

Exchange House, Northern Road (A3) Cosham, Portsmouth, Hampshire PO6 6EA

lot 32

Freehold Data Centre Investment

- Let to Cable Wireless Communications (Mercury) Ltd until 2024
- Prominent location on A3 close to M27
- 5 yearly rent reviews
- 25% site coverage
- Six Week Completion Available

Rent
£90,000
per annum
exclusive



Location

Miles: 3.5 miles north of Portsmouth town centre
15 miles east of Southampton
35 miles west of Worthing
Roads: A3(M), A3, M27, A27
Rail: Cosham Rail (200 metres)
Air: Gatwick Airport, Southampton Airport (17 miles)

Situation

The property occupies a prominent position on the west side of the busy Northern Road (A3) close to the roundabout with Medina Road and Wayte Street and 1/2 mile from M27 (Junction 12). Cosham Railway Station is approximately 200 metres south while neighbouring occupiers include The Post Office, Fire Service, The Police and a health centre. The Queen Alexandra Hospital is some 700 metres north.

Cosham is a well located Portsmouth suburb with excellent access to Southampton via the M27 and London via the A3. The major port of Portsmouth is some 3 miles south.

Description

The property comprises a data centre unit with accommodation on basement, ground, first and second floors. The property benefits from circa 25% site coverage and parking which can be accessed via Colwell Road. The property has been part sub-let to Virgin.

Tenure

Freehold.

VAT

VAT is applicable on this lot.



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Basement	Data Centre	496.84 sq m (5,348 sq ft)	CABLE & WIRELESS UK (1)	25 years from 20/08/1999 until 19/08/2024 on a full repairing and insuring lease	£90,000	2013 and 5 yearly
Ground	Data Centre	500.00 sq m (5,382 sq ft)				
First	Data Centre	500.00 sq m (5,382 sq ft)				
Second	Data Centre	59.46 sq m (640 sq ft)				
Totals		1,556.30 sq m (16,752 sq ft)			£90,000	

(1) Formerly Cable & Wireless Communications (Mercury) Limited. The ultimate holding company is Cable & Wireless Worldwide plc who are one of the world's leading international communications companies. Cable & Wireless own the UK's biggest fibre network and have an international cable network that provides connectivity to 153 countries. (Source: www.cw.com)

For further details please contact:

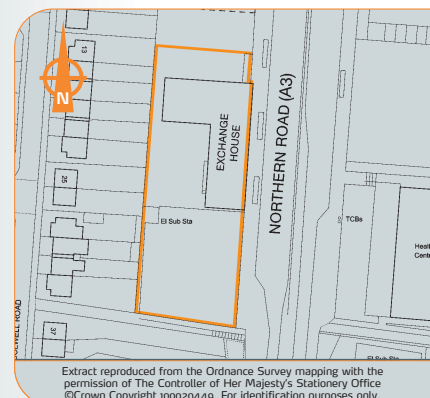
John Mehtab
Tel: +44 (0)20 7034 4855 Fax: +44 (0)20 7034 4869.
Email: john.mehtab@acuitus.co.uk

Peter Cunliffe
Tel: +44 (0)20 7034 4852 Fax: +44 (0)20 7034 4869.
Email: peter.cunliffe@acuitus.co.uk

www.acuitus.co.uk

Solicitors:

Blake Laphorn
New Kings Court, Tollgate, Chandlers Ford,
Eastleigh, Southampton SO53 3LG.
Tel: +44 (0)2380 857457 Fax: +44 (0)844 620 3401.
Email: allen.townsend@blaw.co.uk
Ref: Allen Townsend.



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