

lot 44

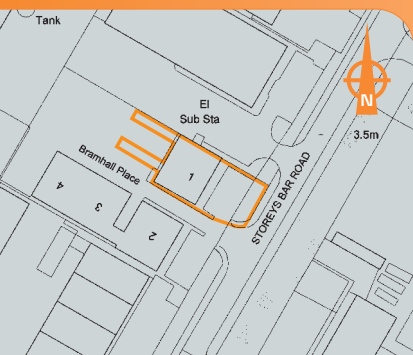
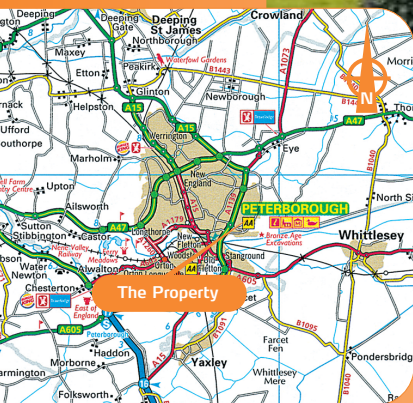
**Woodchester House, 1 Bramhall Place, Storeys Bar Road
Peterborough, Cambridgeshire PE1 5YS**

Rent
£55,480
per annum
exclusive

Freehold Office Investment

- Modern Office Investment
- Let to a subsidiary of General Electric Company
- Comprises Car Parking for approximately 21 cars (ratio of 1:25.7 sq m)
- Nearby occupiers include Centrica Energy, Fiat, Volkswagen and Magnet

- Excellent communication routes via the A1(M) Junction 17
- Well located close to Peterborough's parkway road system
- Six Week Completion Available



Location

Miles: 36 miles north of Cambridge
44 miles east of Leicester
80 miles north of Central London

Roads: A139, A1(M) Junction 17

Rail: Peterborough Rail Station, direct to London King's Cross in approximately 50 minutes

Air: London Stansted Airport

Situation

The Cathedral City of Peterborough is an important regional and commercial centre for the counties of Cambridgeshire and Lincolnshire. The property is situated approximately 2 miles east of the city centre and benefits from excellent access to Peterborough's parkway road system with dual carriageway links to the A1 a few hundred yards from the premises. Major nearby occupiers include Centrica Energy, Fiat, Volkswagen and Magnet.

Description

The property comprises a self-contained modern office building over ground and first floors. The accommodation benefits from suspended ceilings, recessed lighting, double glazed windows, full gas fired central heating and perimeter 3 compartment trunking. There are approximately 21 car parking spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	271.84 sq m (2,925 sq ft)	G E CAPITAL EUROPE LIMITED (1) (2) (3)	25 years from 08/11/1990 on a full repairing and insuring lease (4)	£55,480	07/11/2015
First	Office	268.87 sq m (2,893 sq ft)				
Totals		540.71 sq m (5,818 sq ft)			£55,480	

- (1) For the year ending 31st December 2010, G E Capital Europe Limited reported a turnover of £84,018,000, a pre-tax profit of £1,693,000 and a total net worth of £20,098,000. (Source: www.riskdisk.com 08/11/2012).
- (2) General Electric Company is the ultimate holding company of G E Capital Europe Limited.
- (3) The tenant is not currently in occupation.
- (4) The lease demise comprises the office building only. The open land and car parking spaces within the Seller's freehold title are outside the demise.

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