

Units 17 & 18, Apex Court, Almondsbury Business Park, M4/M5 Interchange Bristol BS32 4JT

lot 57

Freehold Modern Office Investment on Established Business Park

- Comprises 2 self-contained office buildings
- Approximately 476.00 sq m (5,124 sq ft) with excellent parking
- Nearby occupiers include Orange, RAC and NHS Direct
- Benefits from an excellent location approximately 1 mile from M5 Motorway (Junction 16)
- Six Week Completion

Rent
£23,265
per annum
exclusive
(with Unit
17 to Let)



Location

Miles: 6 miles north of Bristol city centre
20 miles north-west of Bath
40 miles west of Cardiff

Roads: A38, M5 (Junction 16), M4/M5 Interchange

Rail: Bristol Parkway Railway Station (direct to London Paddington)

Air: Bristol Airport

Situation

The property is situated in Apex Court which benefits from being clearly visible from the adjacent M4 Motorway. Apex Court is part of the established Almondsbury Business Park which lies adjacent to Aztec West, home to a number of major employers.

Other occupiers on the park include Orange, RAC and NHS Direct.

Description

The property comprises 2 self-contained office buildings arranged over three floors and offering modern, flexible office space. The offices benefit from raised floors, suspended ceilings, double glazing, low glare lighting and on-site parking for a total of 18 cars.

Tenure
Freehold.

VAT
VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
18	Ground	Office	73.29 sq m (789 sq ft)	SOGELAIR AEROSPACE LTD (1)	6 years from 23/01/2011 on a full repairing and insuring lease	£23,265 (2)	22/01/2017
	First	Office	70.14 sq m (755 sq ft)				
	Second	Office	86.95 sq m (936 sq ft)				
Sub-Total			230.38 sq m (2,480 sq ft)				
17	Ground	Office	82.21 sq m (885 sq ft)	FULL VACANT POSSESSION			
	First	Office	76.09 sq m (819 sq ft)				
	Second	Office	87.32 sq m (940 sq ft)				
Sub-Total			245.62 sq m (2,644 sq ft)				
Totals			476.00 sq m (5,124 sq ft)	£23,265			

(1) For the year ending 31st December 2012, Sogclair Aerospace Ltd reported a turnover of £2,317,538, pre-tax profits of £4,276 and a total net worth of £690,528. (Source: www.riskdisk.com 16/09/2013) Sogclair Aerospace, as part of SOGELAIR S.A., is a major partner in engineering and a prime contractor for the aerospace industry. With a total team of nearly 750 highly qualified people, SOGELAIR Aerospace is present in France, Spain, the United Kingdom, Germany and Tunisia, as well as in the dollar zone and off-shore (India and Turkey). For further information please refer to www.sogclairaerospace.com

(2) The tenant has not activated its 22nd January 2014 option to determine and will therefore benefit from half rent for a year expiring 22nd January 2015. The seller has agreed to adjust the completion monies so that the property will effectively produce £23,265 p.a.x from completion of the sale.

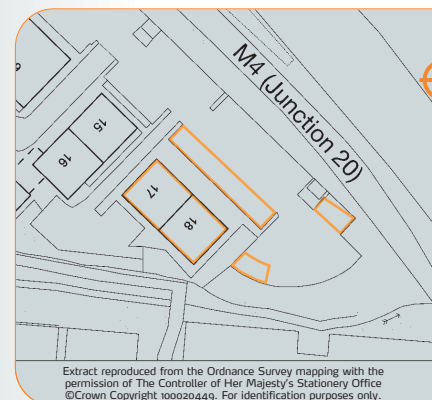
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