite 1.3 First Floor	Telereal Trillium (not in occupation) (1)	12 month vendor's guarantee from completion (1) (8)	£19,619 p.a. (1)	–
West Office Suite Ground Floor	Telanova Ltd	5 years from 01.06.2017 (2) Effectively FR & I by way of service charge	£15,157 p.a.	Reversion 2022
Part First Floor	Page Hardy Harris Ltd	10 years from 23.02.2015 (3) Rent review every 5th year Effectively FR & I by way of service charge	£5,115 p.a.	Rent Review 2020
Part First Floor	Clarks Comp	10 years from 23.02.2015 (3) Rent review every 5th year Effectively FR & I by way of service charge	£5,309 p.a.	Rent Review 2020
Part Second Floor	C	5 years from 09.06.2015 (4) Effectively FR & I by way of service charge	£13,800 p.a.	Reversion 2020
Second Floor En		4 years from 29.07.2015 (5) IR & I	£25,830 p.a. (5)	Reversion 2019
Part Ground Floor		5 years from 23.05.2016 (6) Rent review every 3rd year Effectively FR & I by way of service charge	£17,061 p.a.	Rent Review 2019
<b>Total</b>		<b>850 sq m (9,151 sq ft)</b>	<b>Total £101,891 p.a.<sup>(6)</sup></b>	

set any void costs. The 12 month rental to be deducted from the purchase price on completion.

lease has service charge cap.

there is no service charge payable.

refer to legal pack.

tenants for the unit.