

lot 5

Arundell House, 1 Farm Yard Windsor, Berkshire SL4 1QL

Rent
£86,926
per annum
exclusive

Freehold Medical/Office Investment in
Historic Town Centre Location

- Tenants include Berlitz (UK) Ltd and Toothbeary Limited and Docs UK Limited
- Established office location with nearby occupiers including Tower Leasing, Hotcake Marketing, TNT Express and William H Mercer Ltd

- Prominently situated in a sought after town centre location
- Located directly opposite Windsor Castle and Windsor and Eton Riverside Railway Station
- Six Week Completion Period Available



On Instructions from



lot 5

Rent
£86,926
per annum
exclusive



Location

Miles: 16 miles north-west of Hentley
20 miles south-west of Reading
25 miles east of London
Roads: A332, A308, M4 (Junction 6), M25 (Junction 15)
Rail: Windsor and Eton Riverside Railway Station
Air: London Heathrow International Airport

Situation

The property is prominently situated on the western side of Farm Yard at its junction with Datchet Road (B470), directly opposite Windsor and Eton Riverside Railway Station and Windsor Castle. The property is situated in an established office location with nearby occupiers including Tower Leasing, Hotcake Marketing, TNT Express and William H Mercer Ltd.

Description

The property comprises a dental practice on the ground and second floors with office accommodation on first floor. The property benefits from a 5-person passenger lift while the first and second floors benefit from suspended ceilings and perimeter trunking. To the rear of the property are five parking spaces accessed via a gated archway on farm yard.

Tenure

Freehold.

VAT

VAT is applicable to this lot

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x	Reviews
Unit 1 – Ground (front)	Dental Practice	100.98 sq m (1,087 sq ft)	TOOTHBEARY LIMITED & DOCS UK LIMITED (1)	15 years from 06/04/2011	£18,500 (2)	06/04/2016 and 06/04/2021
Unit 2 – Ground (rear)	Dental Practice	45.52 sq m (490 sq ft)				
First	Language & Training School	202.43 sq m (2,179 sq ft)	BERLITZ (UK) LIMITED (3)	10 years from 30/07/2010 (4)	£36,926 (5)	30/07/2015
Second	Dental Practice	194.07 sq m (2,089 sq ft)	TOOTHBEARY LIMITED & DOCS UK LIMITED	15 years from 06/04/2011	£31,500 (6)	06/04/2016 and 06/04/2021
Totals		543.00 sq m (7) (5,845 sq ft) (7)			£86,926	

(1) Since 2006, Toothbeary's has established a network of branded dental practices in the metropolitan centres of the United Kingdom. The company is currently operating from their practice in Richmond. (www.toothbeary.co.uk) (2) The tenant is benefiting from a rent free period expiring on 31st August 2011. From 1st September 2011 until 21st December 2013, the tenant will pay a rent of £9,250 p.a. The rent will then increase from 22nd December 2013 to £18,500 p.a. until the next rent review. The seller has agreed to adjust the completion monies so that the property will effectively produce £18,500 p.a. from completion of the sale. (3) Berlitz (UK) Limited is a subsidiary of Berlitz International Inc. Currently Berlitz have over 118 language centres in Asia, over 100 language centres in Latin America, over 10 language centres in the USA and Canada, 212 language centres in Europe/Middle East. There are 550 Berlitz language centres worldwide. (www.berlitz.co.uk) (4) The tenant benefits from an option to determine on 30th July 2015 on providing 6 months' prior written notice. If the option to determine is not exercised by the tenant then the tenant will benefit from a rent concession and will pay half rent for a 6 month period. (5) The tenant is benefiting from a rent concession and is paying a rent of £18,463 p.a. which will expire on 20th July 2011. From 20th July 2011 the rental income will increase to £36,926 p.a. until the next review. The seller has agreed to adjust the completion monies so that the property will effectively produce £36,926 p.a. from completion of the sale. (6) The tenant is currently benefiting from a rent free period expiring on 31st August 2011. From 1st September 2011 until 21st December 2013, the tenant will pay a rent of £15,750 p.a. The rent will then increase from 22nd December 2013 to £31,500 p.a. until the next rent review. The seller has agreed to adjust the completion monies so that the property will effectively produce £31,500 p.a. from completion of the sale. (7) The floor areas for Units 1 & 2 on the ground floor and the dental accommodation on the second floor have been agreed between parties following a joint referencing.

For further details please contact:

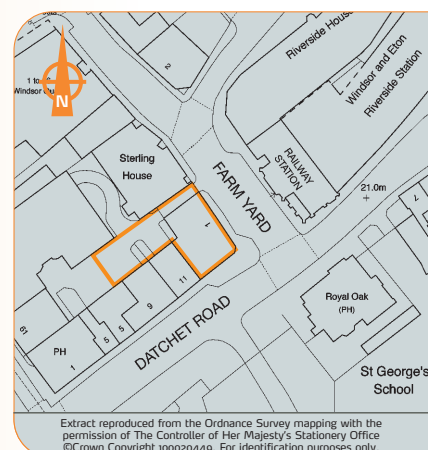
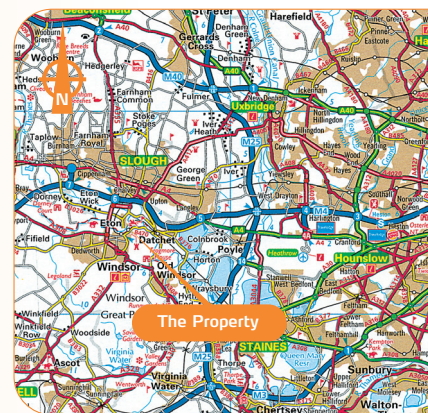
Jo Cordrey
Tel: +44 (0)20 7034 4854 Fax: +44 (0)20 7034 4869.
Email: jo.cordrey@acuitus.co.uk

Richard Auterac
Tel: +44 (0)20 7034 4851 Fax: +44 (0)20 7034 4869.
Email: richard.auterac@acuitus.co.uk

www.acuitus.co.uk

Solicitors:

Eversheds
1 Callaghan Square, Cardiff CF10 5BT.
Tel: +44 (0)845 497 9797 Fax: +44 (0)845 498 7333
Email: kateanderton@eversheds.com
davidemberson@eversheds.com
Ref: Kate Anderton & David Emberson.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.