

## lot 4

# Wycliffe House, 245/247 Cranbrook Road Ilford, Greater London IG1 4TD

Rent  
£134,308  
per annum  
exclusive  
with one  
floor be let

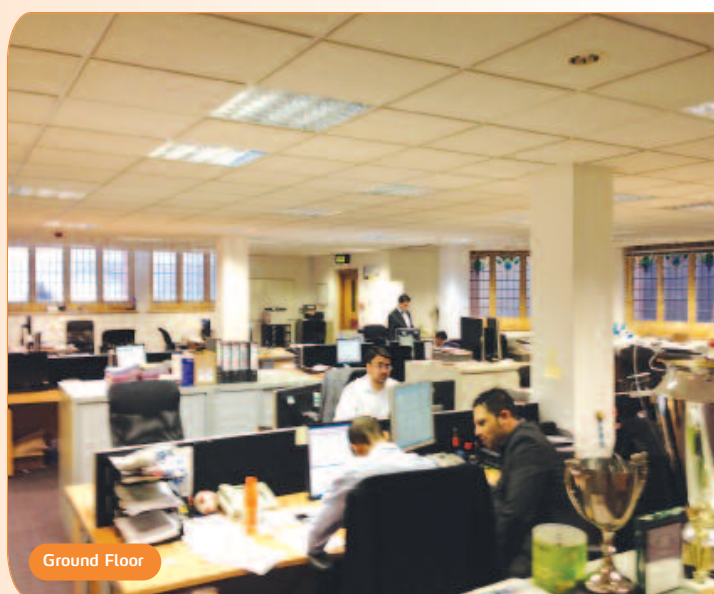
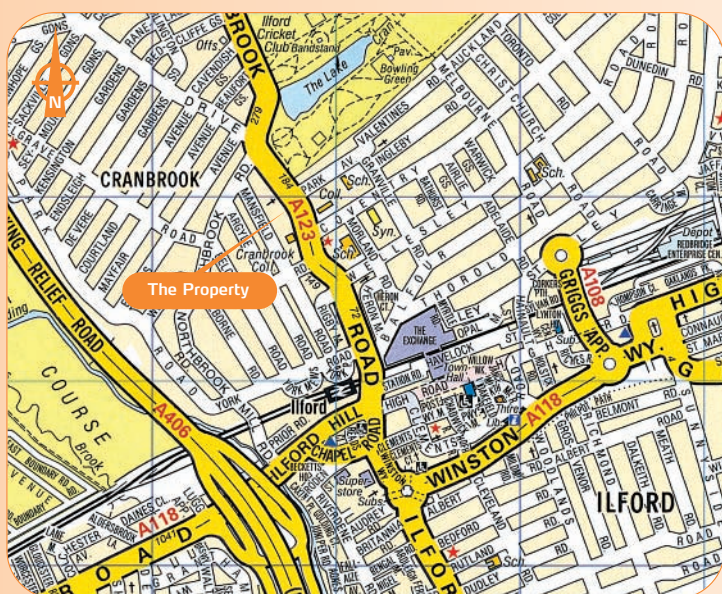
### Freehold Office Investment

- Part let to Santander UK Plc and London Tigers Charity
- Unique Part Listed building with alternative use redevelopment potential (subject to consents)
- Approximately 1,264 sq m (13,602 sq ft)
- Benefits from private parking
- Six Week Completion Period Available



lot 4

Rent  
£134,308  
per annum  
exclusive  
with one  
floor to be let



Ground Floor



Rear Extension

Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 20020449. For identification purposes only.

**Location**

Miles: 6 miles east of the Olympic Park  
6 miles north of Canary Wharf  
9 miles east of the City of London  
Roads: M11, North Circular Road (A406), A12  
Rail: Ilford Rail Station, Gants Hill Underground Station (Central Line)  
Air: London City Airport, London Stansted Airport

**Situation**

The property is situated in a prominent position on the west side of Cranbrook Road (A123), in an established commercial area. The locality benefits from being within 5 minute walking distance from Ilford Rail Station and 15 minutes from Gants Hill Underground Station. The entrance to Valentines Park is some 50 metres from the property.

**Description**

The property comprises an attractive part grade II listed former church which has been converted to open plan offices benefiting from a modern office extension, an 8 person passenger lift, air cooling system and raised floors. The property benefits from rear access and secure car parking via Mansfield Road.

**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 & Lower Ground	Office	726.77 sq m (7,823 sq ft)	<b>SANTANDER UK PLC (1) (2)</b>	25 years from 25/03/1990 on a full repairing and insuring lease	£123,500	24/03/2015
First	Office	408.77 sq m (4,400 sq ft)	<b>VACANT POSSESSION</b>			
Second	Office	128.11 sq m (1,379 sq ft)	<b>LONDON TIGERS LIMITED</b>	Approximately 1 year and 2 months from 04/01/2013 (3)	£10,808	31/03/2014
<b>Totals</b>		<b>1,263.65 sq m (13,602 sq ft)</b>			<b>£134,308</b>	<b>with one floor to be let</b>

(1) For the year ending 31st December 2011, Santander UK plc reported pre-tax profits of £1,261,000,000 and a total net worth of £10,524,000,000. (Source: www.riskdisk.com 22/02/2013)  
(2) The tenant has sublet the accommodation to Lettings International Ltd until 21/03/2015 who are currently in occupation of the lower ground and ground floor.  
(3) The lease provides for a tenant option to determine the lease on 30/06/2013 on providing no less than 3 months notice.

**For further details please contact:**  
**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acuitus.co.uk  
**Will Moore**  
Tel: +44 (0)20 7034 4858.  
Email: will.moore@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

**Solicitors:**  
**Simmons & Simmons LLP**  
City Point, One Ropemaker Street,  
London EC2Y 9SS.  
Tel: +44 (0)20 7628 2020.  
Email: alice.dettmar@simmons-simmons.com  
Ref: Alice Dettmar.