

# Lot 50, Omega House, Unit 4 Buckinghamway Business Park, Swavesey, Cambridgeshire CB24 4UQ

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Office Investment

- Two Storey Office Building
- Let to Shamir UK Ltd until March 2029 (No Breaks)
- Tenant 2024 break option not exercised
- Total Floor Area of approx. 4,255 sq. ft. (395.30 sq. m.) over Ground and First floors
- Located within the well established Buckinghamway Business Park
- Situated adjacent to A14 dual carriageway

#### Lot

50

#### Auction

25th September 2024

#### Rent

£51,264 per Annum Exclusive

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

On behalf of a Major Fund Manger

### Location

#### Miles

7 miles north west of Cambridge, 22 miles south of Peterborough, 53 miles north of London

#### Roads

M11, A14, A1(M)

#### Rail

Cambridge Railway, Huntingdon Railway Stations

#### Air

London Stansted Airport

### Situation

The property is located with the Buckinghamway Business Park, strategically situated adjacent to the major A14 (Huntingdon Road) trunk road which connects the M11 and A1(M) as well as Huntingdon and Cambridge. the Business Park provides an interesting mix of industrial and office buildings with occupiers including Network Rail Balfour Beatty and Travelodge.

### Tenure

Freehold.

### Description

The property comprises a two storey office building with Male/ Female WC's on each floor, air conditioning, raised floors, suspended ceilings and Cat. II lighting TO BE CONFIRMED AWAITING SIMON DAVIES COMMENTS.

### VAT

TBC

### Completion Period

6 week completion available

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground/First	Office	395.30	(4,255)	SHAMIR UK LIMITED (1)	10 years from 06/03/2019 until 05/03/2029 (2)	£51,264	06/03/2024
<b>Total</b>		<b>395.30</b>	<b>(4,255)</b>			<b>£51,264</b>	

(1) For the year ending 31/12/2022 Shamir UK Ltd reported a Turnover of £64,254,313, a Pre-Tax Profit of £7,605,637 and a Net Worth of £22,065,131 (NorthRow 19/07/2024). Shamir was founded in 1972 and is a world leading producer of high performance lenses ([www.shamir.com](http://www.shamir.com)).

(2) The tenant did not exercise their break option on 06/03/2024.



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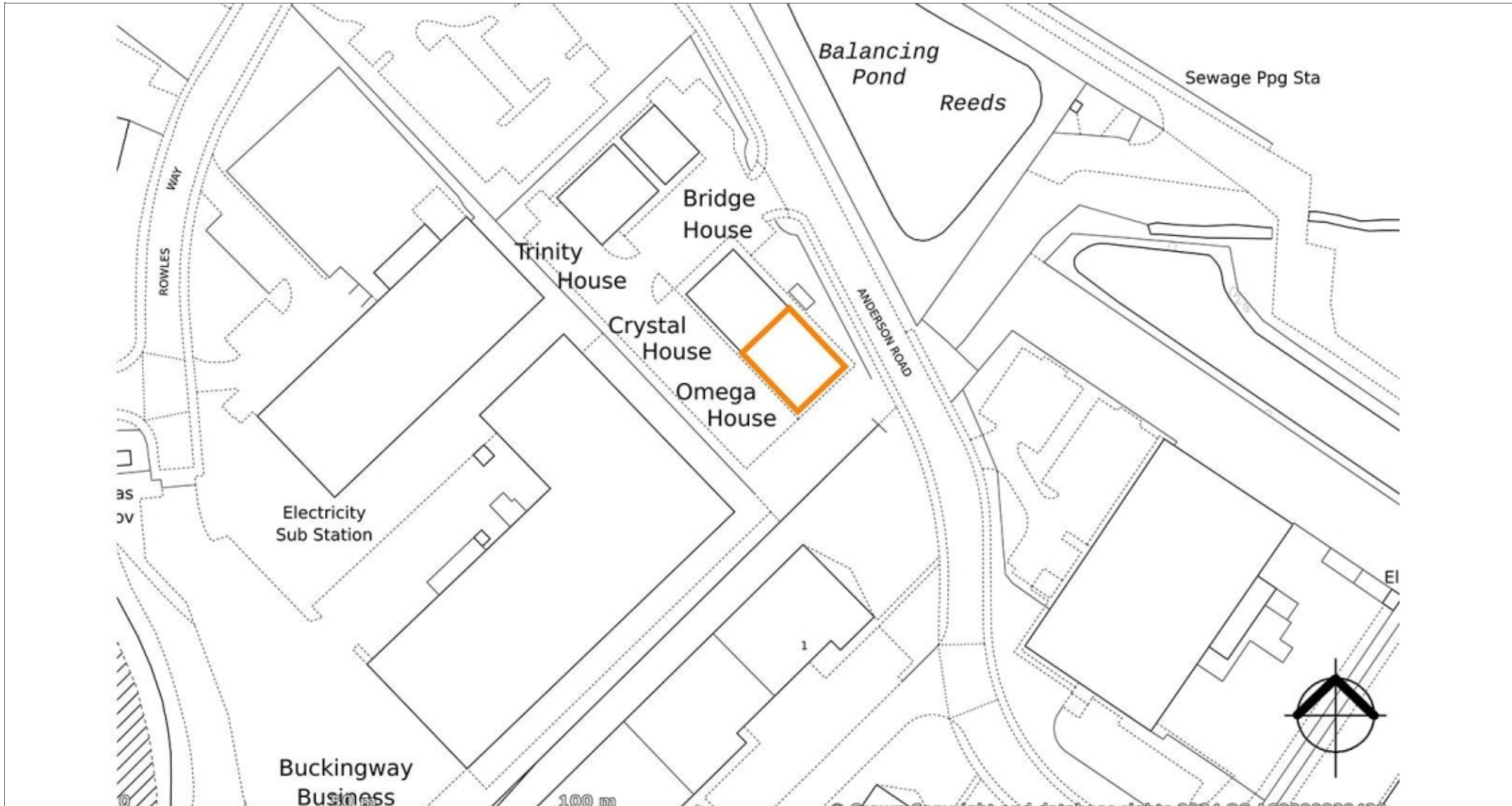
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## Contacts

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2024