

lot 19

Theale Court, 11-13 High Street Theale, Nr. Reading, Berkshire RG7 5AH

Rent
£278,228
per annum
exclusive

Freehold Office Investment

- Fully-let modern office building in town centre high street location
- Approximately 1,431.96 sq m (15,413 sq ft) with excellent parking
- Substantial site of approximately 0.64 acres (0.27 hectares)
- Future redevelopment potential and opportunity to expand floor area (subject to consents)
- Affluent commuter town some 45 miles from London and 15 miles from Basingstoke
- Six Week Completion Available



On behalf of Joint Administrators at

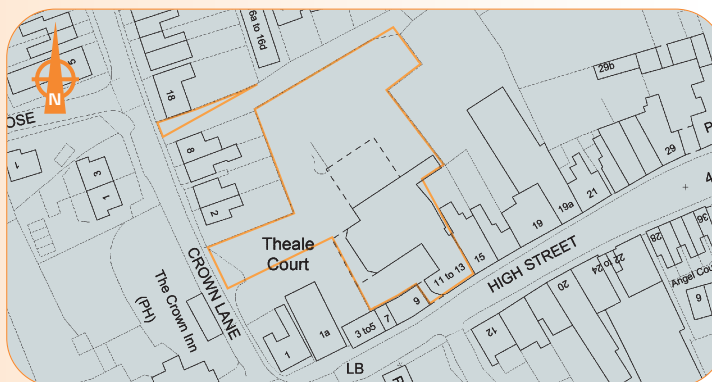
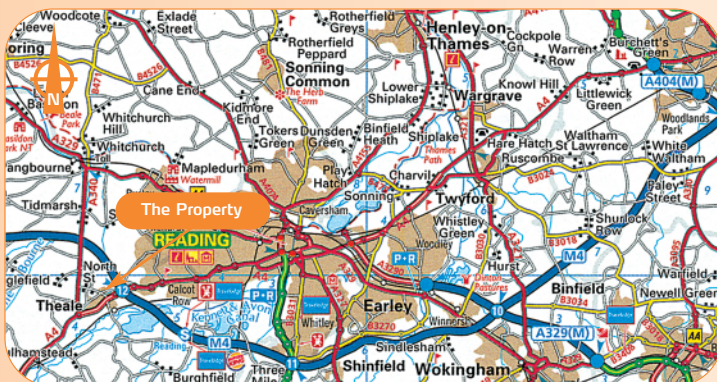




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High Street Frontage



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Location

Miles: 5 miles south of Reading
15 miles north of Basingstoke
45 miles west of London

Roads: A4, M4 (Junction 12)

Rail: Theale Railway Station (approximately 47 miles to London Paddington)

Air: London Heathrow Airport

Situation

The property is situated in a prominent position on Theale High Street and extends substantially towards the rear and side of the high street frontage. The property is surrounded by residential houses and also benefits from the amenities of the high street. Theale Railway Station is approximately 500 metres from the property.

Description

The property comprises a modern office building benefiting from suspended ceilings, recessed category II lighting, air conditioning, raised floors and car parking for some 54 cars. The front of the building, over 2 storeys, forms part of Theale High Street. The main part of the building is over 3 storeys and extends towards the rear and side.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

NB. This property is being marketed on behalf of Simon Thomas and Shelly Bullman of Moorfields Corporate Recovery LLP, the Joint Administrators of Argyll Ventures Limited and therefore no warranties or guarantees in any respect, including VAT can be given. The Joint Administrators are not bound to accept the highest or any offer and are acting as agents of the company only and without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Office	438.9 sq m (4,724 sq ft)	TECAN UK LIMITED (1)	Approximately 16 years and 4 months from 05/05/2000	£82,670	01/09/2015 (01/09/2016)
Part First	Office	398.5 sq m (4,289 sq ft)	HARTE-HANKS TRILLIUM UK LIMITED (2)	5 years from 16/07/2009	£75,058	(15/07/2014)
Part First	Office	315.86 sq m (3,400 sq ft)	SECURITAS SECURITY SERVICES (UK) LIMITED (3)	13 years from 15/12/2006 (4)	£68,000	15/12/2012 (14/12/2019)
Second	Office	278.7 sq m (3,000 sq ft)	MASON ZIMBLER LIMITED (5)	5 years from 16/07/2009	£52,500	(15/07/2014)
1,431.96 sq m (15,413 sq ft)					£278,228	

(1) For the year ending 31st December 2011, Tecan UK Limited reported a turnover of £5,530,771, pre-tax profits of £123,813 and a net worth of £926,859. (Source: www.riskdisk.com 19/04/2013)

(2) For the year ending 31st December 2011, Harte-Hanks Trillium UK Limited reported a turnover of £6,957,014, pre-tax profits of £210,287 and a net worth of £2,812,007. (Source: www.riskdisk.com 19/04/2013).

(3) Reliance High Tech, Reliance Protect and Reliance Monitoring Services all form part of Reliance Security Services. For further information please go to www.reliancesecurity.co.uk 19/04/2013). The tenant is not currently in occupation.

(4) There is a tenant only option to determine on 15/12/2014, on providing 6 months prior written notice.

(5) For the year ending 31st December 2011, Mason Zimblor Limited reported a turnover of £5,188,855, pre-tax profits of £696,001 and a net worth of £1,748,348. (Source: www.riskdisk.com 19/04/2013)

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