

# Lot 5, Units 1 to 12, Beech Court, Wokingham Road, Hurst, Nr Reading, Berkshire RG10 0RQ

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



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### Property Information

#### Substantial Freehold Office Park Investment

- 12 Self-Contained Office Building
- Entirely Let
- Modern Courtyard Development Set within Landscaped Grounds
- Includes an Telephone Mast Providing £6,500 pax
- Well Presented Offices at Grade A Standard
- Approximately 1,757.75 sq m (18,913 sq ft)
- Approximate Site Area of 1.00 Hectares (2.47 Acres) and a Site Coverage of 17%
- Active Management Potential

#### Lot

5

#### Auction

2nd November 2023

#### Rent

£124,240 per Annum Exclusive

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

1.5 miles south of Twyford, 3 miles north of Wokingham, 5 miles east of Reading

##### Roads

A321, A329 (M), M4

##### Rail

Twyford Railway Station, Wokingham Railway Station

##### Air

London Heathrow Airport

#### Situation

The property is located on Wokingham Road (A321) and benefits from direct access to the A4 Bath Road, which in turn provides links to the A329(M) and M4 motorway. In addition, Twyford Railway Station and Wokingham Railway station are within a few miles that provide direct routes to London (Paddington and Waterloo).

#### Tenure

Freehold.

#### Description

Beech Court is a modern and attractive 12 self-contained office unit courtyard development, with landscaped grounds and car parking. The offices are well specified with air conditioning, suspended ceilings, LG7 lighting, raised floors, Cat 5 cabling and kitchen facilities.

The property benefits from a site area of approximately 1.00 Hectares (2.47 Acres). There is an electricity sub station on the site and an income producing Telecom Mast.

#### VAT

VAT is applicable to this lot.

#### Note

The adjacent parcel of Land of 1.25 acres (0.51 hectares) is being offered separately as lot No.46

#### Completion Period

Six Week Completion

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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)
Unit 6	Ground First	Office Office	112.78 107.30	(1,213) (1,155)	HERNSHEAD GROUP LIMITED (formerly HERNSHEAD RECRUITMENT LIMITED) (crn: 12007779)	5 years from 01/07/2022 (2)	£42,457.50	(01/07/2027)
Unit 9	Ground First	Office Office	73.88 75.13	(795) (808)	VERNON GOSLING FRIDAY LIMITED (crn:05289281) (3)	10 years from 19/09/2017 (4)	£31,880	19/09/2023 (19/09/2027)
Unit 10	Ground First	Office Office	62.90 40.60	(677) (437)	VERNON GOSLING FRIDAY LIMITED (3)(crn:05289281)	10 years from 19/09/2017 (5)	£22,000	19/09/2023 (19/09/2027)
Unit 12	Ground First	Office Office	67.49 36.76	(726) (396)	SDT LTD (crn: 02938419)(6)	5 years from 20/10/2019	£20,592	(20/10/2024)
8 Units	Ground First	Office Office	684.14 497.77	(7,364) (5,358)	7 INDIVIDUAL TENANCIES	Each let for a term of 999 years from 19/04/2007	£801	(18/04/3006)
Telephone Mast		Telecommunications	-	(-)	CORNERSTONE TELECOMMUNICATIONS INFRASTRUCTURE LIMITED (crn: 08087551)	15 Years from 01/02/2015	£6,500	(01/02/2030)
Sub-Station		Utilities	-	(-)	SOUTHERN ELECTRIC POWER DISTRUBUTION PLC (crn: 04094290)	99 years from 20/06/2006	£10	(12/06/2105)
<b>Total Approximate Floor Area</b>			<b>1,758.75</b>	<b>(18,929)</b>			<b>£124,240.50</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([https://www.tax.service.gov.uk/business-rates-find/search?\\_ga=2.68807185.1663402902.1695727499-1470758001.1680604438](https://www.tax.service.gov.uk/business-rates-find/search?_ga=2.68807185.1663402902.1695727499-1470758001.1680604438))

(2) As to Unit 6, HERNshead Group Limited (crn: 12007779) is a recruitment agency specialising in some of the most exciting Engineering and Technology business across the UK ([www.hernshead.co.uk](http://www.hernshead.co.uk)). For the year ended 30/06/2022 HERNshead Group Limited (crn: 12007779) registered a turnover of £769,134, a pre-tax profit of £56,157 and a net worth of £64,370 (Northrow 06/10/2023). The lease provides for a tenant option to determine the lease on 01/07/2024 and 01/07/2025

(3) As to Unit 9, the lease provides for a tenant option to determine the lease on 19/09/2023

(4) As to Unit 10, the lease provides for a tenant option to determine the lease on 19/09/2023

(5) As to Unit 12, SDT Limited (crn: 02938419) are specialists in proactive managed IT services and solutions since 1994 ([www.sdt.co.uk](http://www.sdt.co.uk))

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