

lot 24

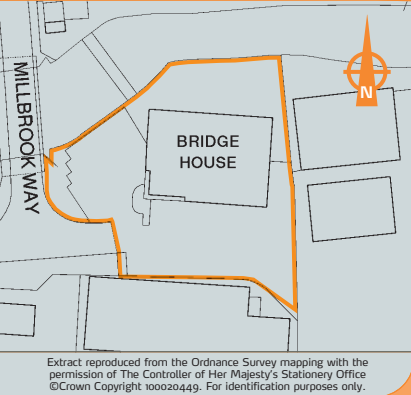
**Bridge House, Millbrook Way, Riverside Business Park  
Colnbrook, Near Heathrow, Berkshire SL3 0HH**

Rent  
**£205,000**  
per annum  
exclusive

Freehold Modern Office/Storage  
Investment

- Let to Rentokil Initial Services Limited
- Approximately 972.29 sq m (10,466 sq ft)
- Located on office development close to Heathrow Airport

- Asset management opportunities including potential dilapidations negotiations
- Of interest to investors and owner occupiers (subject to existing lease)



**Location**

Miles: 17 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 Railway Station, Heathrow Airport T5  
Underground Station (Piccadilly Line)  
Air: London Heathrow Airport

**Situation**

Riverside Business Park is a well located and established office park about ½ mile west of Junction 14 of the M25, 2 miles west of London's Heathrow Airport (Terminal 5) and 1 ½ miles south of the M4. Riverside Park is situated on Mathisen Way which itself is located off Poyle Road and close to Bath Road. Other nearby occupiers include Terminal 5 Hilton Hotel, Bancotec and International Courier & Express Services.

**Description**

The property comprises a modern purpose built detached two storey office building with part of the ground floor used for storage and parking. The office accommodation benefits from air conditioning, raised floors, triple glazed windows and suspended ceilings. The property has on-site car parking for approximately 37 cars, providing a car parking ratio of 1:283.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this Lot.

**Viewings**

There will be **two block viewings** for this property on Thursday 3rd February (am) and Monday 9th February (am). Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore.  
Tel: 020 7034 4858. Email: will.moore@acuitus.co.uk

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Offices/Storage	480.57 sq m (5,173 sq ft)	<b>RENTOKIL INITIAL SERVICES LIMITED (1)</b>	25 years from 25/03/1990 on a full repairing and insuring lease	£205,000	24/03/2015
First	Offices	491.72 sq m (5,293 sq ft)				
<b>Totals</b>		<b>972.29 sq m (10,466 sq ft)</b>			<b>£205,000</b>	

(1) For the year ending 31/12/2013, Rentokil Initial Services Limited reported a turnover of £51,084,000, a pre-tax profit of £3,699,000 and a total net worth of £22,270,000. (Source: www.riskdisk.com 14/01/2015)

**For further details please contact:**

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**Buyer's Legal Report Service**

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Contact: Greg Rigby.  
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