

Lot 6, Units 1 to 8 Forest Court, Oaklands Park, Wokingham,

Berkshire RG41 2FD

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Substantial Freehold Office Investment

www.acuitus.co.uk

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Property Information

Substantial Freehold Office Investment

- Modern Office Park Comprising 8 Office Units
- Established Commercial Estate
- Approximately 1,179.63 sq m (12,693 sq ft)
- Approximate Site Area of 0.30 Hectares (0.74 Acres) with a Site Coverage of 40%
- Active Management Potential
- Nearby Wokingham Train Station with Direct London Transport Links

Lot

6

Auction

2nd November 2023

Rent

£111,360 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles

1 mile south west of Wokingham, 4 miles west of Bracknell, 6 miles south east of Reading

Road

B3349, A329 (M), M4

Rail

Wokingham Railway Station

Air

London Heathrow Airport

Situation

Forest Court is an established commercial estate, located off Molly Millars Lane and 1 mile south west of Wokingham Town Centre. Wokingham train station is close by and provides regular direct train services to London Waterloo and Reading. The immediate surrounding area is largely commercial with numerous business parks neighbouring the property.

Tenure

Freehold.

Description

The property is a modern office park comprising 8 self contained office buildings and car parking. The offices benefit from air conditioning, suspended ceilings, LED lighting, raised floors and central heating.

The property also benefits from a site area of approximately 0.30 Hectares (0.74 Acres).

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
1 Forest Court	Ground First	Office Office	78.22 82.10	(842) (883)	SECURITAS SECURITY SERVICES LIMITED (crn: 01146486)	5 years from 01/09/2023 (2)	£27,500 (2)	(31/08/2028)
2 Forest Court	Ground First	Office Office	78.22 82.10	(842) (883)	10 DEGREES LIMITED (crn: 06863358)	5 years from 26/01/2023 (3)	£27,760	(25/01/2028)
3 Forest Court	Ground First	Office Office	77.70 101.40	(836) (1,091)	OHES ENVIRONMENTAL LIMITED (crn: 04320201)	5 years from 31/05/2023	£32,100	(30/05/2028)
4 Forest Court	Ground First	Office Office (PLEASE CONFIRM)	141.00	(1,517)	CENTURION PORTFOLIO MANAGERS LIMITED (crn: 06443313)	10 years 24/08/2018	£24,000	23/08/2023 (23/08/2028)
5 Forest Court	Ground	Office	75.79	(816)	THREE INDIVIDUALS	999 years from 12/01/1996	Peppercorn	(11/01/2995)
6 Forest Court	Ground First	Office Office	78.40 82.50	(844) (888)	AN INDIVIDUAL	999 years from 27/11/1992	Peppercorn	(26/11/2991)
7 and 8 Forest Court	Ground First	Office Office	147.90 154.30	(1,591) (1,660)	KBS ELECTRICAL & DATA SERVICES LIMITED (crn: 05184635)	999 years from 22/12/1995	Peppercorn	(21/12/2994)
Total Approximate Floor Area			1,179.63	(12,693)			£111,360	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.gov.uk/find-business-rates>)

(2) As to 1 Forest Court, Securitas Security Services Limited (crn: 01146486) is a world-leading provider of integrated security solutions that protect, connect and optimise businesses of all types and sizes (www.securitas.uk). For the year ended 31/12/2022 Securitas Security Services Limited recorded a turnover of £258,413,070, a pre-tax profit of £7,511,405 and a net worth of £11,755,056 (Northrow 06/10/2023). The lease provides for a tenant option to determine the lease on 08/10/2026. The current rent reserved is £25,000 per annum exclusive, the lease provides for a fixed increase in rent to £27,500 per annum exclusive from 1st September 2026. The seller will pay the buyer the difference between £25,000 pax and £27,500 from completion of the sale until 1st September 2026. Therefore the property will provide £27,500 pax from completion of the sale.

(3) As to 2 Forest Court, 10 Degrees Limited (crn:06863358) design and build accessible, low-carbon custom digital products for enterprise organisations with complex technical needs (www.10degrees.uk). The lease provides for a tenant option to determine the lease on 26/01/2026

(4) As to 3 Forest Court, OHES Environmental Limited (crn: 04320201) is an environmental consultancy providing cost effective and timely solutions to the environmental challenges their clients face (www.ohes.co.uk). For the year ended 30/09/2022 OHES Environmental Limited recorded a turnover of £19,124,000, a pre-tax profit of £2,563,000 and a net worth of £13,683,000 (Northrow: 06/10/2023)

(5) As to 4 Forest Court, Centurian Portfolio Managers Limited (crn: 06443313) is an international wealth management and tax planning firm (www.centurionportfoliomanagers.com)

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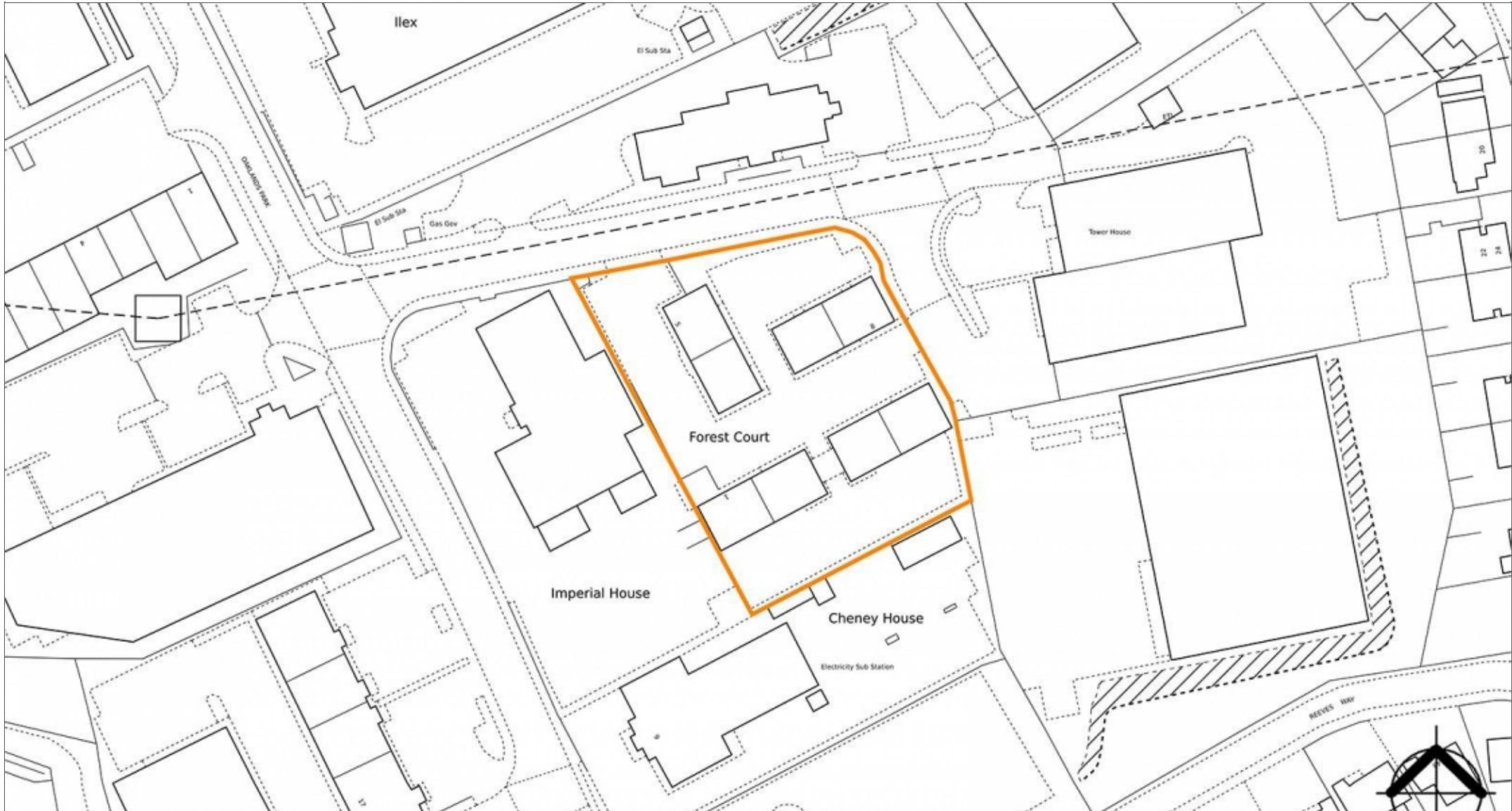
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September 2020