

Lot 10, 2 Ilex House, Holly Road, Twickenham,

London TW1 4HF

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



Freehold London Office/Medical Investment with Immediate Asset Management Opportunities

www.acuitus.co.uk

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Property Information

Freehold London Office/Medical Investment with Immediate Asset Management Opportunities

- Let to South London & Maudsley NHS Foundation Trust (t/a Richmond Community Drug and Alcohol Service)
- Lease expires December 2024 (2)
- Potential to renew lease for a term of 5 years at same rent (subject to tenant options) (2)
- Approximately 2,056 sq ft plus car parking spaces to the rear
- Prominent town centre location - 500 metres from Twickenham Railway Station
- Nearby retailers include Waitrose, Tesco, Iceland, Gail's, Starbucks, Costa, Nando's and Boots the Chemist

Lot

10

Auction

7th November 2024

Rent

£46,500 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles

2 miles south-west of Richmond, 11 miles south-west of Central London

Roads

A4, A305, A310, M3 (Junction 1), M4 (Junction 2)

Rail

Twickenham Railway Station

Air

London Heathrow Airport

Situation

The property is prominently situated in an established commercial and residential location, in the heart of Twickenham town centre, a short walk from Twickenham Railway Station. Nearby retailers include Waitrose, Tesco, Iceland, Gail's, Starbucks, Costa, Nando's and Boots the Chemist.

Tenure

Freehold.

EPC

Band D

Description

The property comprises an office building arranged over the ground, first and second floors. The property benefits from car parking spaces to the rear.

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

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground First Second plus 2 Car Parking Spaces	Offices Offices Offices	72.08 65.61 53.43	(775) (706) (575)	SOUTH LONDON AND MAUDSLEY NHS FOUNDATION TRUST (1) (t/a Richmond Community Drug and Alcohol Service)	Lease expiring on 20/12/2024 with 5-year lease extension agreed until 20/12/2029 (2)	£46,500
Total		191.12	(2,056)			£46,500

(1) South London & Maudsley NHS Foundation Trust provide the widest range of NHS mental health services in the UK, serving a local population of over 1.3 million in South London, as well as specialist services for children and adults across the UK and beyond (www.slam.nhs.uk)

(2) The current lease expires on 20/12/2024. A lease extension has been agreed, subject to contract, with the tenant for a term for 5 years from 21/12/2024 until 20/12/2029 (subject to tenant options to determine) at the same passing rent of £46,500 pa. The new lease will not be completed prior to auction and it will be for a buyer to continue negotiations.

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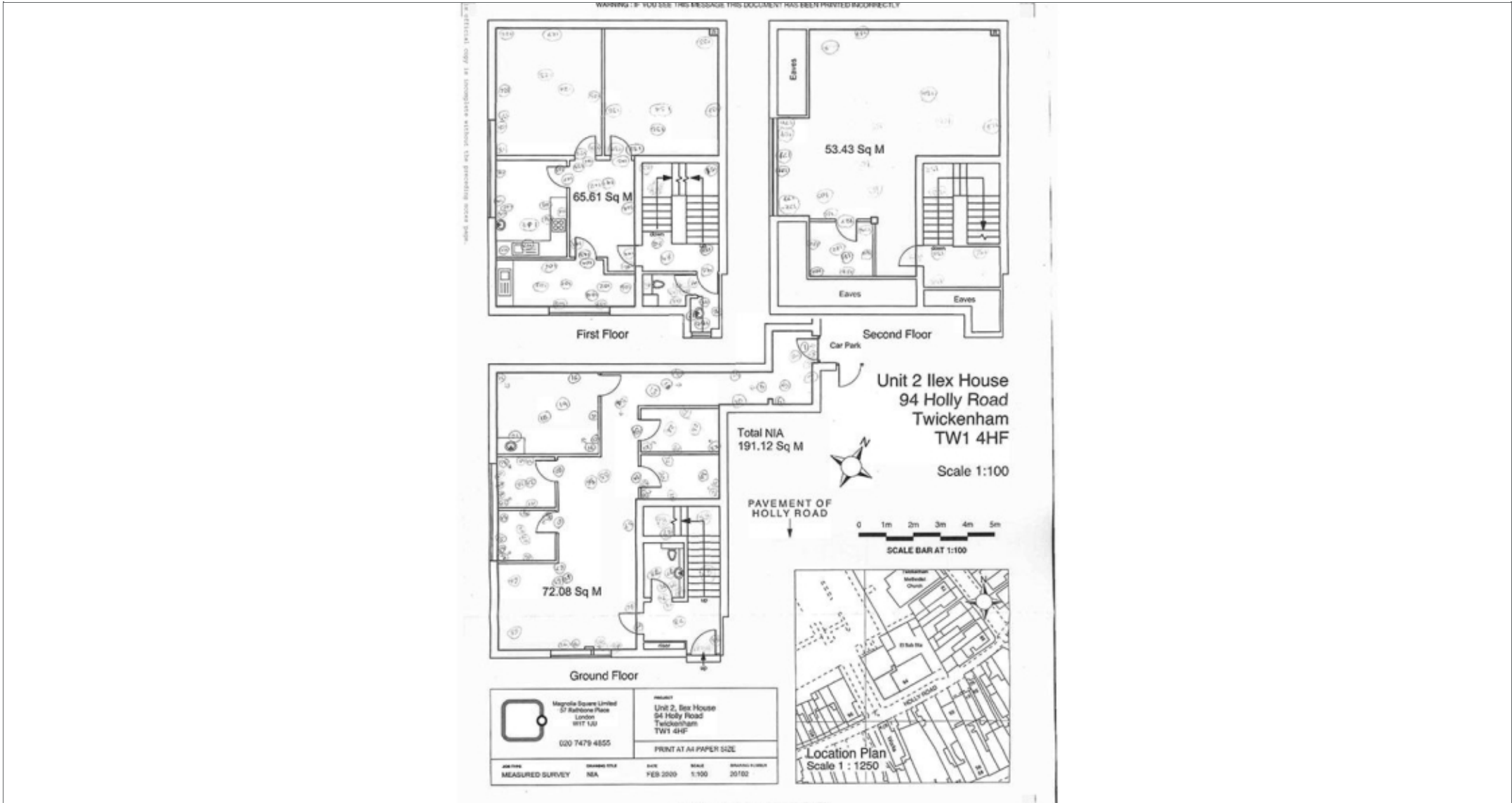
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2024