

# Kingsbridge House, 581 Bath Road, Padbury Oaks Longford, Near Heathrow, Greater London UB7 0EH

lot 5

## Freehold Office Investment

- Let to Marantz Audio UK Limited with guarantee from Phillips Electronics UK Limited
- Lease expires September 2015
- Popular courtyard office development adjacent to London's Heathrow Airport
- Asset management opportunities
- Of interest to investors and owner occupiers (subject to existing lease)

Rent  
**£79,131**  
per annum  
exclusive



## Location

Miles: 16 miles west of Central London  
5 miles south of Uxbridge  
5 miles south-east of Slough

Roads: M25 (Junction 14), M4 (Junction 4B), A4, A3044  
Rail: West Drayton Rail Station, Heathrow Airport T5  
Underground Station (Piccadilly Line)

Air: London Heathrow Airport

## Situation

Padbury Oaks is an established office development located just off Bath Road immediately to the north-west of London's Heathrow Airport. The property is located just outside Heathrow's perimeter fence and about ½ mile east of the M25 and one mile south of the M4 in a mixed commercial and residential area.

## Description

The property comprises office accommodation arranged over the ground, first and second floors. The property benefits from on-site car parking for approximately 12 cars.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	91.22 sq m (982 sq ft)	<b>MARANTZ AUDIO UK LIMITED</b> (with guarantee from Phillips Electronics UK Limited) (1)	25 years from 17/09/1990 on a full repairing and insuring lease	£79,131	16/09/2015
First	Office	94.18 sq m (1,014 sq ft)				
Second	Office	74.88 sq m (806 sq ft)				
<b>Totals</b>		<b>260.28 sq m (2,802 sq ft)</b>			<b>£79,131</b>	

(1) Marantz Audio UK Limited is a wholly owned subsidiary of D&M Europe BV. D&M Audio Visual Limited, also a wholly owned subsidiary of D&M Europe BV, are currently in occupation of the property and paying the rent.

## For further details please contact:

**David Margolis**  
Tel: +44 (0)20 7034 4862.  
Email: david.margolis@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)

## Associate Auctioneers:

**Savills**  
33 Margaret Street, London W1G 0JD.  
Tel: +44 (0)20 7409 8731.  
Email: jvivan@savills.com  
Ref: James Vivian.



## Solicitors:

**Russell Cooke LLP**  
2 Putney Hill, London SW15 6AB.  
Tel: +44 (0)20 8789 9111.  
Email: adrian.demello@russell-cooke.co.uk  
Ref: Adrian De Mello.



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