

lot 22

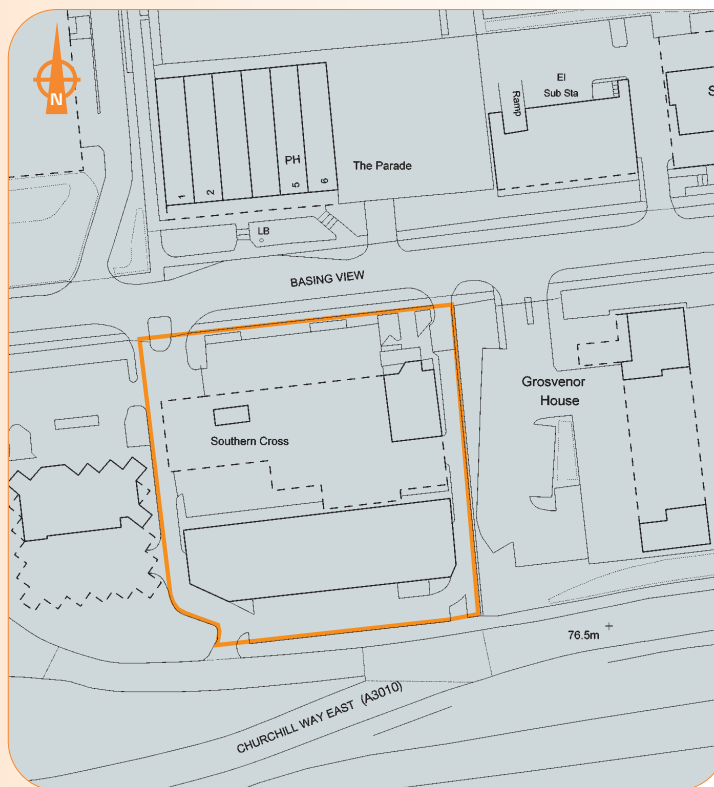
# Southern Cross, Basing View Basingstoke, Hampshire RG21 4HG

Rent  
£322,220.36  
p.a.x. (gross)  
£267,960.36  
p.a.x. (net)

### Substantial Office Investment

- Mainly let to Kier Construction Limited and Kier Facilities Services Ltd
- Located within an established office area
- Approximate 3,070 sq m (33,050 sq ft)
- Large car park for approximately 147 cars
- Six Week Completion Available





**lot 22**

**Rent**  
**£334,441.20**  
 per annum  
 exclusive  
 (net)

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**Location**

Miles: 16.5 miles south of Reading  
 48 miles south-west of Central London  
 Roads: A339, A3010, M3 (Junction 6)  
 Rail: Basingstoke Rail (45 minutes to London Waterloo)  
 Air: London Heathrow

**Situation**

The property is situated on the southern side of Basing View, within close proximity of the town centre and within walking distance of Basingstoke Rail Station which provides a direct service to London Waterloo.

**Description**

The property comprises a multi-let office building over six floors. The property benefits from a large on-site car park for approximately 147 cars and a total approximate site area of 0.444 hectares (1.10 acres).

**Tenure**

Long Leasehold. Held from the Borough Council of Basingstoke and Deane for a term of 99 years from 1st April 1983 until 2082 at a current rent of £54,260 p.a. Rent reviews are every 5 years, upwards only to 15% of rack rental value. An option exists to extend the headlease until 2108.

**VAT**

VAT is applicable to this lot.

**Viewings**

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Telephone: +44 (0)20 7034 4857.

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
	Ground & First	Office	1,307.41 sq m 14,073 sq ft	<b>KIER FACILITIES SERVICES LIMITED (1)</b>	4 years from 10/02/2013 (2)	£160,567.	09/02/2017
	Third Fourth	Office Office	618.26 sq m 506.97 sq m	<b>KIER CONSTRUCTION LIMITED (3)</b>	4 years from 10/02/2013 (4)	£112,157	09/02/2017
2.1	Second	Office	46.64 sq m 502 sq ft	<b>BISON GRID LIMITED</b>	1 year from 01/03/2013	£6,648 (5)	28/02/2014
2.2	Second	Office	62.89 sq m 677 sq ft	<b>ENVIRONMENTAL CONTROL FILMS LIMITED</b>	10 months from 01/05/2012	£6,360 (5)	28/02/2013
2.3, 2.4, 2.6 & 2.8	Second	Offices	304.90 sq m 3,282 sq ft	<b>VACANT &amp; TO LET (6)</b>			
2.5	Second	Office	56.95 sq m 613 sq ft	<b>DOTLABEL LIMITED</b>	3 years from 01/04/2010 (6)	£6,130	31/03/2013 (6)
2.7	Second	Office	68.38 sq m 736 sq ft	<b>BEMOKO CONSULTING LIMITED</b>	1 year from 23/09/2011	£7,380	22/09/2013
2.9	Second	Office	40.32 sq m 434 sq ft	<b>KID EASE LIMITED</b>	1 year from 19/03/2010 (7)	£3,978.36	18/03/2011
	Fifth	Office	57.69 sq m 621 sq ft	<b>COMPLETE LIGHTING SERVICES LIMITED</b>	4 years from 01/01/2013	£9,000	31/12/2017
	10 Spaces	Car Parking	Not Measured	<b>KIER FACILITIES SERVICES LIMITED (1)</b>	3 years from 01/07/2010	£5,000	30/06/2013
	10 Spaces	Car Parking	Not Measured	<b>KIER FACILITIES SERVICES LIMITED (1)</b>	3 years from 01/03/2011	£5,000	28/02/2014
<b>Totals</b>						<b>£322,220.36 (gross)</b>	

- (1) For the year ending 30th June 2012, Kier Facilities Services Limited reported a turnover of £115,282,000, pre-tax profits of £8,664,000 and a total net worth of £8,091,000. (Source: www.riskdisk.com 25/02/2013)
- (2) The lease provides a rolling option to determine from the first anniversary of the term, subject to 3 months' notice.
- (3) For the year ending 30th June 2012, Kier Construction Limited reported a turnover of £1,130,251,000, pre-tax profits of £39,994,000 and a total net worth of £102,314,000. (Source: www.riskdisk.com 25/02/2013)
- (4) The lease provides a rolling option to determine from the second anniversary of the term, subject to 3 months' notice.
- (5) The rent for Suites 2.1 and 2.2 is inclusive of service charge.
- (6) The Vendor is in negotiations with Dotlabel Limited for a lease of both Suite 2.5 and 2.6 for a term of 5 years from 1st April 2013 at a total rent of £10,000 p.a.x.
- (7) The tenant is currently holding over.

**For further details please contact:**  
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