

lot 21

# Havell House, 62-66 Queens Road Reading, Berkshire RG1 4AZ

Rent  
£131,512  
per annum  
gross

### Freehold Multi-Let Office & D1 Investment

- Majority Let to Transform Medical Group (CS) Limited on a 10 Year Lease until 2019, tenants also include Optical Express Limited and IT Talent Solutions Limited
- Modern five storey office building constructed in 2000
- Established town centre office area
- On-site car parking for 11 cars
- Six Week Completion



On behalf of  
a Major Fund





lot 21

Rent  
£131,512  
per annum  
gross

Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

**Location**

Miles: 42 miles west of London  
25 miles south of Oxford  
Roads: A33, A3290, M4 (Junction 11)  
Rail: Reading Rail Station  
Air: London Heathrow Airport

**Situation**

Queens Road forms part of the inner ring road around Reading Town Centre. Havell House is situated in a prominent position on its south side immediately to the south of the Oracle Shopping Centre and close to its junction with Sidmouth Street.

**Description**

The property comprises a modern specification 5 storey office building constructed in 2000. It has VRV air conditioning with floor by floor control, an 8 person passenger lift, suspended ceilings with category 2 lighting, full access raised floors and double glazing with opening windows. The property also benefits from 11 car parking spaces to the rear.

**Tenure**

Freehold.

**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 may be asked to provide identification on site.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.	Review/ (Reversion)
Lower Ground	D1 Clinic/ Consulting Rooms	168.62 sq m (1,815 sq ft)	<b>OPTICAL EXPRESS LIMITED (1)</b>	10 years from 10/02/2014 until 09/02/2024 (2)	£38,617	10/02/2019
Ground and First	Office	349.32 sq m (3,760 sq ft)	<b>TRANSFORM MEDICAL GROUP (CS) LIMITED (3)</b>	10 years from 31/07/2009	£65,000	31/07/2014 (30/07/2019)
Second	Office	185.53 sq m (1,997 sq ft)	<b>VACANT</b>			
Third	Office	148.09 sq m (1,594 sq ft)	<b>IT TALENT SOLUTIONS LIMITED (4)</b>	5 years from May 2014 (5)	£27,895	(May 2019)
<b>Totals</b>		<b>851.56 sq m (9,166 sq ft)</b>			<b>£131,512 (6)</b>	

- (1) Optical Express Limited are a leading healthcare services provider and the number one provider of laser eye surgery in the UK. They employ over 2,000 staff at over 100 locations across the UK and Europe. (Source: www.opticalexpress.com 23/04/2014).
- (2) The lease provides a tenant's option to determine the lease on 10/02/2019. Please refer to lease for further details. The rent is inclusive of the service charge and the tenant benefits from half rent until 09/02/2016. Please refer to the legal pack for further details of the service charges.
- (3) Established in 1974 Transform Medical Group (CS) Limited are one of the leading providers of cosmetic surgery in the UK. For the year ending 30/09/2012, Transform Medical Group (CS) Limited reported a turnover of £39,605,000, a pre-tax loss of £1,017,000 and a total net worth of £7,606,000. (Source: www.riskdisk.com 23/04/2014).
- (4) IT Talent Solutions Limited are a rapidly expanding specialist IT Recruitment Consultancy established in 2004. They offer tailored IT recruitment solutions to global enterprises and boutique SME's (Source: www.it-talent.co.uk 23/04/2014)
- (5) The tenants are in occupation on the terms of a previous lease. The new lease is expected to be signed in early May 2014. The tenant will benefit from 5 months at half rent and an option to determine the lease at year 3.
- (6) The sellers will adjust the completion monies, with regard to the reduced rents from Optical Express Limited and IT Talent Solutions Limited, so that the property will effectively produce £131,512 pa gross from completion of the sale.

**For further details please contact:**

**Sandy Hamilton**  
Tel: +44 (0)20 7034 4861.  
Email: sandy.hamilton@acuitus.co.uk

**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

**Solicitors:**

**Trowers and Hamlin**  
3 Bunhill Row, London EC1Y 8YZ.  
Tel: +44 (0)20 7423 8114.  
Email: jallen@trowers.com  
Ref: Julien Allen.